



ELM TREE PARK

SELLINGE

DESIGN AND ACCESS STATEMENT

September 2023

Quinn
Homes

21-112. DAS. 01.4

ELM TREE PARK, SELLINDGE: DESIGN & ACCESS STATEMENT

This Design and Access Statement has been prepared by Milton Studio, on behalf of Quinn Homes Ltd to accompany the amended outline application for development at Elm Tree Park, Sellindge.

THE PROJECT TEAM

- » Icení (Planning, Heritage, Economic Benefits)
- » Milton Studio (Masterplanning and Architectural Design)
- » Charles & Associates (Highway)
- » Aspect (Ecology, Landscape & Arboriculture)
- » Water Environment (Wetland and Drainage Strategy)
- » Entran (Environmental)
- » Wessex Archaeology (Archaeology)



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The application comprises the following key documents:

- Location Plan
- Parameter Plans
- Illustrative Masterplan
- Design & Access Statement

This Outline Application is further supported by the following documents and reports from the Design Team:

- Planning Statement
- Transport Assessment
- Landscape and Visual Impact Assessment
- Arboricultural Survey
- Archaeology Desk Based Assessment
- Ecological Appraisal
- Flood Risk Assessment
- Surface Water Drainage Strategy
- Heritage Assessment
- Sustainability and Energy Assessment
- Nutrient Neutrality Report
- Economic Benefits Assessment

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ELM TREE PARK

SELLINDGE



ELM TREE PARK

SELLINDGE

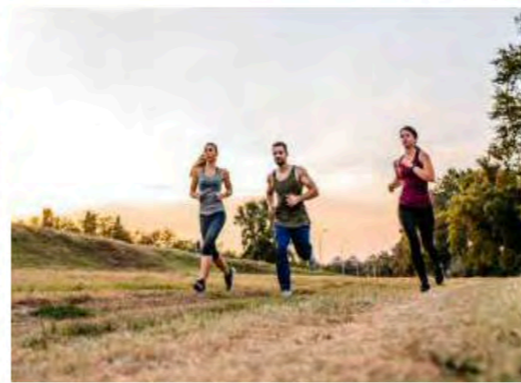
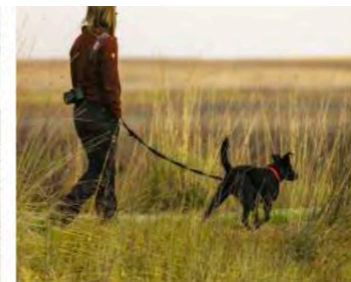
INTRODUCTION

THE VISION

"The vision for Elm Tree Park, Sellindge is to create a truly landscape-led community extension. This exemplar scheme will offer a range of highly energy-efficient and fossil fuel-free new homes and will incorporate expansive areas of public open space – including a dedicated wildlife and wetland habitat. It will also bring significant enhancement to the local community through new community facilities including school expansion land, Doctors Surgery and a new Convenience Store"

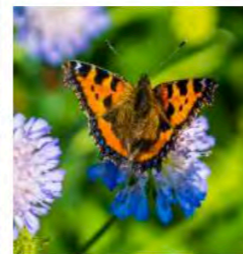
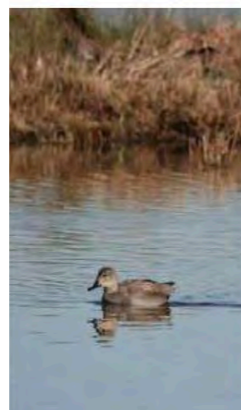
In particular, the vision for the outline consent at Elm Tree Park seeks to deliver the following:

- To achieve exemplar sustainable growth that is tailored to the particular circumstances of Sellindge
- To promote a mixed-use development of locally inspired distinct character areas
- To ensure that development is respectfully set within the unique landscape environment, and integrated by extensive publicly accessible multi-purpose green space
- The creation of a wide range of local jobs in a high-quality setting within easy commuting distance of homes by foot and cycle
- To create beautifully and imaginatively designed homes with gardens, combining the best of town and country
- The development will be set within a unique landscape environment integrated by extensive publicly accessible green spaces which will respect its landscape setting
- A sustainable opportunity to deliver significant social, economic and environmental benefits for new residents and improvements to the wider community in the District.
- A development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains.



This application is submitted in outline with all matters reserved except for access. The proposed description of development is as follows:

Outline application (with all matters reserved except access) for demolition of existing modern farm buildings and erection of a community extension comprising up to 105 homes including affordable and self/custom-build housing, doctors' surgery, dentist, shop and provision of land for school expansion; together with associated open space, public realm, ecological mitigation areas, and associated supporting infrastructure.



Quinn Homes are seeking outline planning permission for a residential development on land at Elm Tree Park, Sellindge, with a large proportion of the site dedicated to a new designated wildlife habitat and parkland area which will deliver biodiversity, health and well-being benefits.

The scheme also has the potential to deliver a wide range of dwelling types, including Self and Custom Build, Market and Affordable Homes, in an exemplar of place-making, through green spaces and character areas.

THE VISION

Outline application (with all matters reserved except access) for demolition of existing modern farm buildings and erection of a community extension comprising up to 105 homes including affordable and self/custom-build housing, doctors' surgery, dentist, shop and provision of land for school expansion; together with associated open space, public realm, ecological mitigation areas, and associated supporting infrastructure.

<p>MEDICAL</p>	<p>DENTIST</p>	<p>FOOD STORE</p>	<p>SCHOOL</p>	<p>SELF-BUILD</p>
<p>State-of-the-art GP facility, future proofing medical care in the area. The location of the medical practice has been identified by the lead GP as the only one capable of meeting the needs of the practice, the needs of its patients and the requirements of a stringent business case.</p>	<p>Creation of a dental centre, providing NHS and private services with agreed terms with a well known end user</p>	<p>New, larger convenience store, improving choice and helping to drive down the price of everyday essential groceries</p>	<p>The only site that can deliver land for the school expansion, future-proofing primary education in the area</p>	<p>24 plots available to those wishing to build their own Grand Design</p>
<p>NEW HOMES</p>	<p>AFFORDABLE HOMES</p>	<p>GREEN SPACE</p>	<p>NATURE BETTERMENT</p>	<p>ENERGY & WATER EFFICIENCY</p>
<p>58 new homes comprising 2, 3 & 4 bedrooms</p>	<p>Policy compliant 22% affordable housing</p>	<p>More than 50% green space including meadows, swales and significant tree planting</p>	<p>Swifts bricks, owl boxes and a significant biodiversity net gain from a housebuilder with a track record for ambitiously creating significant nature enhancements</p>	<p>EPC 'A' Rated new homes from a housebuilder innovating in the sector and pioneering EPC 'A' rated homes in the district and county</p>

THE DEVELOPER: QUINN HOMES

QUINN HOMES ARE ONE OF KENT'S LEADING DEVELOPERS OF OUTSTANDING NEW HOMES

Having been spun out of Kent's most proactive and innovative mixed-use specialist, Quinn Estates, Quinn Homes has successfully delivered a series of niche developments with exceptional levels of design and finish.

From exceptional bespoke dwellings, the restoration and conversion of heritage buildings and the delivery of new homes and apartments, Quinn Homes has consistently demonstrated a dedication to delivering homes of the utmost quality

Through investing in our people and your community, Quinn Homes delivers inspirational homes, setting the benchmark for design and finish.



THE TEAM TO DELIVER YOUR FUTURE

As a Kent based business, we are passionate about investing in local people. We employ the best the industry has to offer and through training opportunities encourage them to reach new heights.

Through working with local colleges, we invest in the next generation through a market leading apprenticeship programme to give young people the best start in life.

ENHANCING THE VITALITY AND VIBRANCY OF LOCAL COMMUNITIES

Our commitment to giving local communities the opportunity to thrive is visible throughout the county in the play parks, hospices, schools and parks we have built. It is our actions that define us.

A successful community needs investment, promoting wellbeing for both people and nature and through working with local people, we deliver.

BUILDING FOR THE FUTURE

The future is changing rapidly and construction needs to be at the forefront of a revolution.

Our homes are built to exceed regulations and we embrace new technologies so that each home we build is low carbon both in its construction and lifecycle.

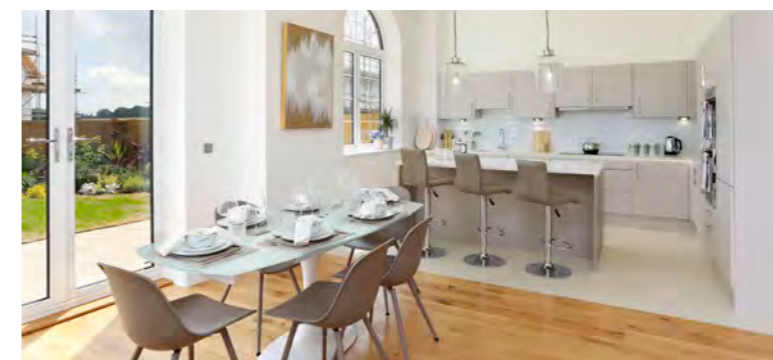
GREEN TECHNOLOGY - FUNDAMENTAL TO OUR THINKING

All of our homes are built to exceed building regulations and to be exemplars in embracing renewable technologies.

We focus not just on the construction process but also the lifecycle of each home.

We install appliances that meet A+ as a minimum and with green technologies such as air source heat pumps, solar panels and home battery systems, our homes are some of the greenest in the sector.

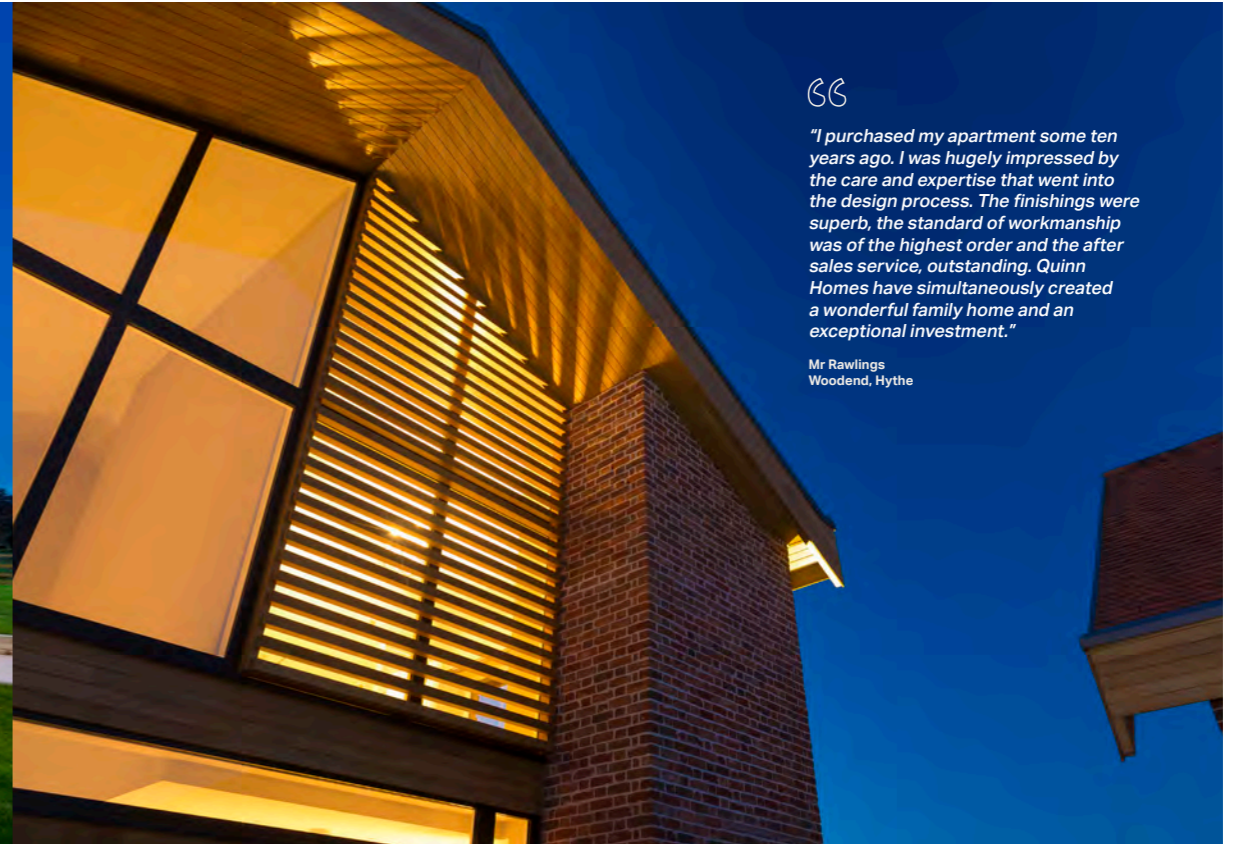
All of our new homes also benefit from fast charge electric vehicle charging points to support the transition to greener modes of transport



01

INTRODUCTION

THE DEVELOPER: QUINN HOMES



“

I purchased my apartment some ten years ago. I was hugely impressed by the care and expertise that went into the design process. The finishings were superb, the standard of workmanship was of the highest order and the after sales service, outstanding. Quinn Homes have simultaneously created a wonderful family home and an exceptional investment.”

Mr Rawlings
Woodend, Hythe

Quinn Homes

Quinn Homes are one of Kent's leading developers of outstanding new homes.

With 25 years experience, Quinn Homes have consistently delivered exemplary projects across the county.

As part of our ethos, we support the communities in which we develop, funding local projects and providing new facilities.



Each new home is built to exacting standards and signed off by a director of Quinn Homes to ensure that the pride our experienced and professional team have is reflected in all we do.

Quinn Homes are committed to industry leading levels of aftercare backed by a building warranties demonstrating our commitment to you and your new home.



Evening Standard New Homes Awards 2021
Awarded for Best Family Home



Best Small Housebuilder
Winner



Best Small Housebuilder
Winner

THE DEVELOPER: QUINN HOMES



DISCOVER SUSTAINABLE LIVING WITH OUR HIGHLY ENERGY-EFFICIENT HOMES

Quinn Homes is the housebuilder responsible for the largest EPC 'A' rated development in Kent called Grove Park in Sellindge



EPC 'A' RATED DEVELOPMENT



SOLAR TECHNOLOGY



ENERGY EFFICIENCY BUILT IN



ONLY 2% OF NEW HOMES HAVE THIS RATING



AIR SOURCE HEAT PUMPS



HIGHLY EFFICIENT INSULATION

THE DESIGN TEAM

CONSULTANT TEAM

Quinn Homes have engaged a specialist planning and technical consultant team for this application consisting of:

MILTON STUDIO: MASTERPLANNING ARCHITECTS

Milton Studio comprises a group of dedicated professionals with many years' experience collaborating on a variety of dynamic and innovative projects throughout the country. The partners formed the practice in 2018, leaving roles as partners and directors of varying development and consultancy businesses. Milton Studio brings together the disciplines of Architecture and Property working as part of the development team. We understand the importance of designing quality environments for people to live in and making those places real. Our collaboration delivers industry leading skills in Masterplanning, Urban Design, Architecture, Village Planning, Project Management and Property Consultancy.

C & A CONSULTING: TRANSPORTATION

C & A Consulting have a proven track record specialising in transport, highways, flood risk assessments and infrastructure planning advice, together with detailed highways & infrastructure design advice to the development industry. The company specialises in providing this advice to optimise the development potential of land for residential & commercial Developers. From early feasibility/viability stages to promotion through the Local Plan process and outline/detailed planning negotiations and approvals to detailed design and implementation on site.

ASPECT: LANDSCAPE, ECOLOGY & ARBORICULTURE

Aspect is a multi-disciplinary practice set in the heart of England which provides a range of environmental services to the public and private sector. Their consultants specialise in three key areas: Landscape Planning, Ecology & Arboriculture, providing essential planning advice on a broad range of developments. The extensive knowledge shared by the team enables them to provide detailed and practical solutions to landscape, visual, ecological and arboricultural issues within development sites.

ICENI: PLANNING, HERITAGE

Iceni is a market leader and preferred consultancy for a fast-growing number of clients. They have always sought to provide the "skills of a planner with the instincts of a developer". The technical specialisms that the company hold have widened, but this fundamental objective remains the same. The company was RTPI Planning Consultancy of the Year in 2016.

ENTRAN: ENVIRONMENTAL

Entran is an independent environmental and transportation consultancy with specific abilities and expertise in traffic engineering, transportation planning, environmental impact assessment, air quality and noise assessments and monitoring. Central to Entran's philosophy is the provision of appropriate high quality advice and guidance on all aspects of all projects to all clients, thus ensuring delivery of commercially focused solutions.

WATER ENVIRONMENT: NUTRIENT NEUTRALITY, WATER STRATEGY

The Water Environment team are highly-qualified engineers and scientists, with extensive experience of working in flood risk and environmental engineering, and a diverse range of specialisms including; hydrology, hydraulic modelling, drainage, hydrogeology and air quality.



Conningbrook Lakes, Ashford



Conningbrook Lakes, Ashford



Betteshanger, Grove Deal



Land at Sturry, Canterbury



Highland Court, Canterbury



Grove Park, Sellindge

A selection of Projects undertaken by the Project Team

APPROACH AND METHODOLOGY

PLANNING OBJECTIVES

Quinn Homes and the project team take great pride in creating developments of the highest standards of design and construction. The proposed development offers a unique and individual design solution that's well integrated, sympathetic and complementary to the surrounding area.

This has been achieved through careful analysis of opportunities, constraints and surrounding context, enabling the site to develop a distinct character and sense of place of its own, providing significant public open space to serve its residents and existing local residents. This approach will help to create a friendly, safe and pleasant community that people can take pride in and ownership of.

THE APPLICATION FORMAT

The planning application is made in outline, with all matters reserved. This means that the application drawings for which approval is sought set out allowable deviation tolerances in terms of building scale and massing (i.e. the physical parameters), and any future developer of the site would need to design a scheme that accords with these parameters.

Detailed design work would then be subject to a future reserved matters applications and would need to cover the following details:

- » Appearance
- » Landscaping
- » Layout
- » Scale
- » Access

An indicative masterplan has been prepared in order to demonstrate that the parameter plans allow for a scheme that would be entirely appropriate to the surrounding context and integrate into the masterplan for the OPP.

The design principles of this masterplan have been informed by the relevant provisions of planning policy and guidance at both the national and local level. It therefore illustrates a layout that is coherent in spatial terms and capable of delivering a new sustainable neighbourhood.

The application is accompanied by a detailed Planning Statement prepared by Icen. This Statement provides a full assessment of the proposed scheme against the statutory Development Plan, as required by Section 70 of the 1990 Town and Country Planning Act, and it also has regard to 'other material considerations'. Of particular relevance to this site, is the National Planning Policy Framework (NPPF) and the Council's Draft Local Plan.

APPROACH TO THE APPLICATION

From the outset, the approach has been to work with Folkestone & Hythe District Council to produce a high-quality development that would provide homes that is deliverable in the short-term and will contribute to the Council's 5-year housing land supply.

Quinn Homes Ltd has engaged a consultant team for this application consisting of:

- » Masterplanning and Urban Design - Milton Studio
- » Landscape - Aspect
- » Planning - Icen Planning
- » Transport Planning - C&A Consulting
- » Water Strategy - Water Environment
- » Ecology - Aspect Ecology
- » Heritage - Icen
- » Archaeology - Wessex Archaeology
- » Arboriculture - Aspect Arboriculture
- » Environmental - Entran

METHODOLOGY

The masterplan design is based on a robust evidence base established at the Outline Planning Permission (OPP) stage. The masterplan will focus on creating a 'sense of place' for the proposed additional development area which is specific and appropriate to the site. This has meant studying and observing:

- » Landscape character and structure
- » Geology, soils, topography and water which are all interrelated and define the landscape
- » Biodiversity and existing vegetation
- » Connections and access
- » Visual amenity
- » Consideration of existing residents and their environment
- » Local housing need
- » Sustainability

This has enabled the team to understand how the landscape on and surrounding the site has evolved, its key features and therefore what the key drivers are for developing the site in a sensitive and appropriate manner.

In addition, we have undertaken consultation with the community and the Local Planning Authority.

EVIDENCE BASE

This evidence is supplemented by the following :

Planning Application Submission Documents:

- » Application Form
- » Certificates of Ownership

Drawings:

- » 21.112-001 Site Location Plan
- » 21.112-007 Indicative Masterplan

Parameter Plans:

- » 21.112-050 Land Use
- » 21.112-051 Open Space
- » 21.112-052 Heights
- » 21.112-053 Access & Movement

Reports:

- » Planning Statement
- » Archaeology
- » Flood Risk Assessment
- » Surface Water Drainage Strategy
- » Landscape and Visual Technical Note
- » Ecological Appraisal
- » Transport Statement

DESCRIPTION OF DEVELOPMENT

This application is submitted in outline with all matters reserved except for access. The proposed description of development is as follows:

Outline application (with all matters reserved except access) for demolition of existing modern farm buildings and erection of a community extension comprising up to 105 homes including affordable and self/custom-build housing, doctors' surgery, dentist, shop and provision of land for school expansion; together with associated open space, public realm, ecological mitigation areas, and associated supporting infrastructure

Purpose of the Document

This Design and Access Statement forms part of the Outline Planning Application submission for Elm Tree Park, Sellindge. It sets out the background to the project and summarises the design process and considerations that have been taken into account in developing the Illustrative masterplan and design principles.

This statement explains how the proposals have been developed to reflect planning policies and, through inclusive consultation, have regard to local aspirations for the site. It analyses the site and its surrounds, and assesses the design principles for the site.

It also shows how the design concept has responded to the site's constraints and opportunities to create a framework masterplan for this part of the overall site, inter-related to the OPP parameter plans. Explanations will be given for the use, layout, scale, appearance, landscape design and the way that the proposals will be accessed. An Illustrative Masterplan will be described, to demonstrate that this framework masterplan can be implemented.

This DAS is intended to serve as a common source of information and guidance for all those involved in the future development of the Site. It has been prepared in accordance with the Government's Planning Practice Guidance which states a Design and Access statement should:

'(a) Explain the design principles and concepts that have been applied to the proposed development.

'(b) Demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account.

A development's context refers to the particular characteristics of the application site and its wider setting. These will be specific to the circumstances of an individual application and a Design and Access Statement should be tailored accordingly.

Design and Access Statements must also explain the applicant's approach to access and how relevant Local Plan policies have been taken into account. They must detail any consultation undertaken in relation to access issues, and how the outcome of this consultation has informed the proposed development. Applicants must also explain how any specific issues which might affect access to the proposed development have been addressed

The structure and content of this Design and Access statement have been produced to meet the requirements of the town and Country Planning (Development Management Procedure) (England) order 2015, which provides under Article 9(3) that:

A Design and Access statement must:

- (a) explain the design principles and concepts that have been applied to the development;
- (b) Demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;
- (c) explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account;
- (d) state what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation; and
- (e) Explain how any specific issues which might affect access to the development have been addressed.

STRUCTURE

The Statement comprises the following sections:

Section 01: Introduction – information about the purpose and structure of the Statement, and background and context to the application.

Section 02: Assessment – describes the contextual and physical site issues.

Section 03: Planning Background – evaluates the background and prevailing policies and guidance.

Section 04: Evaluation – evaluates the information assessed in Section 02 to produce constraints and opportunities objectives.

Section 05: Masterplan Concepts - describes the design and access concepts that produce the proposals for the masterplan and outlines the component parts of the scheme design.

Section 06: Masterplan Framework - describes the key parameters of the masterplan and outlines the objectives for the respective uses.

Section 07: Conclusion.

DESIGN AND ACCESS RESPONSE

The design and access response to the site will be described, including proposals for:

- » The amount and mix of land uses
- » The approach to access and movement
- » The approximate location of buildings, routes and open spaces
- » The scale and character of development
- » The principles that have informed the landscape strategy.

The application is submitted in outline and does not seek approval at this stage for the detailed design or external appearance of any proposed building.

This Design and Access Statement sets out the context within which design details will come forward as part of reserved matters applications to the Local Planning Authority.

The Illustrative Masterplan





ELM TREE PARK

SELLINDGE

BACKGROUND

PLANNING BACKGROUND

BACKGROUND AND CONTEXT

The Masterplan and Design Principles set out within this Design and Access Statement have been prepared within a comprehensive policy and guidance framework provided at both national and local authority level.

A review of the scheme against each of the relevant policy statements is included within the supporting Planning Statement. A narrative on the Local Plan Policies can be found in the Planning Statement which accompanies this application.

The Planning Statement sets out the case for the Elm Tree Park, Sellindge proposal and describes the context for the development of the site as well as explaining the planning policy context for the assessment of the application. It evaluates the proposed development in terms of:

- » The principle of development
- » Scheme assessment
- » Infrastructure and other development requirements.

The proposals are the result of an iterative masterplanning process that has been undertaken over a number of years. The parameter plans submitted with this application detail the layout, density and height parameters of the proposed scheme. The proposed development has been formulated through a landscape-led approach to the Site.

BENEFITS OF THE PROPOSED DEVELOPMENT

The Planning Statement demonstrates that the scheme detailed in this planning application offers substantial benefits for both the local community of Sellindge and new families seeking to move to the area.

These are considered to be notable benefit and include:

- » Being fully aligned with the Economic, Social and Environmental pillars of the NPPF.
- » Delivery of vital housing to the District with a range of sizes from 2 to 5 bed houses, bungalows, and apartments suitable to create a truly mixed community across the lifespan.
- » Highly energy and water efficient homes and an energy rating to allow transition to zero-carbon homes through the use of solar and ASHP.
- » 23 affordable homes integrated seamlessly into the wider development in a 'tenure blind' manner.
- » 24 Self and Custom Build plots to contribute to meeting the District's demand for self and custom build sites.
- » Delivery of important community infrastructure in the form of a new Doctor's surgery, village store, Dentist, land and/or contribution towards nursery provision, and land for the expansion of Sellindge Primary School.
- » 9.66 hectares of enhanced, publicly accessible habitat and landscaping.

NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (NPPF) is the key planning policy document. It sets a framework for the preparation of Local Plans and is a key material consideration for decision-making.

It explains that the purpose of the planning system is to contribute to the achievement of sustainable development taking account of economic, social and environmental objectives, all of which should be considered to be interdependent and therefore need to be pursued in mutually-supportive ways.

The NPPF states that Local Planning Authorities should approach decisions on development in a positive and creative way seeking to approve applications for sustainable development where possible. The NPPF also places great emphasis on design and is supported by the National Model Design Guide (NMDG), which provides detailed guidance in relation to the production of Design Codes.

A SUSTAINABLE DEVELOPMENT

At the heart of the NPPF is a presumption in favour of sustainable development, which is a golden thread running through plan-making and planning decisions (Para 14).

The proposed development meets the three dimensions of sustainable development at Para 7:

An Economic Role: Employment will be provided at the construction stage and in the multifarious range of products and associated services in the construction industry. The spending power of the residents of the new dwellings will provide a boost to local services and facilities, retaining and creating indirect employment in the area and contributing to the rural economy generally. The new houses will generate additional Council Tax benefit for the District.

A Social Role: This role is concerned with providing the supply of housing required to meet the needs of present and future generations and the creation of a high quality built environment with accessible local services that reflect community needs and support its health, social and cultural well-being. The new homes will make a significant contribution to the 5-year Housing Land Supply in the District.

The development will provide 24 self and custom build housing plots, which is encouraged by the Government. The development will create a high quality built environment and the Site is in a sustainable location; indeed as sustainable as the hamlet of houses in the immediate vicinity.

An Environmental Role: This requires development to protecting and enhancing the natural, built and historic environment, helping to improve biodiversity and using natural resources prudently. The Site provides habitat for wildlife in the trees growing around its perimeters. The creation of Suds ponds provides the opportunity to significantly improve bio-diversity.

The new houses will be built using sustainable methods of construction in accordance with the Building Regulations. Sustainable construction and energy conservation are intrinsic features of the contemporary design, with the objective of making the houses energy efficient. Renewable energy solutions are an intrinsic feature of the design, thus reducing the impact of the development on the environment by consuming minimal amounts of energy.

FOLKESTONE AND HYTHE LOCAL PLAN

The Folkestone and Hythe Local Plan comprises the Core Strategy Review and the Places and Policies Plan.

The Core Strategy Review was formally adopted on 30th 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.

The Core Strategy Review focusses on strategic scale development to meet housing need, and therefore only considered sites of over 250 units in identifying sites for development.

The Places and Policies Local Plan was adopted on 16th 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.

The Places and Policies Local Plan allocates small and medium sites for development to supplement those strategic sites in the 2013 Core Strategy. The call for sites evidence behind the Places and Policies Local plan dates from 2016, with no further call for small and medium sites taking place since this date.



PLANNING BACKGROUND

THE STRATEGY FOR SELLINDGE

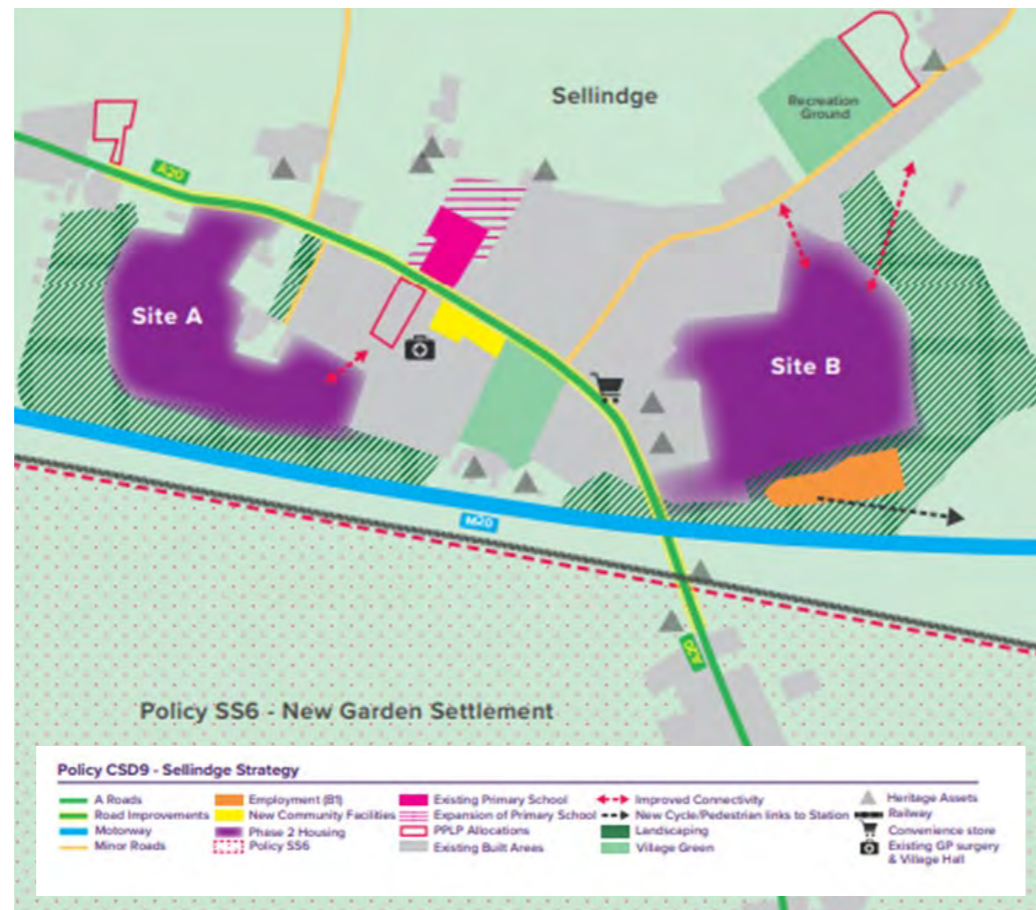
The development strategy for Sellindge is articulated in Policy CSD9.

Para 3.29 of the Core Strategy Review considers the future of Sellindge. It states that “*Sellindge will have grown to the south and east, consolidated around a central core of expanded and new facilities and open space at its heart, creating a compact, social village. It will be well-connected to the adjoining garden town, with improved connectivity to Ashford, Folkestone and beyond through improved walking, cycling, bus and rail routes*”. Para 4.40 also emphasises that “*further opportunities for growth exist in Sellindge (policy CSD9) to consolidate the village around a central core.*”

Policy requires development to be masterplan led. The policy is supported by an illustrative masterplan that identifies sites A and B as the focus for growth, however makes clear that these areas are illustrative.

The explanatory text accompanying the policy makes clear that Figure 5.8 of the plan is an indicative strategy and that proposals should be developed collectively by landowners with further community input to accord with the criteria of CSD9.

As noted, the policy does not allocate specific sites for development but instead shows possible broad locations for growth. This application brings forward a suitable site which can meet policy requirements and contribute to ensuring Sellindge remains a vibrant community with the necessary supporting infrastructure to benefit existing and future residents.



CSD9 Policy Area

POLICY CSD9 SELLINDGE STRATEGY

Land to the south and north east of Ashford Road in Sellindge forms a broad location for development to create an improved village centre with a mix of uses, a village green/common, pedestrian and cycle enhancements to Ashford Road and other community facilities together with new residential development of circa 600 dwellings.

The first phase has planning permission for approximately 250 dwellings. The second phase for the remaining dwellings hereby allocated comprising Site A (land to the west of Phase 1) and Site B (land to the east of phase 1) as identified in Figure 5.8 is the subject of this policy. Planning permission will not be granted for any development pursuant of this policy unless and until the Council is satisfied that the requirements of Policy CSD5 (d). are met.

Proposals for the second phase for the residential-led development should be accompanied by a masterplan for Sites A and B which shows how the sites will be integrated with Phase 1 and the existing settlement.

Development shall meet all the following criteria:

- a. The residential development element shall not commence until the primary school extension (to 1 FE) and the Parish Council administrative accommodation to be provided in phase 1 are under construction with a programmed completion date;
- b. Total residential development within phase 2 of circa 350 dwellings (including Classes C2 and C3) with 22 per cent affordable housing subject to viability and a minimum of 10 per cent of dwellings designed to meet the needs of the ageing population;
- c. Development shall be designed to minimise water usage, as required by the Water Cycle Study. Total water use per dwelling shall not exceed 110 litres per person per day of potable water (including external water use);
- d. Proposals must provide:
 - i. Prior to the commencement of development, land and an appropriate level of funding to enable the upgrading of Sellindge Primary school to 1.5 forms of entry (1.5 FE);
 - ii. Prior to first occupation, new nursery facilities of sufficient size to meet the needs of the residents;
 - iii. Prior to the completion of the second phase, a replacement village hall to a specification that meets the prospective needs of future residents; and
 - iv. Prior to the commencement of development, a proportionate contribution towards the upgrading and/or expansion of existing local medical facilities or otherwise towards a new healthcare facility to meet the needs of the residents;
- e. The design and layout of the development shall be landscape-led and include within it structural landscaping with woodland planting to be provided on the rural edge of the development, particularly around the western boundary of Site A, to retain the rural character, and on the eastern boundary of Site B, to avoid or minimise adverse impacts on the Kent Downs AONB and views into and out of the AONB. All landscaping shall be planted at an early stage of the development and provide new habitats for priority nature conservation species. Applications shall be accompanied by a landscape and visual impact assessment that should inform the landscaping scheme and address structural and local landscape matters;
- f. Approximately 1,000sqm of business (B1 Class) floorspace shall be provided, achieving BREEAM 'excellent' rating;
- g. Proposals should protect and conserve the setting of non-designated built heritage assets such as Grove House and Potten Farm, protect and where possible enhance important historic natural heritage assets, such as hedgerows, in accordance with their particular significance;
- h. Any archaeological remains should be evaluated and potential impact mitigated in accordance with Places and Policies Local Plan Policy HE2;
- i. Provide, or contribute to, convenient and safe links within the sites and externally to ensure there is ease of access by a range of transport modes to new and existing development and facilities within the village and cycle and pedestrian access to Westenhanger Station;
- j. Deliver pedestrian and cycle enhancements to the A20 through informal traffic-calming features and associated highways improvement extending the principles of the Rural Masterplan; Provide noise and air pollution mitigation measures between the M20/High Speed 1 transport corridor and the built development, to integrate with structural planting and habitat creation; and
- k. Contribute to improvements in the local wastewater infrastructure and other utilities as required to meet the needs of the development including:
 - i. The delivery of sewage infrastructure, in liaison with the service provider, aligned with occupation of the development; and
 - ii. Future access to existing sewage infrastructure for maintenance and up-sizing purposes.

DESIGN GUIDANCE

GUIDANCE INFORMING DESIGN

In addition to the Design Policies set out in both the adopted and emerging Local Plans, a number of other guidance documents have informed the progression of the urban design and masterplanning process. These are set out below.

SUPPLEMENTARY PLANNING DOCUMENTS (SPDS)

Folkestone & Hythe District Council have adopted Supplementary Planning Documents to inform and guide design on the following topics:

- » Kent Design Guide 2005/06, 2007
- » The Kent Downs AONB Landscape Design Handbook, 2006
- » The Kent Downs AONB Management Plan 2021-2026

SUPPLEMENTARY PLANNING GUIDES (SPGS)

Kent County Council have produced Supplementary Planning Guides to inform and guide design on the following topics:

- » Parking
- » Crime Prevention Through Design

KENT DESIGN

The Kent Design Guide was produced in 2006, and seeks to provide design guidance to assist the procurement of development, to encourage new development to respect and fit in with the character of traditional Kent towns and villages and to provide guidance for the design of new places.

The document contains specific guidance in relation to the principles of spatial organisation, encouraging permeability and legibility of layouts, encouraging continuity of frontages and considering the relationships of houses to roads, and encouraging a balanced approach to vehicle movement and car parking. It also promotes a pragmatic approach to development control matters such as internal privacy, daylight and sunlight, garden sizes and distances between houses.

TOOLS & PROCESSES FOR ACHIEVING A GOOD DESIGN

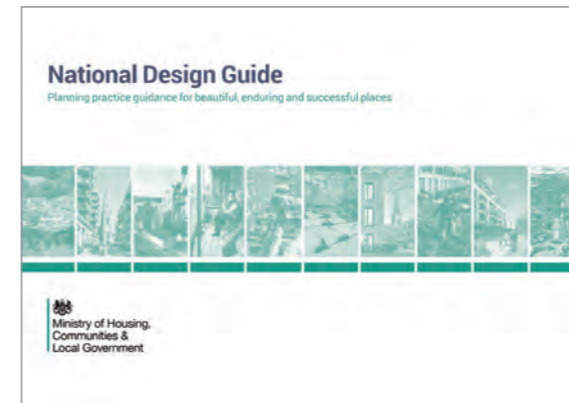
There are a number of tools and processes that can help to ensure that the design quality ambitions are embedded and translated to development on the ground. These include:

- » Building for a Healthy Life (BHL) is a government-endorsed industry standard for designing high quality new neighbourhoods and homes. Building for a Healthy Life (BHL, 2020) updates Building for Life 12, England's most widely known and most widely used design tool for creating places that are better for people and nature. The original 12 point structure and underlying principles within Building for Life 12 are at the heart of BHL;
- » Building with Nature is an emerging benchmark for the design of high quality green infrastructure in new developments;
- » Design Guides developed locally and draw on the local character and identity of an area to provide guidance on addressing local context, topography, local heritage, built form, appearance and materials;
- » Design Codes are illustrated design rules and requirements created to guide the physical development of a new development. They build upon the vision and masterplan for the development. MHCLG have developed a National Model Design Code for the UK, which provides both a methodology and a toolkit of resources to inform the production of design guidance and codes at local level;
- » Quality (or Design) Review Panels are established to provide independent, impartial and consistent feedback and advice on development proposals for garden communities. They include experts from a range of disciplines.
- » National Design Guide: The National Design Guide sets out the characteristics of well-designed places and demonstrates what good design means in practice. It forms part of the government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

The approach to design and masterplanning at Elm Tree Park will draw on this guidance.



The ten characteristics of well-designed places



STAKEHOLDER CONSULTATION

SUMMARY OF COMMUNITY INVOLVEMENT AIMS

The Government has set out, through the National Planning Policy Framework (NPPF) (paragraphs 39 and 13-14), that developers should be encouraged to undertake public consultation.

Paragraph 39 entitled 'Pre-application engagement and front loading' states:

'Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community'

Paragraph 40 of the NPPF continues:

'Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications'

The community involvement process has been approached so that residents take an active role in the evolution of the proposal and that their feedback genuinely influences the scheme prior to a formal planning application being lodged with Folkestone and Hythe District Council (FHDC).

FHDC recognises the importance of community engagement, especially as communities are being encouraged to have more involvement in deciding the future of the places where they live and work through the rise of localism and neighbourhood planning.

Engagement at an early stage allows communities to shape and influence local plan policies and the geographical pattern of future development, and the Council encourages local communities to get involved. Engagement with the development industry is equally important, allowing local communities, developers and the Council to work together and to build a shared approach to local planning.

PUBLIC CONSULTATION

As part of the planning promotion process, Quinn Homes has undertaken public consultation with the local communities and the Local Planning Authority, in line with policy guidance.

Quinn Homes are committed to consulting with the local community regarding the proposed development of Elm Tree Park for a mixed use development. Consultation has included discussions with local councillors, local residents, businesses and interested organisations.

In addition, discussions have been held with the planning team at Folkestone and Hythe District Council. The applicant has sought to engage with key stakeholders throughout the pre-application and consultation phase.

Pre-application consultation with the local community has included a public exhibition in Sellindge on July 18th 2023. Throughout the pre-application process, the applicant employed a variety of methods and approaches in accordance with best practice.

Throughout the public consultation exercise there were a number of recurring concerns that were raised which included the following: -

- » Design Comments (general design concerns including existing listed buildings)
- » Planning (housing mix and dwelling numbers)
- » Traffic/Highways (concerns about the capacity of the existing highway infrastructure)
- » Nature (provision for ecology, biodiversity and natural amenity)
- » General (general comments about the scheme).

The evolution of the scheme demonstrates that the local community comments have been considered in the final submitted design, which has included:

- » Improved access to and around the development area for the existing community
- » Greater consideration for the context of the PROWs through the site and maintaining accessibility to these and enhancing the space around these
- » Providing a more appropriate context and respecting the settings for the listed buildings within and adjacent to the site.

There are several issues that are understood to be of great importance to local residents, which the proposed development will support, including:

- » Providing land to support the expansion of the primary school
- » Provision of a new doctors surgery to replace the existing surgery that is too small to meet demand
- » Provision of a dental surgery
- » Provision of a new store
- » Provision of self build plots
- » Provision of bungalows/chalet bungalow housing
- » High quality energy efficient design
- » Delivering biodiversity net gain

The list of consultees included the following:

- » Folkestone and Hythe District Council
- » Elected Members and officers
- » Parish Council
- » Local Residents
- » Kent County Council including Elected Members and Officers
- » Kent Highways.

STAKEHOLDER CONSULTATION

STATEMENT OF COMMUNITY INVOLVEMENT (SCI)

A Statement of Community Involvement (SCI) has been prepared to provide additional information in support of the planning application for the proposed development at Elm Tree Park. This document explains how the local community has been involved and consulted and describes the feedback which has been received.

A number of further technical consultations have also taken place. Whilst not referred to in this statement, these technical consultations have assisted in the evolution of the scheme and are referenced separately in the supporting technical reports.

The SCI outlines the requirement for public consultation for a planning application prior to its submission and states that this may include exhibitions, mail drop/leaflets and the production of consultation documents.

Quinn Homes and Folkestone and Hythe District Council recognise the importance of community engagement, especially as communities are being encouraged to have more involvement in deciding the future of the places where they live and work through the rise of localism and neighbourhood planning.

Engagement at an early stage allows communities to shape and influence local plan policies and the geographical pattern of future development, and Quinn Homes have encouraged local communities to get involved.

Engagement with the development industry is equally important, allowing local communities, developers and the Council to work together and to build a shared approach to local planning.

PUBLIC EXHIBITION (JULY 2023)

Quinn Homes have undertaken a public exhibition as part of the public consultation process.

The primary purpose of the exhibition was to engage with local residents, providing the opportunity for them to view and comment on the draft proposals.

The exhibition presented plans of the site and draft images of the proposals. The presentation is shown on the following pages.

The event was held on the following on 18th July 2023, between 4pm – 8pm at the Sellindge Village Hall, Sellindge.

These events were extensively advertised via the following media:

- » Advert placed in the Kent Messenger
- » An email to officers at Folkestone and Hythe District Council
- » Notification sent to local groups.

The exhibition was attended by 76 local residents including members of the parish council. The applicant had consultants available to answer questions raised.

Feedback forms were provided on stands with tables and chairs available to enable all attendees to notify the applicant of any issues they felt were relevant.

Following feedback from key stakeholders the plans that have been submitted have been amended to reflect the comments received.

Quinn Homes have continued to engage with the local community following the exhibition event as part of the ongoing consultation process.



Photographs of Sellindge Village Hall Exhibition

STAKEHOLDER CONSULTATION

02

TRANSPORT AND UTILITIES

Experienced consultants have used existing information and data, as well as collected data to establish the impact of the proposed development on the highway network and its capacity, taking in to account planned development over the next 15 years.

Trip Generation - data analysis agreed with Kent County Council's highways engineers identifies that in the AM and PM peaks (8am-9am/ 5pm-6pm) 40 vehicle movements are expected to and from the residential development.

These vehicles are projected to move across the network as follows:

- 40% westbound on the A20 towards J10a
- 22% eastbound on the A20 towards J11
- 14% northbound on Swan Lane towards Canterbury
- 14% via the A20 and London Road to Hythe

SITE ACCESS

A right turn lane access is proposed, 5.5m in width with a shared cycleway and footway connecting into the site and through to the Sellindge Sports and Social Club to the northeast.

The site benefits from a sustainable location and there are a range of day-to-day amenities in Sellindge that residents could conveniently access on foot.

The proposed community facilities would strengthen the designated Rural Centre in Sellindge, in line with the Folkestone & Hythe Core Strategy.

Safe and suitable access to the application site can be achieved for all users.

The site would take principal access from the A20 Ashford Road and emergency access from Moorstock Lane. The proposed scheme could provide suitable pick-up and drop-off facilities for Sellindge Primary School which will be confirmed at reserved matters stage.

The assessment uses a series of robust assumptions and demonstrates that the development will not result in a severe impact on any part of the surrounding highway network, including the SRN.



PROPOSED ACCESS



Exhibition Boards

LANDSCAPE MASTERPLAN



DELIVERING FOR THE COMMUNITY



HERNE BAY SPORTS HUB

Delivery of a £10m, 15-acre state-of-the-art facility as part of a major mixed-use development



HERNE VILLAGE HALL

Contributed funding towards a new village hall that is now a strong income producing asset for the parish and that is the heart of the village



ESTUARY VIEW, WHITSTABLE

Delivered a new medical centre in Whitstable that provides a range of medical services



CO-OP FOOD STORE, HERNE BAY

Delivered a 4,000sqft new shop



HOPLANDS CIVIL ENGINEERING TRAINING CENTRE

Delivery of a £1.2m centre gifted to EKC Group as part of a 250 home development





ELM TREE PARK

SELLINDGE

ASSESSMENT

SITE LOCATION

SITE LOCATION

Sellindge is a village and civil parish between Ashford and Folkestone in the south east of Kent. Sellindge is located approximately 6.8 miles south-east of Ashford and is 9.3 miles north-west of Folkestone town centre.

It lies on the A20 between Smeeth and Westenhanger which was the main road from the port of Folkestone to London until the M20 was constructed. The local road network connects with the M20 and the regional motorway system at junction 10 Ashford and junction 11 at Westenhanger.

The railway station at Westenhanger is approximately 1.5 miles south-east of the site. Bus services run along the A20 providing services between Ashford and Folkestone.

Sellindge developed as a rural linear settlement through the 18th and 19th centuries. During the mid-20th century, the village underwent significant suburban expansion with new estates being built on either side of Swan Lane.

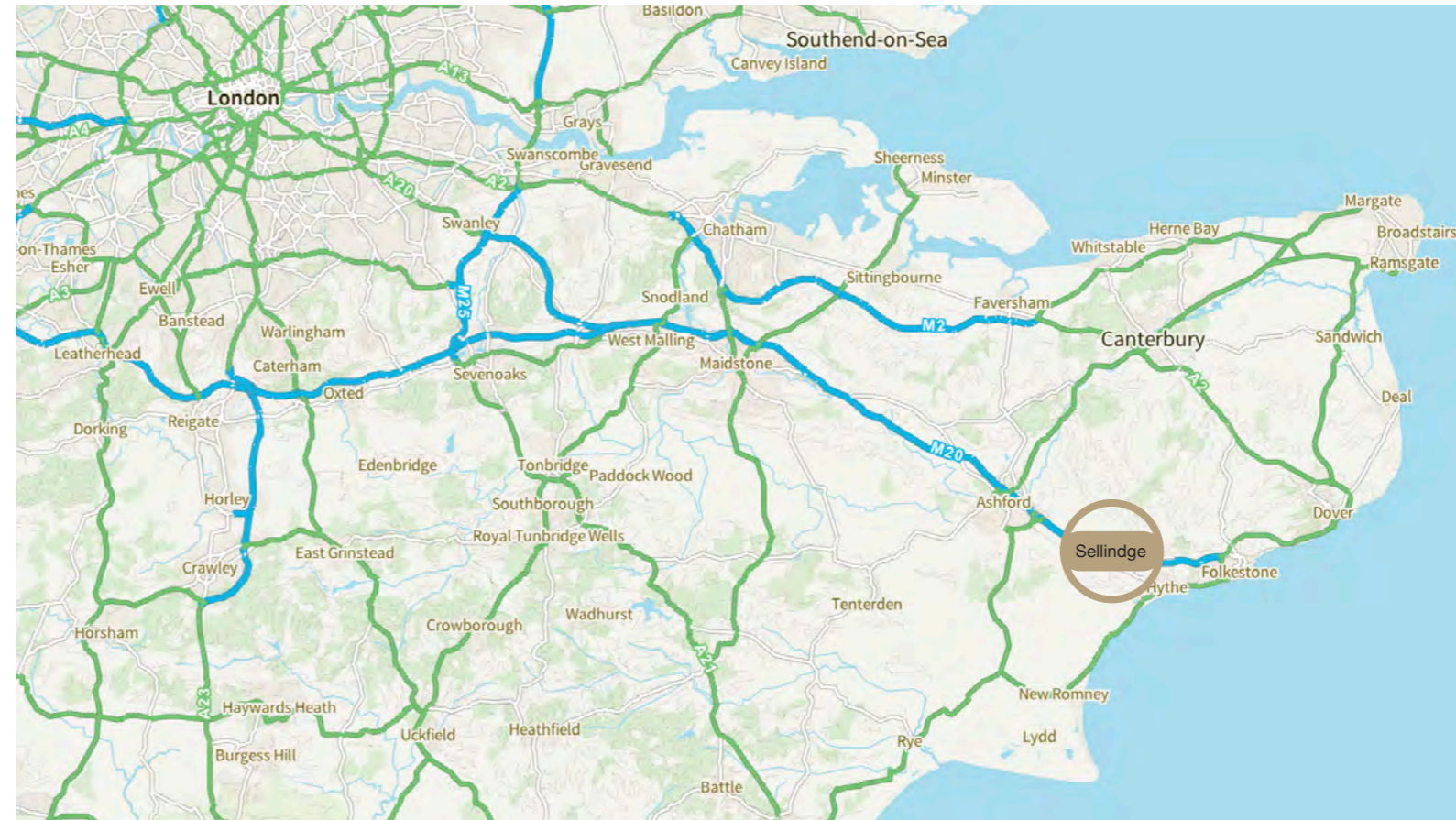
Recent and planned growth will see the settlement expand between Ashford Road and the M20, within the area identified as a broad location for development identified in Policy CSD9 of the Adopted Core Strategy (2013).

The majority of housing in Sellindge lies to the north of Ashford Road (A20), however pockets of development exist to the south including at Somerfield Barn and Richardson Court. To the north of the A20, in the immediate vicinity of the site, lie Sellindge Primary School, the Co-operative Store which includes a Post Office and the Village Hall.

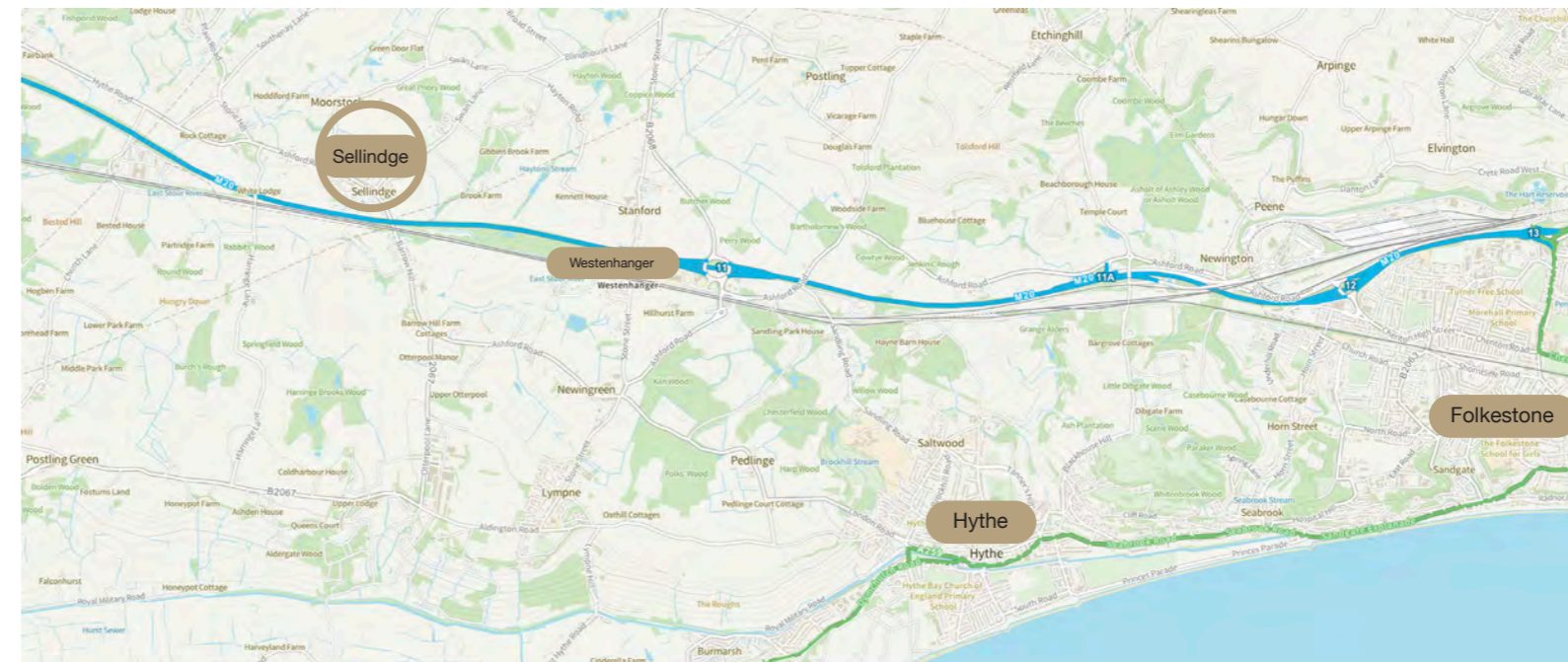
The Sellindge Sports and Social Club can also be accessed from Swan Lane to the north of the A20, with allotments located directly to the south and the Dukes Head pub to the west of the site.

The M20 road corridor crosses the landscape approximately 250m south of Ashford Road, beyond which is the South Eastern Mainline Railway and the High Speed 1 railway (HS1).

As such, the proposed development site is considered to be in a highly sustainable location for the use sought, with all the infrastructure required to support the proposed development in situ or able to be added to, including community infrastructure, pedestrian and cycle infrastructure and public transport connectivity.



Sellindge Context Plan 1



Sellindge Context Plan 2

SITE LOCATION

SITE CONTEXT

The Site occupies an irregular shaped parcel of land to the north of Ashford Road, Sellindge. It includes a number of grassed fields which enclose the existing farm complex at Elm Tree Farm.

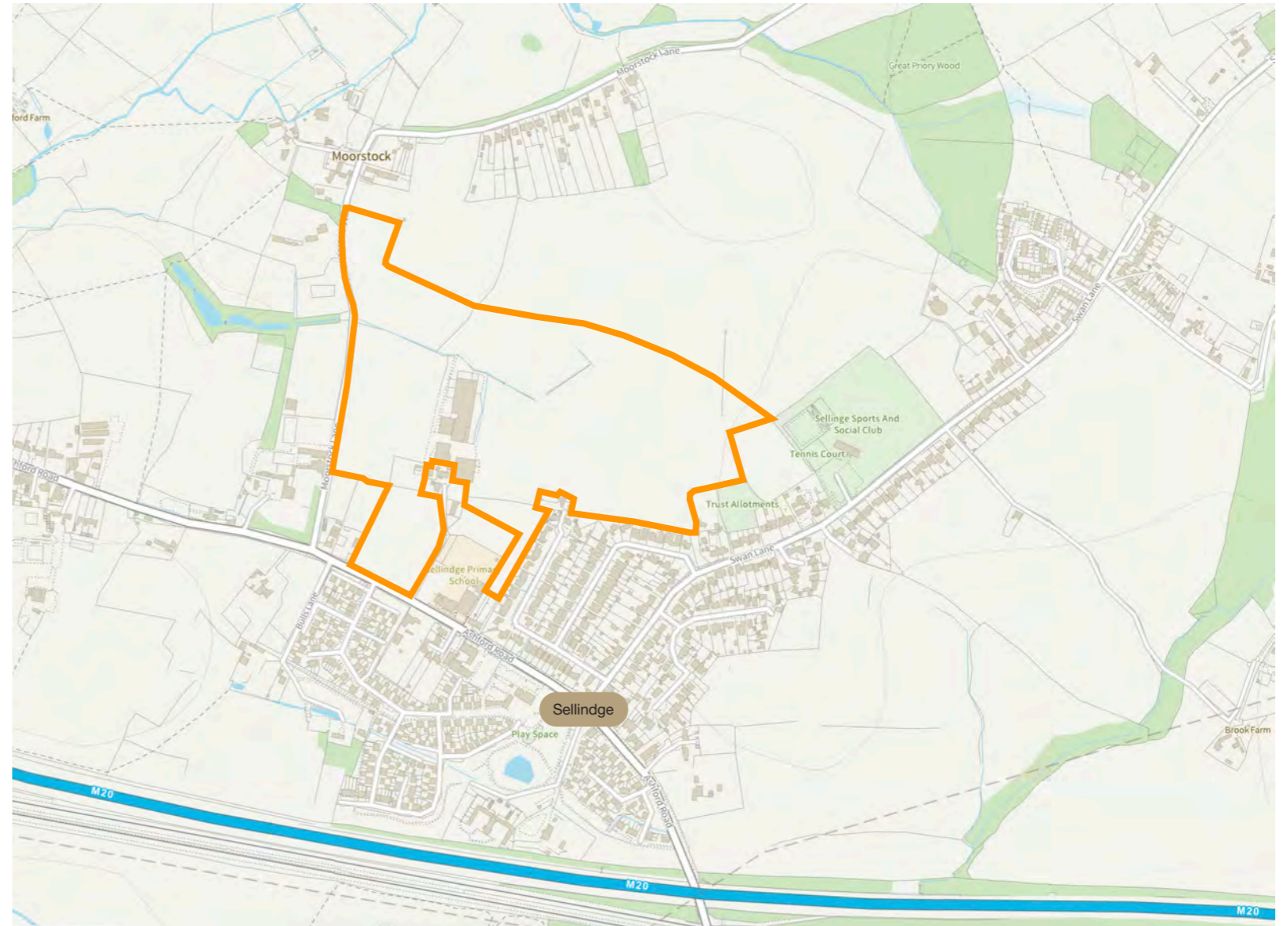
The site is accessed from the main Ashford Road which is the main road through the village, connecting Sellindge with Ashford, Smeeth, Hythe, Folkestone and the south coast.

To the south and east of the site is the main area of the existing settlement, with the earlier development focussed around Swan Lane, Swan Green and Downs Way. To the south of Ashford Road in the newer development area focussed around St Katherines Crescent.

To the west of the Site, Ashford Road is characterised by intermittent linear built development, interspersed by farmland. Moorstock Lane lies to the west of the site and continues to the north.

Farmland extends to the north of Sellindge. At the periphery of the settlement it has a relatively small-scale field pattern, sub-divided by field hedgerows and tree belts. Further north, the field pattern increases in size as it moves towards the edge of the Kent Downs AONB. At the edge of the Downs there is a pronounced change in level, as the chalk downs rise above the neighbouring farmland at the edge of the AONB.

Farmland extends in depth to the south of the M20, with the local landform rising to high points of between 80m and 85m Above Ordnance Datum (AOD) on Harringe Lane and at Barrow Hill. This area is predominantly in arable use, with an irregular field pattern of predominantly medium and large fields and occasional large blocks of woodland.



Site Location Plan

SITE LOCATION



Aerial Images of Site Area: Courtesy of Google Earth

SITE LOCATION

SITE BOUNDARIES

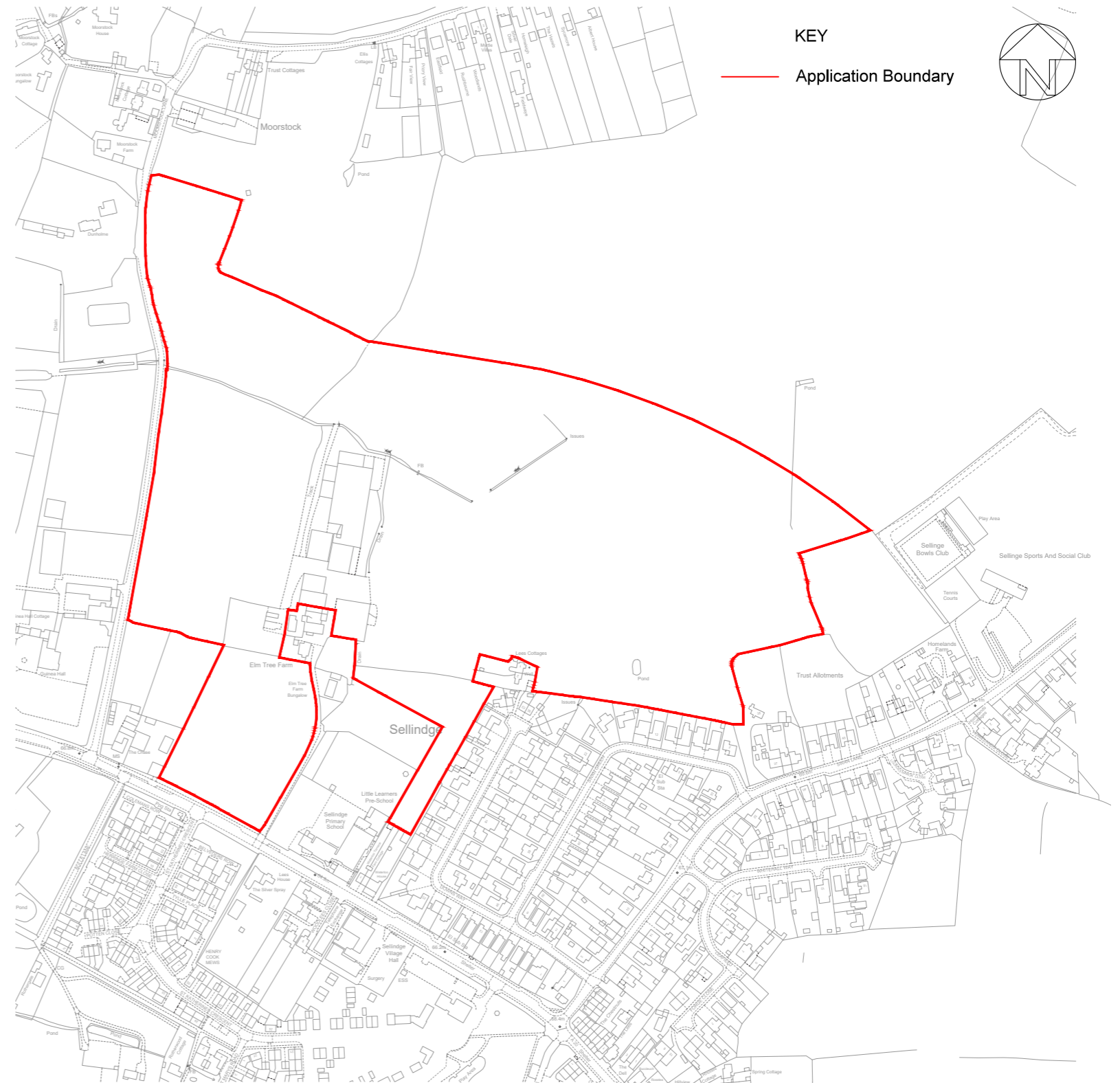
A key aspect of the masterplanning work for Elm Tree Park has been to define the area of land required to provide the development area.

The Red Line boundary for the Outline Planning Application represented the outcome of this work and included the land required to provide the landscape and ecological mitigation areas, and new access roads for the approved development.

The western boundary is formed by Moorstock Lane, which is a narrow lane bounded by mature indigenous hedging.

The northern boundary is in part formed by the existing field boundaries to the west, with the remaining part of the boundary proposed as an arc linking the western field with the sports fields to the east.

The eastern and southern boundary is formed by the current settlement edge, encompassing the allotments to the east, the existing houses to the north side of Swan Green and Downs Way. The boundary then steps around the existing farmhouse and immediate outbuildings (which are not included in the application), following the farm access lane to Ashford Road, and encloses the open field abutting Ashford Road.



Elm Tree Park, Sellindge Application Boundary Plan

SITE PHOTOGRAPHS

SITE CONTEXT PHOTOGRAPHS

The photos shown here are views within the site curtilage.

VIEWS FROM THE SITE

From within the site the most open public views are from the public footpath that runs through the centre of the site. Internal tree belts and hedgerows provide local enclosure but there are also intermittent views to Sellindge. There are opportunities to form stronger visual associations with Sellindge as part of the scheme design.



Site Photographs

SITE PHOTOGRAPHS

SITE CONTEXT PHOTOGRAPHS

The photos shown here are views from the surrounding areas of the site.

VIEWS INTO THE SITE

The main opportunity for views into the site are from locations relatively close to the site boundary. There are filtered views towards the site from Moorstock Lane and Swan Lane.



Site Photographs

LOCAL CONTEXT

FARM CONTEXT

The existing Elm Tree Farm comprises a traditional farmhouse, which is a listed building, together with associated traditional brick built barn outbuildings. An existing later bungalow sits to the east of the farmhouse.

To the north of the historic farm core are later large metal clad agricultural sheds, both enclosed and open sided, providing storage and livestock sheds. Additional open storage is arranged around the farm buildings.

The farm is approached via a concrete track accessed from Ashford Road

The site area is bounded by mature hedging to the west at Moorstock Lane, with lower intermittent hedging to the southern boundary with the existing village. Further hedging bounds the individual fields.



Photograph of the Site Area

LOCAL CONTEXT

IMMEDIATE LOCALITY

Sellindge is a rural village in the west of the district. It is located just off the A20, the historic coaching route linking Folkestone with London. Sellindge is not located in the Kent Downs AONB; however, it does lie within the setting of the AONB. The village is close to the major transport infrastructure that crosses the district, with M20 junction 11 and Westenhanger station close by.

The Sellindge Masterplan 2011 includes a Heritage Analysis of the village, and notes that it developed as a linear settlement with a ribbon of sporadic development along a key route to London.

Sellindge followed this pattern, with growth centred around the Church of St Mary at the junction of Stone Hill and Ashford Road (A20). Later development around the mid 20th Century saw new estates built within the village. The M20 motorway was built in the 1980s, bypassing Sellindge.

More recently, the village has expanded to the south, as proposed within the Sellindge Masterplan, through Phases 1 & 2 of the Taylor Wimpey development focussed on Siegfried Close and St Katherines Crescent, with further development planned to the south west of the village. To the west of the village is a further broad area of recent growth. The development at Grove Park, to the east of the villages was consented in 202X and construction is now on site.

ARCHITECTURAL CONTEXT

As set out within the Sellindge Masterplan 2011, Sellindge's character is defined by it's rural setting, surrounding landscape and common architectural styles.

The local architectural style varies within the village, depending on the period of construction. There is, however, a predominance of one and two storey buildings, with hipped and pitched roofs.

Common materials include red and dark brick, white and cream render, white weatherboarding, decorative clay tile hanging and dark red clay roof tiles, often with half hipped roofs.

There are several areas of distinct identity which make up the village. These areas have developed from the historic growth of the town and in the case of barrow hill through the severance of major infrastructure routes. These include:

- » Barrow hill
- » Moorstock
- » Potten Farm area
- » Stone Hill
- » Greenfields/swan lane area
- » Sellindge leas

ASHFORD ROAD



ASHFORD ROAD



Village Hall, Ashford Road



The Coop, Ashford Road



Sellindge Primary School, Ashford Road



The Dukes Head, Ashford Road

LOCAL CONTEXT

03

MOORSTOCK LANE



SWAN GREEN



ST KATHERINES CRESCENT



ASSESSMENT

ACCESSIBILITY AND SITE ACCESS

ACCESSIBILITY AND CONNECTIONS

The proposed development for Elm Tree Park lies in a highly sustainable transport location and represents a logical extension to the north west of the existing settlement boundary, given its proximity to the Ashford and Folkestone, as well as the adjacent M20.

HIGHWAY NETWORK

The Site is located to the north of the A20 Ashford Road, which is the primary route through the Sellindge, linking Ashford to the west and Hythe to the east. A number of local roads branch out from the A20, including Swan Lane and Stone Hill, linking outlying rural settlements with Ashford Road. The M20 motorway is located to the south of the village, with junctions 10 and 11 providing interchange with the A20.

SURROUNDING ROADS AND SITE ACCESS

Ashford Road bounds the site to the south, with Moorstock Lane bounding the site to the west.

The site is currently in agricultural use and hence has no access roads entering the site. Access to the fields is via a number of gates onto the adjoining albeit much of the field boundary is open to the highway.

RAIL NETWORK

The nearest railway station is Westenhanger to the east, 4.7km via the A20, or a 2.6km via a rural footpath running parallel to the M20. It is also accessible by bus, as is the international rail station at Ashford. The services from this station run to Ashford International, Tonbridge, Central London and the Kent Coast.

Ashford International station is located 11km to the west of the site in Ashford town centre. This provides additional services including the High Speed service to Central London, Canterbury, Sandwich and Margate.

BUS NETWORK

The closest bus stops lie directly outside the site access on Ashford Road (A20). These bus stops serve the Stagecoach 10/10A route, which runs west to Ashford and east to Hythe and Folkestone. Route 18A also runs a daily return journey to Canterbury from the Dukes Head stops to the west of the site.

PEDESTRIAN AND CYCLE ROUTES

The existing highway network provides a good pedestrian and cycle network around the site. The southern boundary links directly onto Ashford Road, with a further link to Moorstock Lane to the west.

Two existing PRoW's cross through the site, comprising:

- » No. HE299 Linking Ashford Road with Swan Green, passing to the south of Elm Tree Farm and bounding the school playing fields, and
- » No.HE295, which commences at Ashford Road, crosses the site to the east of the farm and continues to Moorstock Lane and beyond to Little Southenay to the north.

These paths will be retained and enhanced within the new development proposals.

SUSTAINABLE TRANSPORT

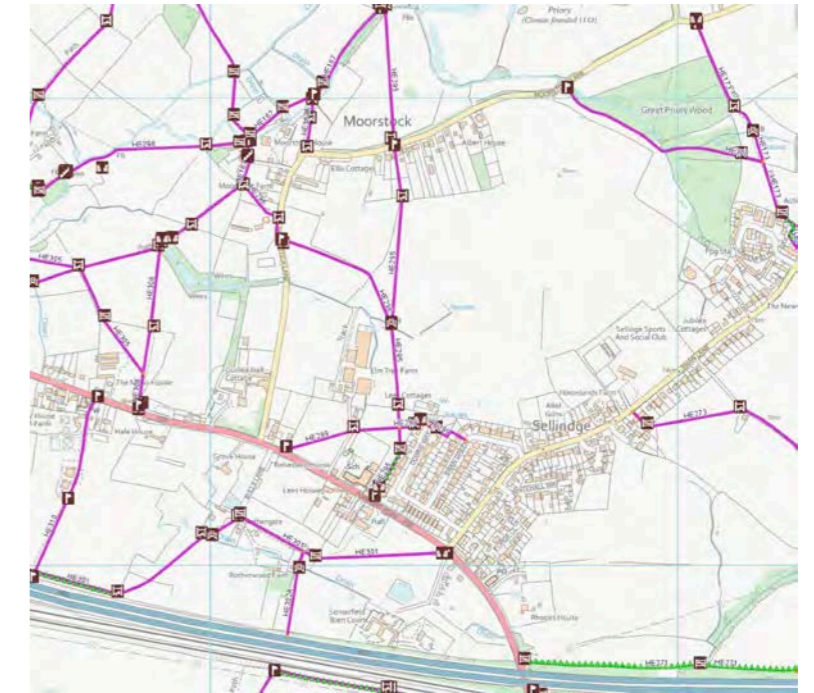
The promotion of sustainable transport modes is central to sustainability, and is highlighted at Paragraph 104 of the NPPF, which states that transport issues should be considered at the earliest stages of development proposals.

Paragraph 110 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The transport impact of the proposed development has been assessed fully in the accompanying Transport Assessment produced by Charles and Associates. This report finds that safe and suitable access for all users can be achieved to the Site, with principal access from the A20, and emergency access from Moorstock Lane.

The report includes a comprehensive assessment of forecast traffic conditions including the committed Rhodes Park development and assumed partial completion of the Otterpool Park Garden Town.

At the A20/A261 Hythe Road Junction a mitigation scheme has been identified such that the junction would remain within capacity. All other assessed junctions would remain within capacity following completion of the development.



Kent PROW Map



LOCAL LANDSCAPE CHARACTER

LANDSCAPE CHARACTER AND SETTING

The Site and immediate setting are located within National Landscape Character Area (NCA) 120 'Wealden Greensand', the Landscape Assessment of Kent (2004) Landscape Character Area 'Greensand Belt – Sellindge Plateau Farmlands' and at a District Level (Shepway District High Level Landscape Appraisal 2017) the more discrete Landscape Character Area 09 'Sellindge'. The wider landscape around Sellindge is identified as being within a Special Landscape Area (SLA) and the Kent Downs AONB is located approximately 1.2km to the north.

Landscape Character Area 09 'Sellindge' is described as a gently undulating mixed agricultural landscape to the north of the M20. There is a dispersed linear settlement pattern with settlement focussed around Sellindge. Moderate tree cover from hedgerows and belts of trees gives the area a sense of enclosure, however tranquillity is affected by the M20 to the south. Landscape value is assessed to be Medium.

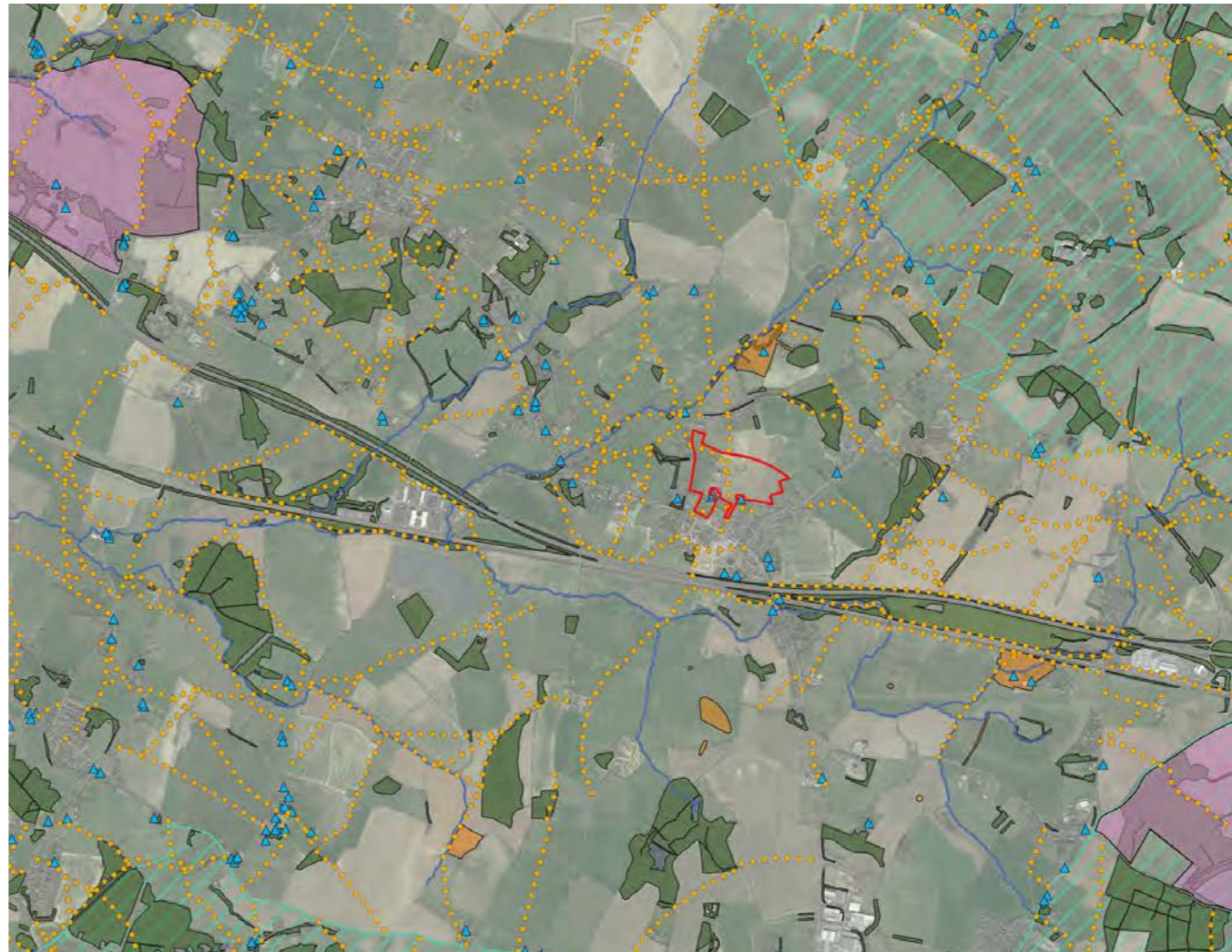
At a more site specific level Aspect concluded that the Site and immediate setting is presently open land consisting of arable fields that are associated with Elm Tree Farm and contribute to the localities countryside and rural character. However, this land is heavily influenced by edge of settlement land uses including schools, busy roads (M20, A20), auto repair centres, allotments and playing fields.

LANDSCAPE ASSESSMENT

A Landscape and Visual Impact Assessment (LVIA), produced by Aspect Landscape Planning, accompanies this Application. This has assessed the proposals in relation to the prevailing planning policies and guidance on National, County and District Landscape Character.

It concludes the following main points:

- The Site is not subject to any qualitative landscape designations and is outside the Kent Downs AONB.
- The Site is influenced by existing settlement edge uses to the southern and eastern boundaries. The more sensitive areas to the north of the Site will remain as open space which is planted to provide improved amenity and ecological benefits.
- The Site's key landscape features, which include planting to the boundaries, will be retained and enhanced with additional planting which will be aligned with the Landscape Actions within the Landscape Assessment of Kent (2004). The retained existing vegetation will be safeguarded through the construction phase to ensure that screening remains in place from the outset.
- The sensitive, landscape-led approach to design development will ensure that the proposals can be successfully integrated into this location without significant adverse landscape effects.
- The proposals would not give rise to any significant long term adverse effects upon the key characteristics of the Wealden Greensand NCA 120, Sellindge Plateau Farmlands Landscape Character Area and will have a low impact on the Sellindge Landscape Character Area with some beneficial impacts.
- The proposals would change the character of the landscape on parts of Moorstock Lane and partially change the Site from open field to developed land. However, the proposal would not result in the loss of any important landscape features.
- The report concludes that overall, the proposals would comply with the aims and objectives of the NPPF, adopted local plan policies and published landscape character assessment.



Landscape Designation Plan: Courtesy of Aspect from the LVIA

Key:	
	Application Site Boundary
	Public Right of Way
	Area of Outstanding Natural Beauty
	Park and Garden
	Scheduled Monument
	Woodland
	Watercourse
	Listed Buildings

LOCAL LANDSCAPE CHARACTER

LANDSCAPE CONTEXT

The Site is an irregular shaped parcel of land that comprises, for the majority, of arable land. The land falls from the higher ground to the northern, eastern, and southern boundaries to a watercourse / drainage ditch that runs on a roughly east / west axis through the Site from the rear of properties off Swan Green at the southern boundary to the midpoint of the western boundary, defined by Moorstock Lane – the watercourse continues west and feeds an off-site waterbody.

As a result of agricultural intensification, the majority of the internal historic field boundaries have been lost, this results in an open grain to the Site. There are remnant field ditches in some locations to the north of the Elm Tree Farm buildings. For the most part vegetation associated with the Site is limited to the Site boundaries, with mature hedgerow and hedgerow trees to the eastern and western boundaries.

The southern boundary is defined by several treatments, which include mature field boundary hedgerows and domestic rear garden boundaries where there is a significant variance in the boundary styles and types to include closed board fencing, post and rail and conifer hedge. Most of the northern boundary is open as the Site forms the southern part of a larger arable field; however, the western section of this boundary is defined by either post & wire fencing or native hedgerow.

Features of note within the landscape include several listed buildings adjacent to the southern Site boundary, within the local landscape and the Kent Downs Area of Outstanding Beauty (AONB) which is located approximately 1.29km to the north-east at the closest point.

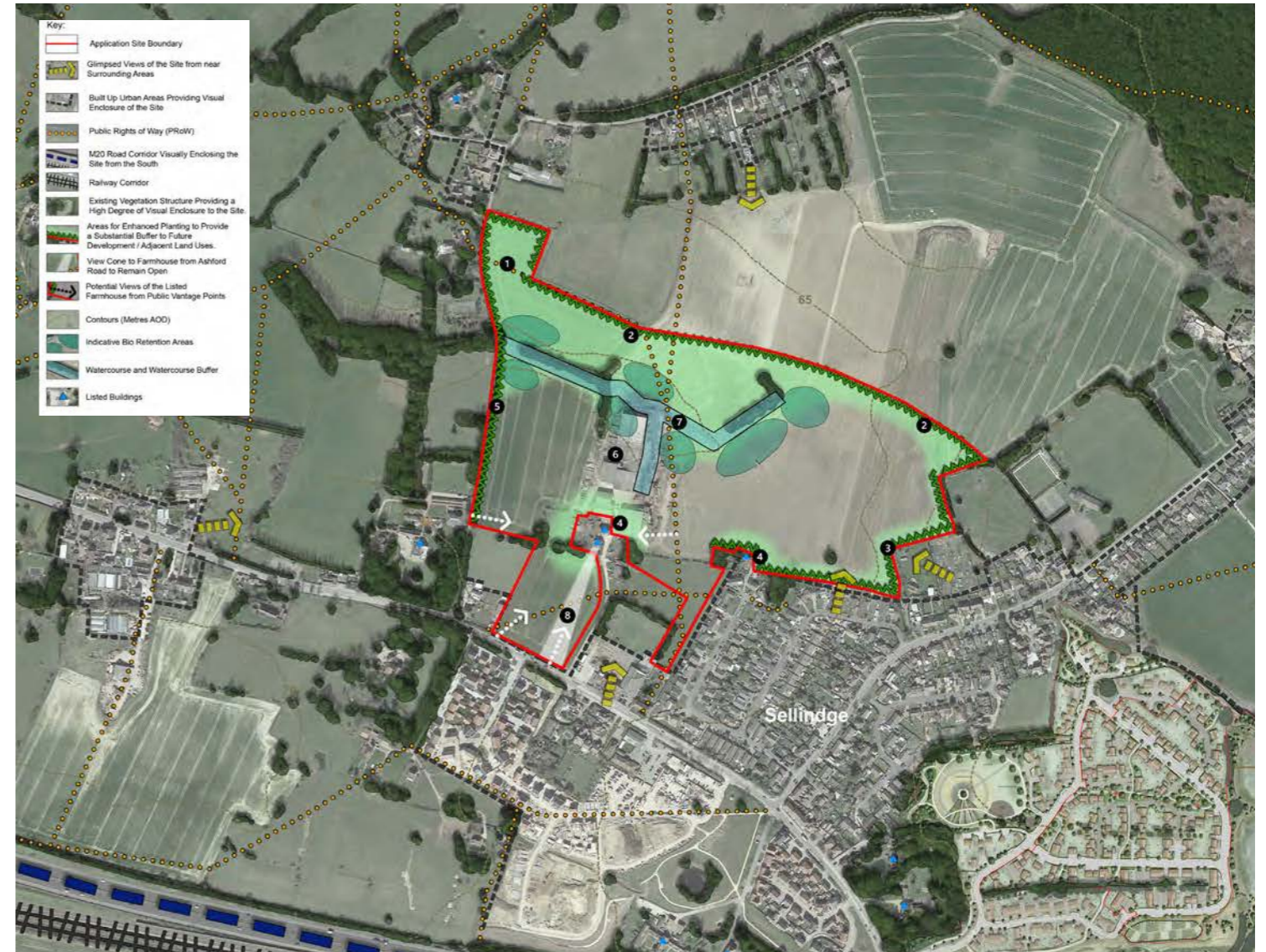
There are residential properties backing onto the southern Site boundary, located off Swan Lane, Swan Green and Downs Way that have potential views over the Site. This existing development forms an urban backdrop / edge to the east and south of the Site.

There are several rural, single track narrow meandering lanes, which are bound by mature hedgerows, and dispersed residential dwellings / farmsteads situated within the localised setting to the north and west.

The landscape to the east, beyond Swan Lane and to the south of Ashford Road, is currently subject to several planning approvals / under construction residential developments, refer ASP1 & ASP2. Once complete this will change the landscape character and visual environment of Sellindge and in part that of the Site.

Overall, the immediate and local landform together with the mature vegetation structure and existing built form result in views towards/over the Site being limited to the Site and the immediate setting for the majority. However, from the high ground within the local and wider landscape, including the high ground of the Kent Downs AONB, glimpsed views of the Site are possible.

Views from these vantage points are expansive and take in the wider settlement of Sellindge and surrounding countryside. Where the Site is glimpsed, it is seen in the context of the surrounding existing and emerging development along Swan Lane and Ashford Road.



Landscape Constraints and Opportunities Plan

2. Set development back from the northern boundary beyond an area of public open space. The northern boundary and open space to be defined by native hedgerow, tree and woodland planting to provide a soft landscape buffer to the site and establish a robust settlement boundary that reflects the wider edge to Sellindge.
3. Built form set back from southern boundary with a green landscape buffer established, to include new native hedgerow and tree planting that will enhance the site boundary and provide a degree of separation from the adjacent residential development
4. Buffer / public open space land adjacent to and in the vicinity of Lees Cottage & Elm Tree Farm House Listed buildings to preserve a level of openness.
5. Retain existing mature hedgerow along road to maintain character and reinforce with additional native hedgerow and tree species.
6. Existing agricultural built form, hardstanding and storage areas within centre of the site of limited landscape value.
7. Existing watercourse, watercourse buffer and indicative location of bio retention areas to be incorporated within a comprehensive area of POS.
8. View corridor from Ashford Road towards Listed Elm Tree Farm House to be retained through careful setback to future built form and alignment of road corridors with tree avenues to be considered.

LOCAL LANDSCAPE CHARACTER

TREES AND HEDGEROWS

Conservation and enhancement of the natural environment is a core principle of the NPPF, which outlines that planning policies and decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

The NPPF also states that opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

A tree survey in accordance with BS 5857:2012 has been undertaken for the site and forms part of the application. This assesses individual trees and trees groups as appropriate to each part of the site.

Arboricultural input has been provided during design of the development parameters, which has served to minimise necessary tree removals, and to focus the effect on low quality components of the tree stock.

The arboricultural impact of the proposed development comprises only the removal of low quality elements of the tree stock. With exception of a small collection of Willow, and parcels of colonising scrub, the only removals consist of sections of hedgerow to provide access and interconnectivity between development parcels.

Other than a small collection of Willow (G3) and sections of natural scrub colonisation (G10), the unavoidable removals comprise only sections of hedgerow to facilitate access and interconnectivity between the development parcels.

Importantly, no significant or veteran trees, trees covered by a TPO, or areas of Ancient Woodland will be affected by the proposed development.

The Arboricultural Impact Assessment finds that subject to ongoing Arboricultural input during detailed design stage, the proposed scheme can be introduced while ensuring the protection of retained trees.



Tree Constraints Plan

KEY:

- Site Boundary
- Tree Numbers
- Tree Canopies
- Category 'U' Trees
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA

- Shading Arc
- Ancient Woodland
- Ancient Woodland 15m Buffer

Note: Trees 3, 4, 7, 8, 13, 17, 19, 21, 22, 24, 26, 31-34, 36, 38-40, groups G1, G2, G4, G8-G11, G14, G17-G20, hedgerows H19 and H20 have been plotted using measurements onsite in conjunction with aerial imagery. Their locations were not recorded on the topographical survey of the site. (drawing ref: SDS 207716 ELM TREE FARM - SELLINDGE - TOPOGRAPHICAL SURVEY.dwg).

Note: The RPA footprint for trees 9, 10, 30, 38-40 and group G20 have been displaced to allow for the effect of the adopted highway and existing building foundations. The surface area of the RPA has not been reduced.

ARCHAEOLOGY AND CULTURAL HERITAGE

ARCHAEOLOGY AND CULTURAL HERITAGE

An Archaeological Desk Based Assessment has been carried out in accordance with the NPPF. Its scope was to assess the known and potential archaeological resource within the site and the surrounding area, and to assess the likely impacts of the development proposals on this resource.

This assessment has established that there is an archaeological interest within the site. This is defined as the potential for the presence of buried archaeological remains.

The Site lies within the wider landscape surrounding a group of funerary monuments located at the southern edge of the Study Area upon higher ground. It is likely that there was some settlement within the surrounding landscape associated with the monuments which may have been located on the lower lying ground closer to the fresh water source and wooded areas.

Iron Age and Romano-British remains have been found during excavations located to the south of Ashford Road 100m to the south of the Site. These features included a Roman field system and pits and ditches relating to the Iron Age. It is possible that the land within the Site was organised in a similar way during the Romano-British period.

The farmstead at Elm Tree Farm is known to have existed since at least the 16th century and may have existed on the Site of an earlier medieval farmstead. A density of medieval features were found during the excavation south of Ashford Road representing an established field boundary system associated with the medieval and post-medieval Somerfield Court and Barn. It is possible that medieval and post-medieval agricultural features could exist within the Site perhaps associated with Elm Tree Farm.

The Historic Landscape Character of the proposed development site is of limited significance. Although development of the site would fundamentally alter its character, this would not constitute an appreciable loss to the wider historic environment resource.

The listed buildings within the immediate setting of the Site include;

- » Elm Tree Farm house & associated Barn – both are Grade II listed, adjacent to the southern Site boundary;
- » Lees Cottages – Grade II Listed, adjacent to the southern Site boundary;
- » Guinea Hall - Grade II listed – located 65m to the south-west of the Site boundary, at the closest point, to the west of Moorstock Lane;
- » Moorstock House - Grade II listed – located 129m to the north-west of the Site boundary, at the closest point, accessed off Moorstock Lane; and
- » Holly Cottage - Grade II listed – located 65m to the south-west of the Site boundary, at the closest point, to the west of Moorstock Lane;



Kent Historic Environment Record Map



Elm Tree Farmhouse



Lees Cottage



Moorstock Farm

TOPOGRAPHY, HYDROLOGY AND GEOLOGY

TOPOGRAPHY, HYDROLOGY AND GEOLOGY

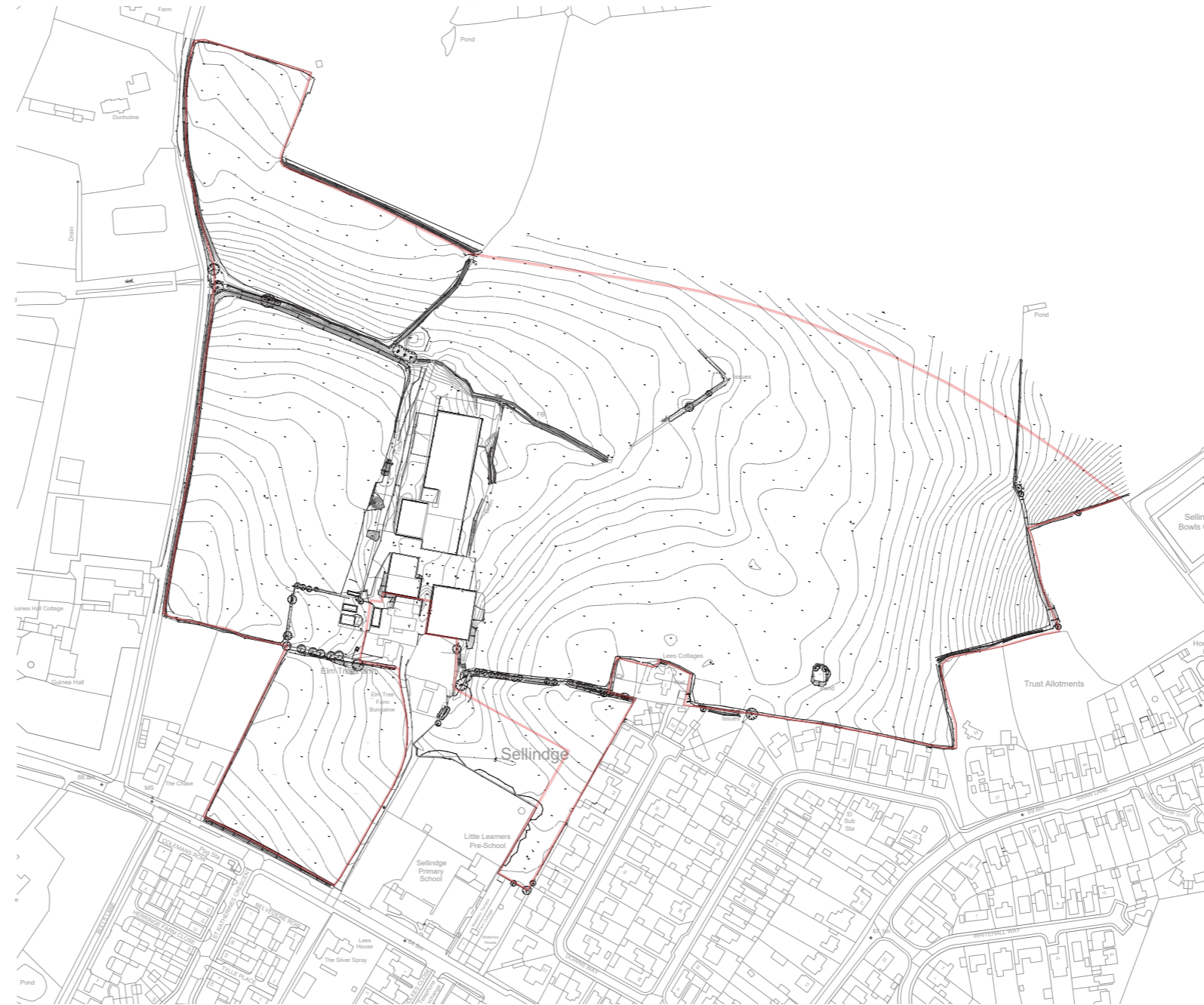
In terms of topography, the Site has an undulating form dropping from the northern edge of the A20 (65m AOD) to a field ditch which passes east / west through the Site at 60m AOD. Beyond this, towards Moorstock Lane, the Site rises to 75m AOD to the north-east of the Site.

The lowest lying areas of ground within the Site are around the river valleys at approximately 53-36m aOD. The Site is situated on a slight rise from 63m aOD in the west to 71m aOD in the north eastern corner. Further south within the Site the rise is less pronounced rising from 65m aOD to 66 m AOD.

In the wider landscape, the Site lies within a narrow valley through which the railway and M20 pass with hills to the south and north. To the north, the land rises to form the ridgeline of the Kent Downs AONB reaching 165-180m AOD. To the south, the landscape is more rolling with hills reaching 90m AOD. Beyond these hills, further to the south is Romney Marsh a large area of flat land at sea level characterised by a dense network of field channels and ditches.

A watercourse lies to the west of the Site, a tributary of the East Stour River which lies 635m to the south of the Site. There are a number of drains, small watercourses and weirs within the Site as well as a small number of drainage ditches within the Site.

Underlying bedrock geology within the Site is recorded as sandgate formation, sandstone, siltstone and mudstone across the majority of the Site with a very small portion of the eastern extent of the Site recorded as Folkestone formation sandstone. The bedrock geology is overlain by superficial head deposits within the western part of the Site and alluvial deposits around the watercourse.



Topographical Plan

Geology Plan

ENVIRONMENTAL CONDITIONS

NOISE

A Noise Assessment has been undertaken to consider the noise levels at the proposed residential development and to identify the level of mitigation required to attain reasonable habitable noise levels at proposed residential dwellings. The assessment considers the existing ambient noise and the suitability of the site for residential use.

The assessment identified highways, both existing and proposed, as having an impact on the main area of residential development. The main external noise sources are the existing road to the south of the site, with the M20 to the south of Sellindge being a potentially dominant source. Mitigation will be considered in the form of building location, orientation and arrangement, together with the form of glazing and ventilation in the detailed design.

The assessment identified that there were no fundamental matters affecting the proposed development in terms of Noise.

Typical insulated double glazing and attenuated trickle ventilation is calculated to be sufficient across the majority of the site. For dwellings overlooking the A20, glazing and ventilation items should be selected



Ashford Road

AIR QUALITY

An Air Quality assessment was undertaken as part of the Elm Tree Park progression to identify the effects of the proposed development during construction and operation. In particular it assessed the potential air quality impacts associated with the additional road traffic generated by the proposed mixed use development

The impact of road traffic emissions from traffic generated by the proposed development on air quality and impacts for the proposed uses were judged to be not significant, even without mitigation in place. During the operational phase of the development, the air quality assessment indicated that all existing sensitive receptor locations were predicted to experience a negligible impact, or no impact, as a result of the proposed development.

It was not been necessary to recommend any measures to mitigate pollutant concentrations generated as a result of the proposed development as all predicted NO2 and PM10 concentrations are below the relevant objectives at nearby sensitive receptors. Future occupants of the Development would not be exposed to pollutant concentrations above the relevant objective levels, therefore the impact of the Development with regard to new exposure to air quality is considered to be negligible.



Moorstock Lane

FLOODING

As the site is greater than 1 hectare in size an assessment of flood risk is required under NPPF. The Environment Agency's Flood Zone maps shows the whole area to be outside flood risk zones 2 and 3 and therefore at low risk of flooding from either rivers or the sea.

The principal area of flood risk lies to the north of the development site, along the course of the River Stour. The local topography demonstrates the development site rises significant above the levels along the river, therefore remote from any risk associated with the water course.

All development will be located in Flood Zone 1, where the annual probability of flooding in any year is less than 1 in 1,000.

A Flood Risk Assessment has been prepared for the application. This outlines that the Site will not be at significant risk of flooding or increase the risk of flooding within the immediate surroundings



Flood Mapping Plan

ECOLOGY

The development area comprises substantially open areas as defined by both their former use and current uses. Selected existing woodland areas and trees adjoining this site have been surveyed as part of this application.

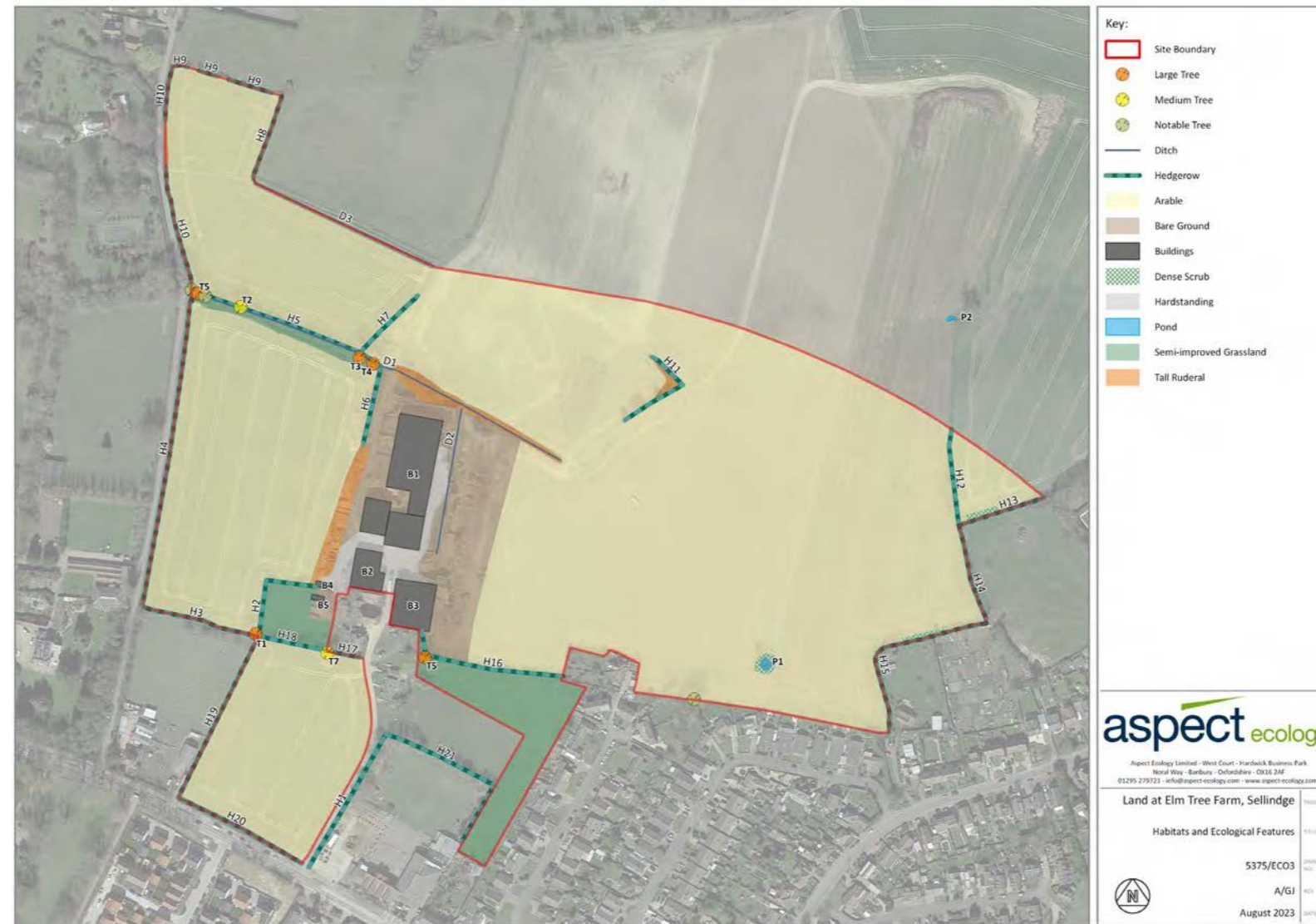
Details of the existing vegetation, species, condition and value are outlined in the Ecological Appraisal and the related appendix plans. The site itself comprises a number of arable fields bound by hedgerows, with an area of farm buildings and associated bare ground and hardstanding forming Elm Tree Farm located towards the centre. Other habitats present include grassland, scrub, tall ruderal vegetation and a pond.

The available information confirms that no statutory or non-statutory nature conservation designations are present within or adjacent to the site, and none of the designations within the surrounding area are likely to be adversely affected by the proposals, subject to nutrient neutrality measures in regard to the Stodmarsh designations.

The Phase 1 habitat survey has established that the site is dominated by habitats not considered to be of ecological importance, whilst the proposals have sought to retain those features identified to be of value, namely hedgerows. Where it has not been practicable to avoid loss of habitats, new habitat creation has been proposed to offset losses, in conjunction with the landscape proposals.

The habitats within the site support several protected species, including species protected under both national and European legislation. Accordingly, a number of mitigation measures have been proposed to minimise the risk of harm to protected species, with compensatory measures proposed, where appropriate, in order to maintain the conservation status of local populations.

The Ecological Appraisal concludes that the proposals will seek to minimise impacts and subject to the implementation of appropriate avoidance, mitigation and compensation measures, it is considered unlikely that the proposals will result in significant harm to biodiversity. It notes that the opportunity exists to provide a number of biodiversity net gains as part of the proposals.



Habitat and Ecology Features Plan

ECOLOGY

SPECIES

Bats:

Buildings B1-B5 within the site provide negligible suitability for roosting bats and no evidence of roosting bats was recorded during the survey work undertaken.

Evidence of roosting Brown Long-eared bats was recorded within offsite building B8, whilst offsite buildings B6 and B7 offer moderate bat roosting potential. These buildings are fully retained under the proposals, with a substantial buffer of greenspace to be provided around the buildings, maintaining suitable commuting links and minimising disturbance from the proposed development. Indeed, this will represent a betterment over the existing situation with an active farm immediately bordering the buildings.

All trees within the site identified as supporting potential bat roost features are shown to be retained under the proposals, such that in the event that bats are present within the trees they will remain unaffected. As such, subject to the implementation of the recommendations outlined in the Ecological Appraisal in relation lighting, it is considered that roosting bats will be fully safeguarded under the proposals.

The site offers foraging and commuting habitat for bats, particularly in association with the hedgerows, and foraging and commuting bats were recorded during the activity surveys, including frequent passes from two common species (Common and Soprano Pipistrelle). However, the combination of habitat types present occurs relatively frequently in the surrounding area. Taking this into account, together with the levels of activity and species recorded during the survey work, the site is considered to be of local level value to bats.

The majority of the trees, scrub and hedgerows within the site will be retained under the proposals, whilst new tree, hedgerow and shrub planting will improve connectivity through the site and increase the foraging potential of the site. A large number of new waterbodies are also proposed, which will provide a significant new foraging resource within the site.

Dormouse

The majority of the site is dominated by open arable fields which are unsuitable for Dormouse. However, hedgerows offer potential habitat for this species and connect to woodland areas in the wider landscape. Accordingly, specific Dormouse survey work was undertaken at the site.

During these surveys, no sightings of individuals or the presence of nests or other evidence was recorded in the tubes. Therefore, based on the lack of evidence within the site and absence of records found during the desktop study, Dormouse are not considered to be present at the site and do not form a constraint to the proposals.

Water Vole and Otter

The habitats within the site itself are generally unsuitable for Water Vole and Otter, mostly comprising arable fields. Ditches are present associated with some hedgerows, although these are very shallow and overshadowed, lacking marginal vegetation. As such, they do not form suitable habitat, whilst no evidence of Water Vole was recorded. Accordingly, Water Vole and Otter are not considered to form a constraint to the proposals.

Other Mammals

No evidence of any other protected, rare or notable mammal species was recorded within the site. Other mammal species likely to utilise the site, such as Fox *Vulpes vulpes*, remain common in both a local and national context, and as mentioned above do not receive specific legislative protection in a development context. As such, these species are not a material planning consideration and the loss of potential opportunities for these species to the proposals is of negligible significance.

The desktop study returned background records of Hedgehog, Brown Hare and Harvest Mouse within the surrounding area. The site offers potential opportunities for this species, particularly in the form of hedgerows and small areas of grassland and Bramble throughout the site, although habitats are unlikely to be of importance in a local context. The majority of these areas are retained under the proposals. In any event, abundant similar opportunities are present within the local area and there is no evidence to suggest the proposals will significantly affect local populations of this species.

Amphibians

The results of the eDNA surveys indicate that Great Crested Newt is absent from waterbodies within the site. However, Great Crested Newts have been recorded from ponds to the south of the site, and there is the potential for Great Crested Newts to migrate from these ponds to terrestrial habitat within the site. Accordingly, it is necessary to give consideration to licensing and mitigation requirements.

Reptiles:

The site is dominated by arable farmland with smaller areas of grassland maintained at a short sward length, providing unsuitable habitat for reptiles. Occasional areas of scrub and tall ruderal vegetation offering potential opportunities are present, although these are relatively isolated within the arable landscape, such that sizeable reptile populations are unlikely to be present. Such features are largely retained under the proposals in any event. Accordingly, reptiles are unlikely to be impacted under the proposals.

Invertebrates:

No evidence for the presence of any protected, rare or notable invertebrate species was recorded within the site. The site is dominated by arable fields which are likely to support only a limited diversity of invertebrates.

The site has several areas of bare ground and occasional patches of scrub but otherwise contains relatively few micro-habitats that would typically indicate elevated potential for invertebrates³⁰, such as a variable topography with areas of vertical exposed soil, areas of species-rich semi-natural vegetation; variable vegetation structure with frequent patches of tussocks combined with short turf; free-draining light soils; walls with friable mortar or fibrous dung.

Accordingly, given the habitat composition of the site and lack of adjacent sites designated for significant invertebrate interest, it is considered unlikely that the proposals will result in significant harm to any protected, rare or notable invertebrate populations, and the site is not considered to support an important invertebrate assemblage.

Birds:

Most of the birds recorded at the site are not listed as having any special conservation status, although House Sparrow, Dunnock and Herring Gull are included on the Red list as a result of declines in UK breeding populations and are also Priority Species.

However, the habitats present are common in the surrounding area and there is no evidence to suggest the site is of elevated value at a local level for these species, which in any case, remain relatively common in Great Britain.

Under the proposals, there will be some minor removal of wooded vegetation and buildings which could affect any nesting birds that may be present at the time of works. Accordingly, a number of safeguards in respect of nesting birds are proposed, as detailed in the Ecological Appraisal.







ELM TREE PARK

SELLINDGE

EVALUATION

OPPORTUNITIES AND CONSTRAINTS

CONSTRAINTS AND OPPORTUNITIES PLAN

The illustration herewith sets out the main constraints which will inform the masterplan design for Elm Tree Park.

KEY CONSIDERATIONS

Constraints

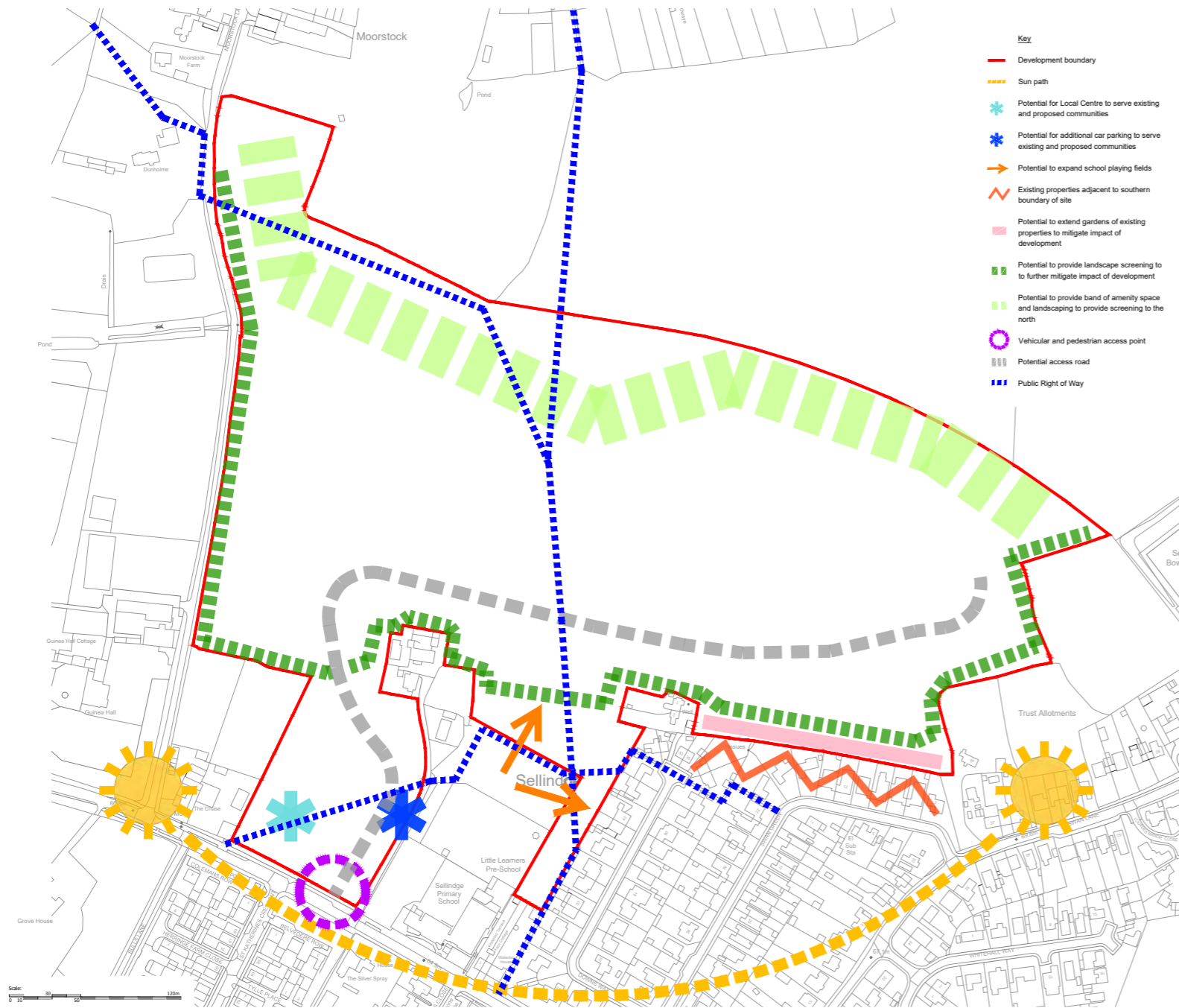
From the assessment of the site and its surroundings, the principal site constraints that the design needs to resolved are:

- » The relationship to the new OPP highway network will inform the points of access to the new development.
- » Traffic noise from the adjacent A20 will be an important consideration.
- » The sloping contours and topographical characteristics will be carefully considered in relation to land use and built form.
- » Existing landscape features of trees and hedgerows are to be integrated into the masterplan.
- » Areas of existing habitat and biodiversity are to be carefully considered and enhanced as part of the scheme design.
- » Relationship to the existing built environment is to be respected and carefully considered with appropriate buffers built into the masterplan.

Opportunities

The principle opportunities that the design should maximise are:

- » Create a distinctive character area to expand the urban area of Sellindge.
- » Inter-relating with the cross site PROW and the movement and green space network at Elm Tree Park.
- » Building upon the landscape features to evolve a strategy for the enhancement of habitat and biodiversity.



Constraints and Opportunities Plan



ELM TREE PARK

SELLINDGE

EVALUATION

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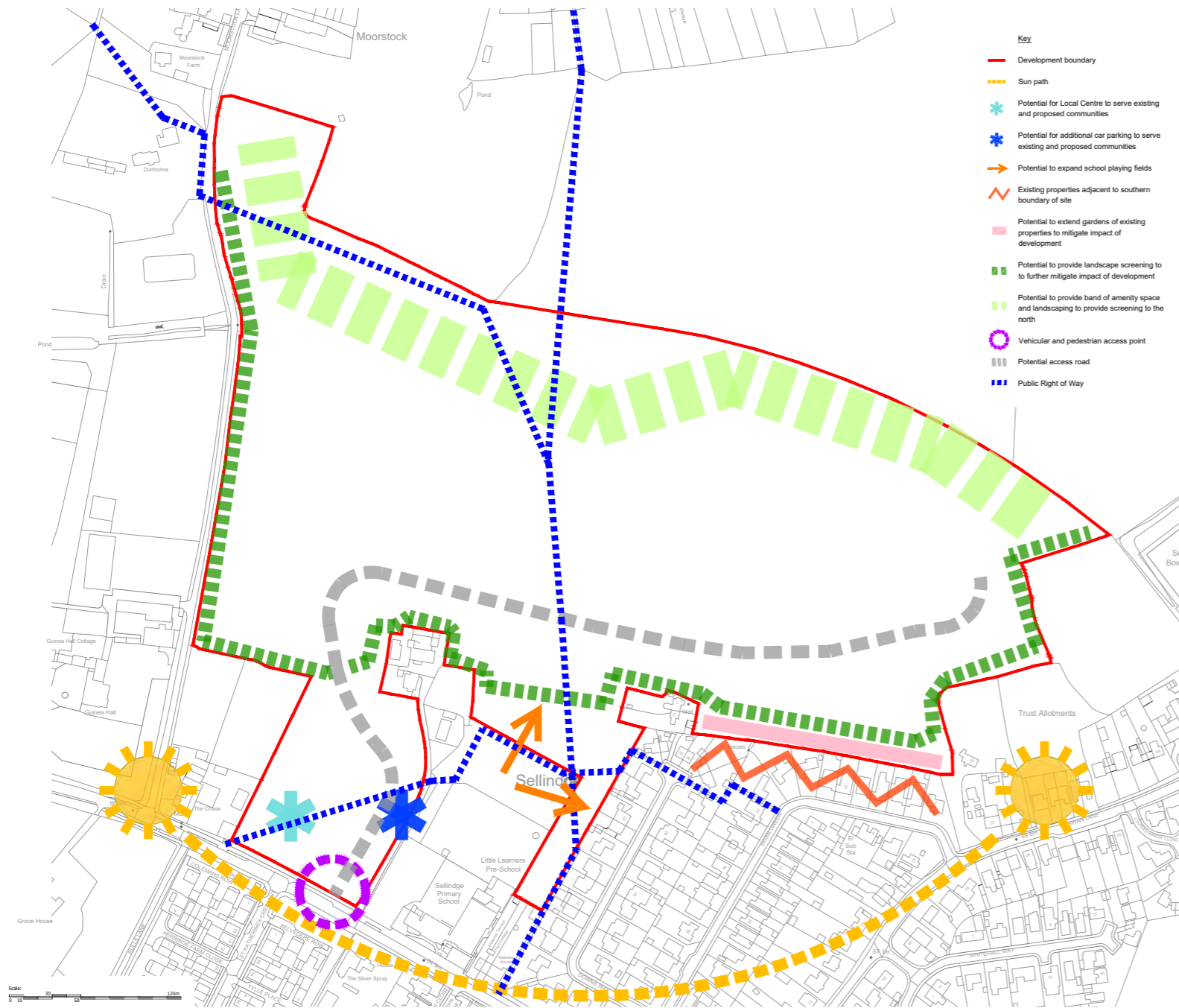
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Constraints and Opportunities Plan



ELM TREE PARK

SELLINDGE

MASTERPLAN CONCEPTS

OUTLINE MASTERPLAN

OUTLINE PLANNING PERMISSION

The design elements which form part of this outline planning application comprise Parameter Plans and Illustrative Masterplan. These establish the masterplan framework for the development.

The Illustrative Masterplan and a Design and Access Statement are submitted with the outline application and can be taken as informative documents guiding the design principles and objectives.

The masterplan seeks to create a series of sustainable and integrated character areas within a structure of green open spaces, protecting and enhancing the environment and providing a distinctive setting and context to the development.

A significant part of the site is intended to provide multi-functional green infrastructure, incorporating formal and informal recreation, community facilities and biodiversity enhancement.

The key Parameter Plans and Illustrative Masterplan which form part of this outline application, and which relate to the urban design objectives of the design, are brought forward to reflect the requirements and objectives of the outline application.

The Vision

The Vision behind the wider Elm Tree Park development is sustainable planning which maintains the traditional values of garden city principles.

This is a major opportunity to create a new place that demonstrates how we can live in the future, embracing the latest thinking to provide a truly sustainable development. The concept has also been underpinned from the outset by clear sustainability principles which apply at all levels of design.

The design is focused on providing quality houses of individual character set within a well connected and sustainable environment integrated with the surrounding landscape. The residential accommodation now proposed will therefore be linked to new local facilities including community and recreation, together with significant investment in green infrastructure and public realm.

The main design principles will be focused upon the following:

- A mix of land uses, including a range of residential types, commercial area, recreation, community, leisure and open space
- A transport and movement network, including the key existing strategic roads, access road and internal circulation, pedestrian and cycle routes, leisure routes and local bus routes
- A landscape and open space strategy, including retained landscape features, new ecological areas, amenity and recreation areas as a setting to the development and structural planting to mitigate and enhance the development
- A coherent strategy for the density of (residential) development, building heights and the location of the principle building elements (identified as 'places', key frontages and hierarchy buildings).

Whilst the general character of the development will be defined with reference to local character, the objective is to create an overall cohesive environment, based on this common local distinctive heritage, allied to a consistent open space, landscape and movement framework. Within this, character areas will be created to form differing but related neighbourhoods.

Principles of good design will include an appropriate level of accessibility, to provide ease of movement and legibility, quality of public spaces, enclosure and adaptability. They can also be achieved by the way streets and spaces are arranged and how buildings are placed into the landscape.

Importantly, good design is about creating a clear and distinct feeling of place in which we all live and in which future residents can take pride.

The objectives for Elm Tree Park, Sellindge are set out here to ensure that the fundamentals are right. It is not intended to be so prescriptive that it gives too little scope for architectural and design expression.

The adjacent panel sets out the overarching principles which shape the overall masterplan.

Strategic Masterplan Principles

The masterplan has been informed by the following key strategic principles:

- » Design: To achieve integration of new development within the landscape and to link with the existing settlement achieving a functional community
- » Infrastructure: To deliver a substantial programme of infrastructure improvements through the network of pedestrian and cycle routes
- » Phased Delivery: Provision of high quality homes with a variety of sizes, types and tenures in a sympathetic vernacular and contemporary style and with efficient use of land
- » Community: Foster community spirit and civic pride by the provision of a high quality public realm, including the provision of a new community building
- » Green Infrastructure: Create green spaces comprising a significant part of the gross site area and incorporating an integrated network of green corridors, recreation and community facilities, sustainable drainage and biodiversity protection and enhancement
- » Sustainability: Plan for a sustainable community through enhanced connectivity between functional nodes and enhanced public transport and by creating attractive pedestrian and cycle routes to link the adjoining communities and the surrounding countryside, as well as providing energy efficient dwellings embracing sustainability principles
- » Lifestyle: Encourage a healthy life style for all residents by the provision of safe convenient paths and cycleways and by the creation of a new Parish Park and recreation facilities
- » Create a parkland to enhance and improve wildlife and habitat whilst providing a landscape circulation and amenity space for all to enjoy.

CONCEPT MASTERPLANS

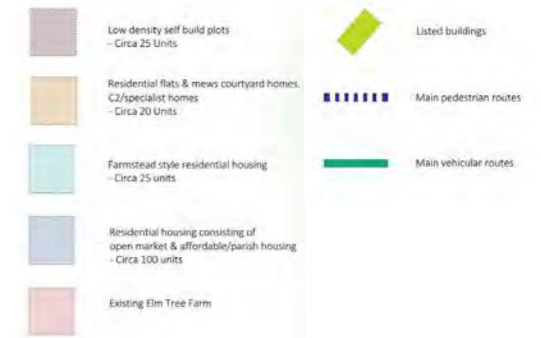
INITIAL CONCEPT MASTERPLAN

The initial concept masterplan has evolved from early analysis and studies and is presented in the drawing opposite. The key organisational elements comprised:

- » Providing an area of mixed use adjacent to Ashford Road such that commercial facilities would be accessible to the wider community
- » The main access to the site from Ashford Road would be adjacent to the Primary School to provide potential drop-off and additional parking for the school
- » Providing an area of land adjacent to the existing school to facilitate the school expansion
- » Organising an area of low density, self build plots to the west of the site adjacent to Moorstock Lane to maintain a rural character appropriate to the rural lane
- » Organising an area of Farmstead Style development over the area where the existing farm buildings are located
- » Aligning the access road to the east of the existing farm and routing this through the southern area of the site
- » Providing a wide area of accessible open space along the northern site area for biodiversity and water attenuation
- » Organising the main housing development area to the eastern site area relating more closely to the existing development at Swan Lane, Swan Green and Downs Way
- » Providing an area of low density housing to the northern development area, adjacent to the open space edge buffer
- » Providing an area of woodland planting as a buffer to the existing housing along the southern site boundary.



Initial Concept Masterplan



CONCEPT MASTERPLANS

MASTERPLAN STUDIES

The initial concept masterplan was developed as indicative layout studies, two of which are presented in the drawings opposite. The key organisational elements comprised:

- » Options 1 & 2 were organised around consideration of views from the site towards the AONB, with the introduction of a central wedge shaped parkland area, focussed on the existing farm.
- » These options proposed a capacity of 139 dwellings organised in varying character areas and density zones, with varied housing typologies including bungalows and retirement housing.
- » Option 1 considered routing the access road to the west of the existing farm, looping around the northern development area and crossing the parkland to serve the eastern development area
- » Option 2 Split the access roads such that a separate road served the eastern development area, without a road crossing the parkland.
- » Both Options considered how the new commercial and retail elements, including a new doctors surgery, could be configured within the area closets to Ashford Road.



Initial Concept Masterplan Option 1



Initial Character Area Plan



Initial Concept Masterplan Option 2

MASTERPLAN PRINCIPLES

MASTERPLAN PROGRESSION

A further iteration of the masterplan was developed to more closely relate to the principles of the initial concept master. This masterplan version was informed by the studies for wetland and attenuation proposals to meet the Nutrient Neutrality requirements. This introduced a number of ponds and wetland areas through the central and northern areas, inter-relating to the landscape proposals for open space and biodiversity.

This version re-instated the self-build area to the west of the site to revert to the lower density element adjacent to Moorstock Lane and extending the self-build element over the area of the existing farm buildings. This proposal showed 30 self-build units.

The proposal also sought to introduce a landscape buffer to the boundary with the existing bungalow dwellings at Swan Green, providing separation and screening from the new development.

The mixed use area have evolved, with the proposal for a new frontage building to Ashford Road comprising a convenience foodstore, cafe and potential Dentist Surgery, together with a new stand alone Doctors Surgery. Housing would be provided as terraced dwellings with apartments above the commercial provision. Parking courts for the mixed uses is provided along with a proposal for a dedicated parking and drop-off area for the Primary School.

The main residential area is located to the eastern site area, focussed around a new village green. The density is graduated such that an area of lower density housing is organised along the northern development edge, providing a transition to the open space area.



Progression of Illustrative Masterplan

MASTERPLAN PRINCIPLES

PRINCIPLES OF CONTEXT

The design of the masterplans has been progressed by assessing and considering urban and rural context, in relation to the development objectives. The proposed masterplan has evolved a number of principles and objectives, refined through the progression of the earlier studies and following public consultation with villagers.

This has established the following principles:

1. Gateway Entrance to new development, extends the existing urban context into the new development, with new building form closely aligned along the Ashford Road.
2. The semi-rural context of Elm Tree Farm is maintained, with development set away from the farmstead and a new open landscape area formed at the node/ development gateway
3. A new access link road is provided through the centre of development area, organised as an urban context to the eastern end and a more rural context within the central linear greenway
4. The western access to new development, marked by new junction and natural landscape features to provide a rural context
5. A landscaped Linear Greenway is located at the heart of the scheme along the line of the PRoW, providing an open character and maintaining the opportunity for views out of the development toward Moorstock Lane and the AONB.
6. Creating a northern parkland area for amenity, biodiversity and wetland as a landscape interface with the agricultural landscape to the north. Maintain the PRoW as it crossed the northern open space area.
7. Provide an area of Self-Build units in large plots to create a low density area of development adjacent to the rural Moorstock Lane and along the northern development edge.
8. Provide an area of Farmstead Character development over the area of former farmstead building and sheds.
9. Provide a new focal village green for the eastern development area, which also maintains the existing pond feature.
10. Provide an area of low density, low rise development in the form of bungalows adjacent to the existing housing at Swan Green. Provide a landscape buffer to the existing houses, with the potential to extend existing rear gardens.
11. Provide lower density housing to the northern development edge to provide an appropriate context to the parkland open space.
12. Provide an area of expansion to the Primary School to enhance the open space and recreation amenity for the school.
13. Provide an area of open space around the listed building at Elm Trees cottage.



Principles of Context Plan

MASTERPLAN PRINCIPLES

Character Areas

The scheme promotes a cohesive character to the proposed layout which seeks to create a place with its own identity, made up of a set of distinguishable streets and spaces each with their own sub-character. Each character area is defined by the scale and massing of the buildings together with differing façade and landscape treatments.

The approach to character will draw from the existing village and new development areas, forming part of the overall context for the Elm Tree Park development. A consistent approach between the development areas will be important to ensure the expansion of Sellindge is cohesive and controlled.

The creation of character areas within the site is in line with the urban design objectives in "By Design". The character areas draw on the studies of the existing towns and villages in the local area, and interpret them in a manner which is appropriate for a new development.

The Mixed Use area will also present an opportunity for a separate character area, forming a southern gateway to the development area, defined by the commercial building forms and landscaped context, with the potential for key landmark buildings enlivening the frontage to Ashford Road.

SCALE AND MASSING

The building heights proposed respond to the local townscape with buildings mainly extending to 2 storeys and key landmark buildings within the local centre potentially extending to 3 storeys in height to provide focus and appropriate spatial containment.

The residential element of the development will be relatively consistent in its massing given the predominance of 2 storey housing proposed, with limited variation where this drops to single storey (where garages or carports are proposed), or where rooms in roof typologies provide 2.5 storeys. 3 storey residential buildings will be limited to apartment typologies.

As set out in the development principles, the taller and bulkier building forms, comprising the commercial and community uses, will be focussed at the southern edge of the development areas, such that the massing is controlled.

The scheme proposes a series of attractive spaces and streets of an appropriate human scale. The streets and parking courts are softened through a holistic high quality landscape scheme. The public realm design is reinforced through the use of shared surfaces and landscaping.



Character Areas Diagram



Scale and Massing Diagram

MASTERPLAN PRINCIPLES

DENSITY

The housing provided in the Elm Tree Park development will have an overall density of circa 17 dwellings per hectare (dph) based upon a net residential site area of 16.9 ha.

The Self / Custom Build development area density will be circa 8 dph, with the main Market and Affordable development area at circa 22 dph and the Local centre housing will be circa 30 dph.

The density of the proposal is a product of the design approach and reflects the concentration of the more dense built form to the eastern area, with lower density areas to the western edge and around the open space, wetland areas to the north. A further area of low density is located adjacent to the existing housing at Swan Green and Downs Way.

This approach is considered appropriate to the site and will deliver a high quality design which will make the most efficient use of this site.

MOVEMENT AND ACCESSIBILITY

The points of access to the new development have been established through the analysis of local and strategic road networks, and have been indicated on the earlier Opportunities Plan.

Key to this is the provision of two new access points comprising a primary access off Ashford Road, and a secondary western access off Moorstock Lane. These locations are the optimum locations for new access, given their integration with primary strategic roads and proximity to the existing community of Sellindge.

The Movement and Access diagram below indicates the initial concepts in relation to points of access for vehicles and the generic approach to the internal network to provide access to the various uses and development areas. The road designs will create a safe and secure pedestrian environment by reducing the speed of traffic movements around the site. New perimeter trim trail is intended to provide access to the edges of the development area, and integrate these areas positively within the new development, whilst providing an opportunity for a wider network of recreational routes.

These principles have informed the progression of the masterplan, and the requirement to achieve optimum accessibility both into, and throughout the new development areas.



Density Diagram



Movement and Accessibility: Diagram



ELM TREE PARK

SELLINDGE

MASTERPLAN FRAMEWORK

FRAMEWORK PLAN

RESIDENTIAL USES

The residential component of the masterplan comprises the main element of the development area and will provide up to 105 new homes, providing of a range of Self / Custom Build, Market Sale and Affordable tenures and dwelling house types.

The housing will be arranged in a distinctive residential neighbourhood around focal greenspaces and will be built using a mix of traditional and contemporary designs.

Densities and character will be varied throughout the progression of development in accordance with prevailing guidance within this document.

A mix of size and typologies will be built, which will produce an urban form that is both cohesive and diverse. The development will encompass a mix of dwelling types to provide a balanced, sustainable expansion to the new community at Elm Tree Park.

Since market demand and affordable housing needs will change over the next ten years, it is not considered appropriate to precisely fix the dwelling mix for the whole development now. It is considered appropriate to set out an indicative mix for development, as shown in the adjacent table.

The Elm Tree Park, Sellindge development will provide both private and affordable housing (tenures and split to be agreed). Policy CSD9 requires delivery of 22% affordable units in Sellindge. The application proposes to meet policy requirements for affordable housing and would deliver a total of 23-units on site. The proposed development will deliver a tenure-blind development, with affordable housing integrated into the wider market housing section of the scheme and above the local centre.

PPLP Policy HB4 requires all sites within the North Downs Area delivering more than 20 dwellings to supply no less than 5% of dwelling plots for sale to self-build or custom housebuilders on the Council's register.

The scheme proposes 24 self and custom build plots within the Site, equating to approximately 23% of dwelling plots. This substantially exceeds the policy requirements and is therefore considered a significant benefit to the scheme

MIXED USES

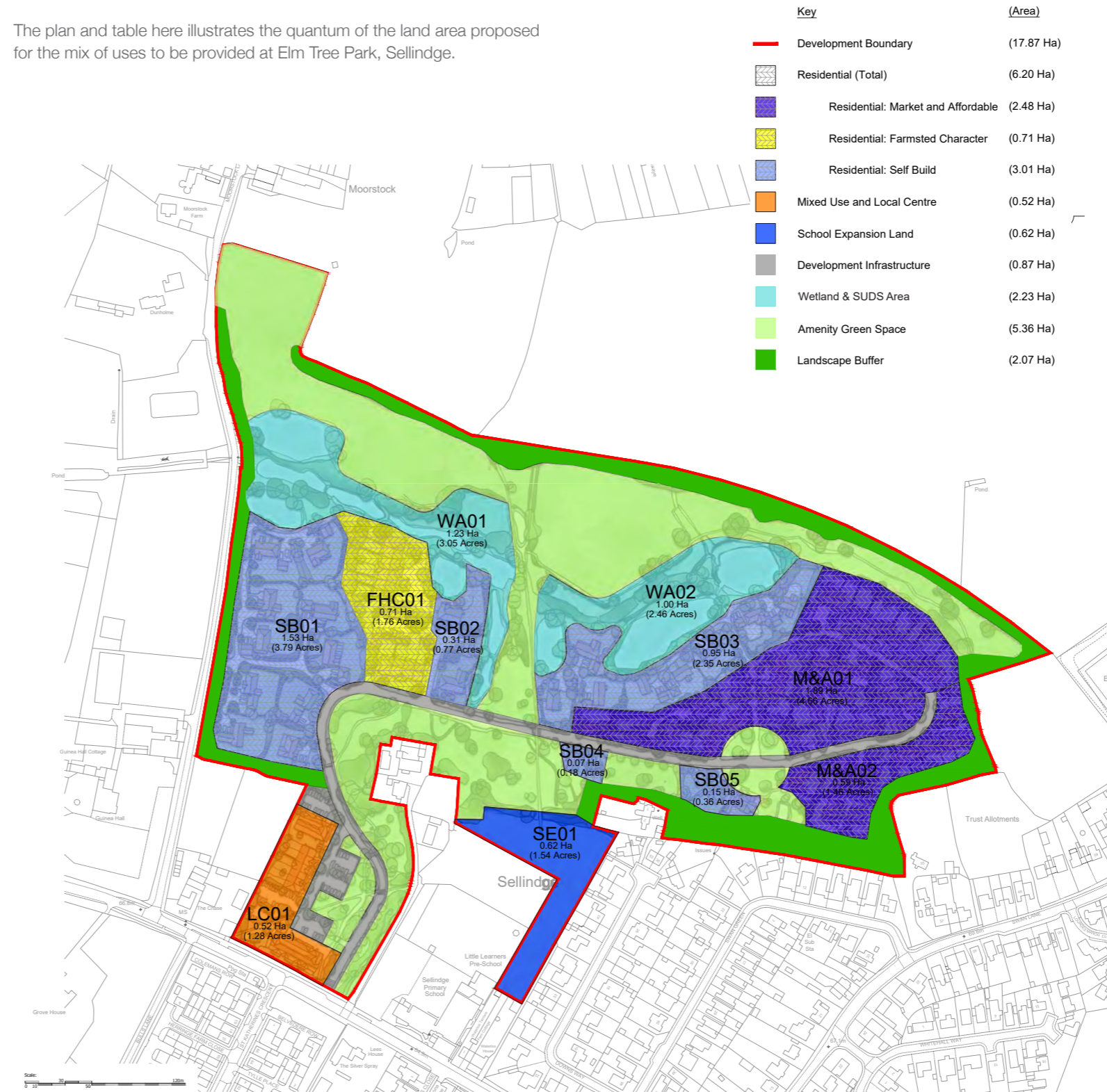
The mixed use Local Centre area adjacent to Ashford Road could provide a mix of commercial and community uses, including:

- » Doctors Surgery (550 sqm)
- » Dentist Surgery (150 sqm)
- » Convenience Store (372 sqm)
- » Nursery (TBA)

It is anticipated that a number of residential apartments would be built over the frontage commercial building.

QUANTUM OF DEVELOPMENT

The plan and table here illustrates the quantum of the land area proposed for the mix of uses to be provided at Elm Tree Park, Sellindge.



Land Use Framework Plan

INDICATIVE SITE LAYOUT

INDICATIVE LAYOUT

The site will be accessed from the south, via a junction formed with Ashford Road.

The access road will be located along the south the development area routed around the existing Elm Tree Farm and formed as a looped secondary street to the eastern development area. Secondary and tertiary lanes will lead from the main road.

The housing units can be organised either side of the road, in mix of direct facing frontage and a side frontage leading to the lands and access courts.

The higher density area, responding to the parameter plan, is located to the eastern area of the site, and the units will comprise mainly semi detached and terraced dwellings.

The larger detached dwellings will be arranged to the western and northern part of the site, again in line with the objective of the parameters.

The open space area is organised as single large space to the northern edge of the site, together with a further open space area surrounding the retained Elm Tree Farm and Lees Cottage buildings. These spaces will be linked with a greenway organised around the existing cross site PROWs. A wide landscape buffer will be formed along the southern boundary at the existing development on Swan Lane and Downs Way.

This indicative layout, whilst not for approval under this application, provides a guide for the detailed design which will be brought forward under a Reserved Matters Application.

This layout has also informed the approach to parameters which will be approved under the outline application.

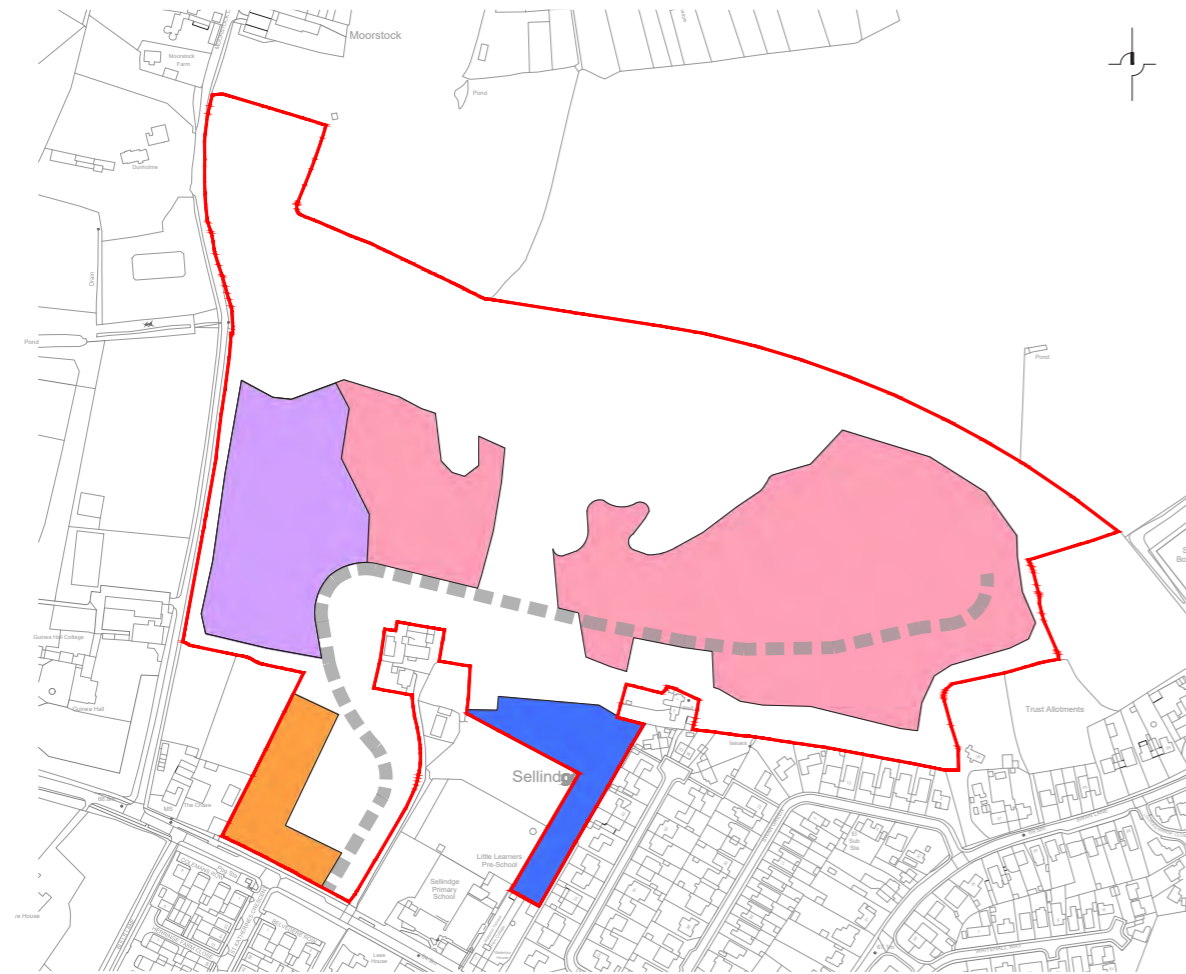


Indicative Layout Plan

PROPOSED PARAMETER PLANS

LAND USE PLAN

This plan illustrates the objectives for the proposed mix of uses to be provided at Elm Tree Park, Sellindge.

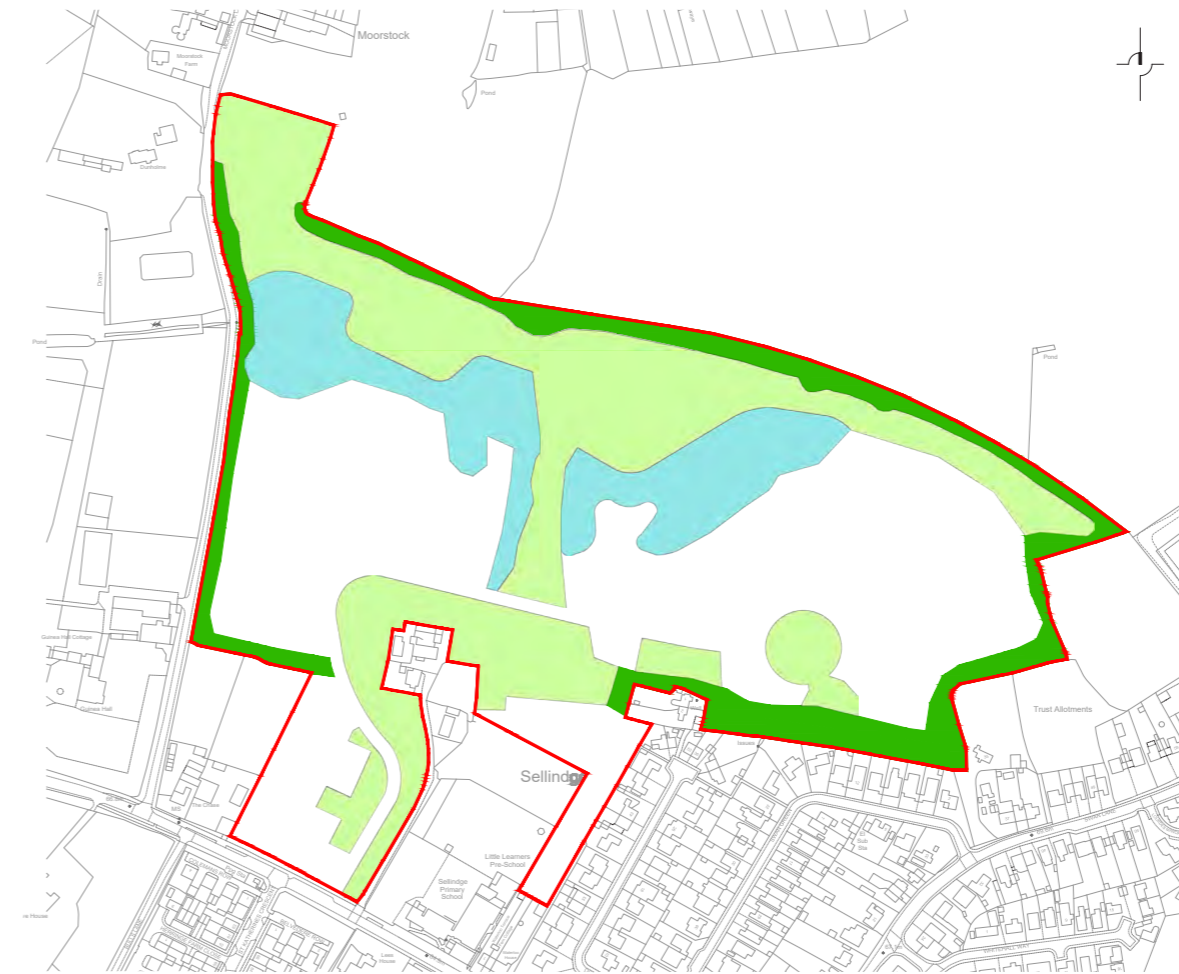


Land Use Parameter Plan

- Key**
- Development Boundary
 - Residential (Market and Affordable)
 - Residential (Self Build)
 - Mixed Use and Local Centre
 - School Expansion Land
 - - - Development Infrastructure

OPEN SPACE PLAN

This plan illustrates the objectives for the open space and green space to be provided at Elm Tree Park, Sellindge.



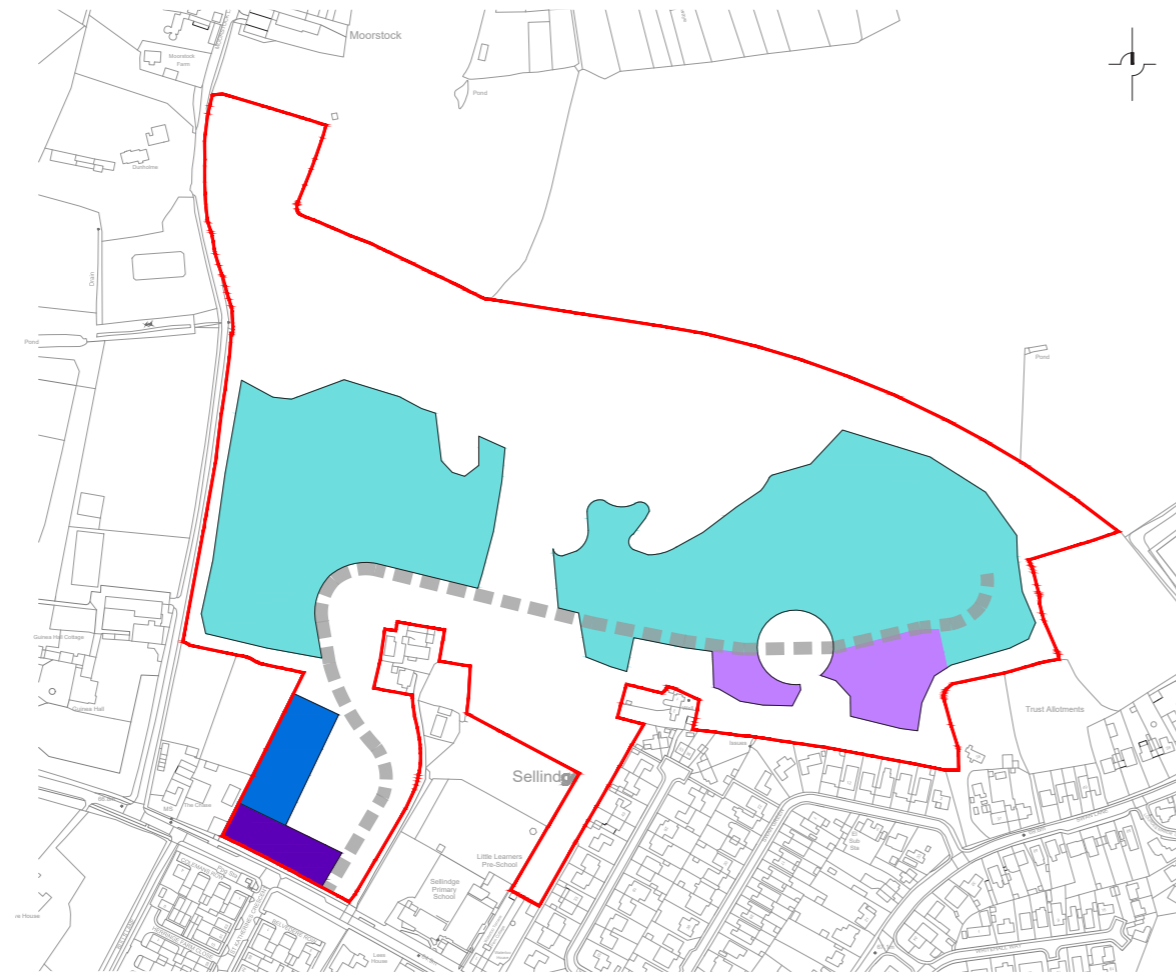
Open Space Parameter Plan

- Key**
- Development Boundary
 - Wetland & SUDS Area
 - Amenity Green Space
 - Landscape Buffer

PROPOSED PARAMETER PLANS

BUILDING HEIGHTS PLAN

This plan illustrates the objectives for the building heights proposed for the mixed uses to be provided at Elm Tree Park, Sellindge.

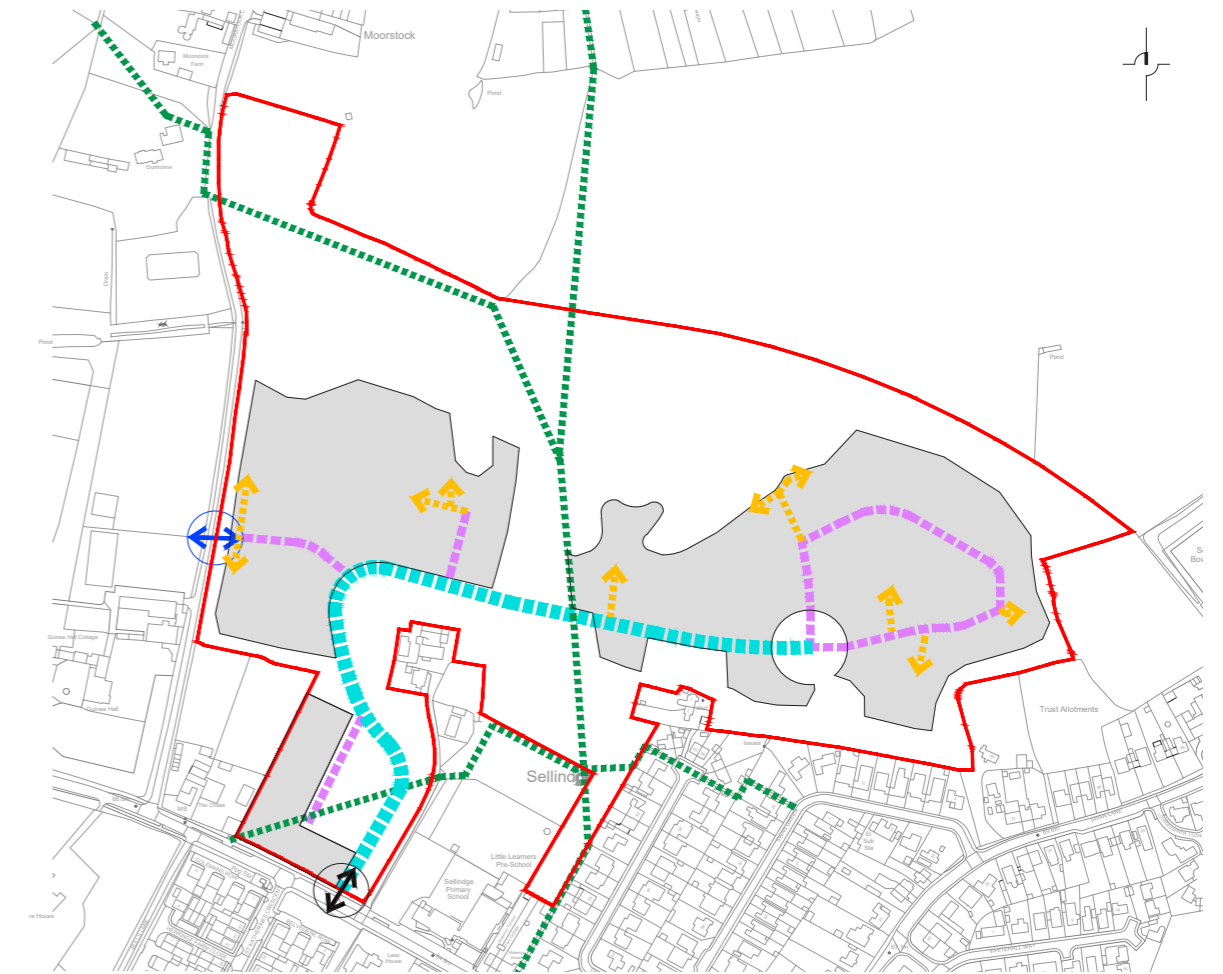


Building Heights Parameter Plan

- Key**
- Development Boundary
 - Residential - Up to 7m
 - Residential - Up to 10m
 - Mixed Use - Up to 10m
 - Mixed Use - Up to 12m

ACCESS AND MOVEMENT PLANS

This plan illustrates the objectives for access and movement within the proposed development at Elm Tree Park, Sellindge. It sets out the inter-relationship of pedestrian and cycleways, and a new access road in relation to the proposed access network, providing essential connectivity across the new and existing development area.



Access & Movement Parameter Plan

- Key**
- Development Boundary
 - Development
 - Primary Development Access Roads
 - Secondary Development Access Street
 - Tertiary Access Lanes
 - ⊕ Primary Access Junction
 - ⊕ Potential Emergency Secondary Access
 - Public Right of Way

ACCESS PARAMETERS

ACCESS TO ELM TREE PARK

Access to the proposed development site will be approved as part of the OPP, comprising two main junctions with the existing road network. These comprised new junctions at Ashford Road to the south and at Moorstock Lane to the west. These are summarised here in the context of demonstrating how access inter-relates to the proposed masterplan for Elm Tree Park.

ACCESS 1: ASHFORD ROAD

The principal access to the site will be from the A20 Ashford Road frontage. In accordance with the Kent Design Guide this would be a 5.5m width Major Access Road with a 3.0m width shared footway and cycleway to one side.

The existing access will be retained to serve the small number of dwellings at Elm Tree Park but the main farm business will cease. For the proposed development a new access with a right turn lane will be implemented slightly to the west of the existing access, which KCC have confirmed is appropriate to maintain the strategic function of the A20.

The existing footway/cycleway along the north side of the A20 will have a raised table treatment to prioritise pedestrian and cyclist movements over vehicle movements.

The community uses within the site are expected to generate additional pedestrian demand through the village, and so the development would provide an upgrade of the existing zebra crossing to a Puffin crossing. This approach is supported by KCC.

Following discussion with KCC, the 30mph speed limit on the A20 through Sellindge will be retained, to balance appropriate conditions in a village setting with the strategic function of the A20.

ACCESS 2 : MOORSTOCK LANE

The Kent Design Guide recommends that a second point of access is available for developments above 50 units, and the site will incorporate an emergency access point on Moorstock Lane.

EMERGENCY ACCESS

Highways access will allow fire vehicles and emergency services vehicles to be within 45m of each dwelling, in accordance with Building Regulations requirements. Emergency vehicles will have access to the site from all vehicle access points.

PARKING

The planning application is outline and details of parking provision will be determined at reserved matters stage. However, during reserved matters it is expected that the masterplan and parking provision proposed will accord with standards set out in the Kent Design Guide Interim Guidance Note 3 for residential developments. Each dwelling will have an EV charging point.

The current guidance promotes a needs based provision and states that "All parties involved in the design and assessment of new developments should be following current guidance by identifying parking provision that satisfies reasonable demand, is well-designed and makes the best use of the land available". In addition, the guidance states that garages should be additional to the spaces shown in the adjacent table and that on-street visitor parking can be provided in on-street areas as 0.2 spaces per unit.

The development proposals will provide parking spaces in accordance with the information set out above, having reference to SPG4 for non residential parking standards and IGN3 for residential parking standards. The classification to be applied to the residential areas will be "Suburban". Kent County Council's Supplementary Planning Guidance (SPG4) provides details of the minimum cycle parking standards relevant to the proposed development.

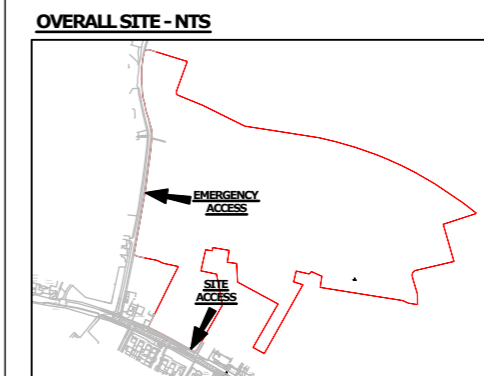
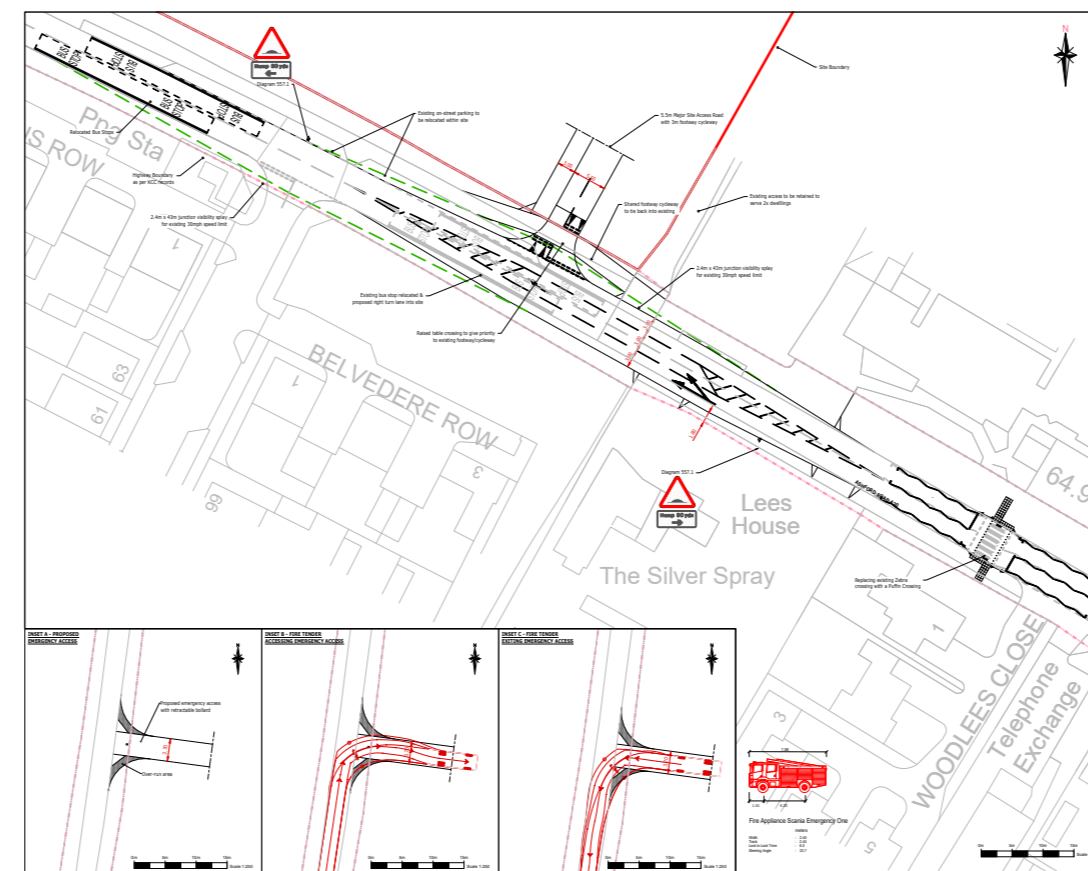
The collocation of the non-residential uses will generate linked trips, so it is appropriate for these uses to share the car park. The layout will include around 85 car parking bays including accessible bays, and 10 secure cycling spaces which could be Sheffield stands. The exact provision and layout of this car park will be confirmed at the Reserved Matters stage, along with a Parking Management Plan.

This car park will include a public rapid EV charger to enable residents in Sellindge who park on-street to charge their vehicles and thus assist the wider transition to electric vehicles.

DISABLED ACCESS

The development of Elm Tree Park, Sellindge will be designed as an inclusive environment and will meet the needs of all building users. The development will meet the standards of disabled access identified in Part M of the Building Regulations and BS8300.

Level access is achievable from the edge of development areas and will be continued to the entrance to all site dwellings. All entrance doors will incorporate flush thresholds and be sufficient to accommodate full access as far as practicable given the flood risk resistance and resilience measures proposed.



Access Plan: 20-029-001_Site Access

LANDSCAPE APPROACH

OVERVIEW

The illustrative masterplan was designed in response to the existing key landscape features on the site, generally seeking to retain and reinforce those features. The existing landscape fabric will be enhanced through the creation of a network of new green infrastructure encompassing open spaces, greenways, streetscape and planting.

The overall landscape treatment of the development seeks to provide a well designed, high quality external environment emphasising the individual sense of place of each character area whilst contributing to the overall character of Elm Tree Park.

EXISTING LANDSCAPE FEATURES

The existing woodland and hedgerow setting to much of the development area will be retained, with new development generally sited to minimise impact upon this green asset, with the following elements of landscape and visual mitigation proposed:

- » Protection of the significant trees and hedgerows defining the existing field boundaries
- » Provision of a significant buffer between development and the existing residential development at Swan Lane and Downs Way, as well as the adjacent retained arable land
- » Retention and enhancement of existing significant vegetation and buffer planting to the Moorstock Lane frontage.

Whilst much of the existing landscape fabric and enclosing vegetation is proposed to be retained, it is acknowledged that some existing landscape features will be lost to development.

New planting is proposed throughout the new development to replace features removed to provide a robust landscape structure for amenity and ecological mitigation.



OPEN SPACE

A key element of the masterplan is the creation of new open spaces throughout the development that will act as a focus for each of the character areas.

To the south an area of amenity open space and robust landscape buffer planting will offset development from the listed Elm Tree Farm House and Barn and Lees Cottage helping to maintain an appropriate setting for these buildings.

The largest area of amenity green space is proposed along the more sensitive northern part of the Site where the landform falls along an existing watercourse. Existing riparian vegetation will be retained and significant amounts of new native tree and scrub planting will be introduced. In particular tree copses are proposed to reflect one of the key characteristics identified in the Sellindge Plateau Farmlands Landscape Character Area. Attenuation basins and wetland habitats will be created along the watercourse providing habitat for wildlife and blue infrastructure connections.

Running north-south through the centre of the Site is an existing Public Right of Way which divides into two within the northern part of the Site. A central linear landscaped area of open space is proposed which will provide an attractive setting for the footpath and protect its amenity as well as retaining views north towards the AONB.

Within the development a focal village green is proposed within the eastern part of the Site which will facilitate a sense of community. In addition play areas will be introduced within the scheme and are indicatively proposed within the village green and area of open space to the north of the Site.

The Open Space strategy will provide valuable recreation facilities to both the new and existing community as well as providing ecological enhancements by introducing a range of new habitats.



LANDSCAPE STRATEGY

The proposals seek to implement a robust landscape strategy that will provide structure to the proposed development and connect with existing vegetation within the Site's immediate context and the wider green infrastructure of the setting. This includes providing robust vegetated boundaries to the Site which will retain existing field boundaries and restore historic boundaries that have been lost, particularly to the north of the Site.

This strategy assists in creating a high-quality development which sits well within its landscaped context. Overall, the landscape proposals have been informed by the Site constraints and opportunities, and local policy objectives to ensure that an appropriate and high-quality landscaped setting is achieved.

Boundary vegetation on all sides of the Site will be retained with gaps reinforced with native planting where required. The development will be set back from adjacent land uses and additional landscape planting incorporated to provide separation and increase the green infrastructure. On the southern boundary new boundary planting will be provided to ensure privacy between the development and existing housing and provide the potential to extend the existing rear gardens of properties on Swan Green. On the western boundary, proposed low density houses will be set back from Moorstock Lane with space to reinforce the existing hedgerow with additional tree planting.

Along the northern boundary of the Site a large open space will be created which will contain blocks of native tree and shrub species as well as wildflower and meadow areas. Circular paths will allow this space to be enjoyed recreationally by the residents of Sellindge. Water features will provide habitat for wildlife and green infrastructure links with water bodies on adjacent land.

Within the housing areas, private gardens will be bordered by native hedges and access roads will be planted with avenue trees.

The indicative Landscape Strategy for the site is shown on the following page.



LANDSCAPE APPROACH



Landscape Strategy Plan

APPEARANCE PARAMETERS

STREETS & SPACES

The public realm also establishes a development character, as well as providing a common thread which will knit the neighbourhood areas together. The spaces and series of streets that run through the site will have different characteristics depending on their place within the hierarchy and location within the development.

BUILT FORM

The masterplan is not prescriptive in determining the appearance of buildings within the site. The design guidance and parameters provides some key requirements relating to the buildings form, and arrangement with each other, but with a degree of flexibility to allow different solutions to emerge. There are however some key principles which the masterplan seeks to determine:

- » Buildings will be of a high quality, with good materials selected and a generosity of design and detailing apparent in the external appearance;
- » The appearance of buildings within the site will support local character and distinctiveness, but not slavishly copy the existing buildings in the locality;
- » The new buildings should be of their time and reflect the functional, sustainable requirements of modern living in their design.

INDICATIVE APPEARANCE AND MATERIALS

The proposal aims to emulate the varied context found within the village. This principle has been applied to the variety found in the external design of the properties.

The roofs, walls and joinery will offer a variety of designs, colours and proportions to ensure that at each location within the scheme a unique and non-uniform pattern of development is offered.

Each dwelling will be designed to address its specific location ensuring that they aid the wider concepts while delivering the best possible plot wherever they sit within the scheme.



Indicative House Types



Precedent CGI Images

SELF / CUSTOM BUILD APPROACH

SELF / CUSTOM BUILD

The Places and Policies LP Policy HB4 requires all sites within the North Downs Area delivering more than 20 dwellings to supply no less than 5% of dwelling plots for sale to self-build or custom housebuilders on the Council's register.

The scheme proposes 24 self and custom build plots within the Site, equating to approximately 23% of dwelling plots. This substantially exceeds the policy requirements and is therefore considered a significant benefit to the scheme.

This planning application is supported by a Self / Custom-Build Needs Assessment which demonstrates that the total supply of plots in Folkestone and Hythe is significantly outweighed by demand, and therefore this provision will make a significant impact towards addressing this imbalance.

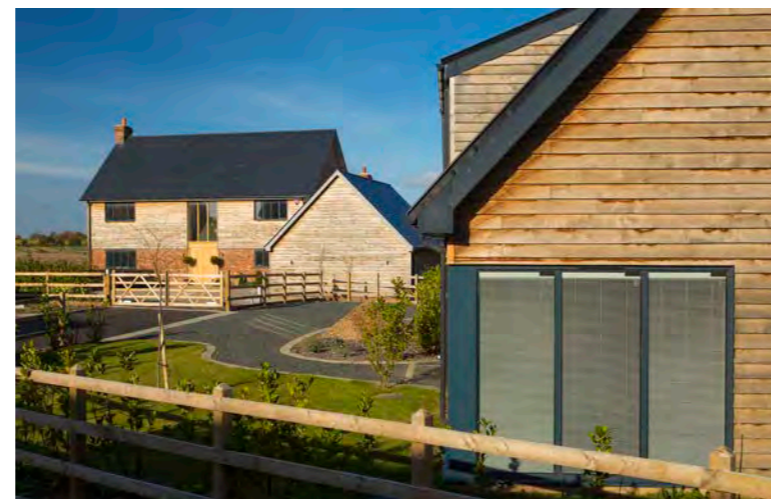
A Design Code will be produced in advance of any development to establish a benchmark for design quality for the proposed development which will make clear the intended design parameters

SELF / CUSTOM BUILD

A design code for self and custom build plots is a set of design guidelines. It will be also used to guide and inform the physical aspects of a development to ensure a high quality of design and build.

The design guidelines usually contain information on:

- » Building heights
- » Building area allowed within the plots
- » Heights of outbuildings/hedges/fences
- » Boundary types and materials
- » Building materials to be used and those to be avoided
- » Eco design features



Precedent Examples of Self / Custom Build Housetypes

ILLUSTRATIVE SUSTAINABILITY

SUSTAINABLE HOMES

The outline element of the planning application will not fix the design of the dwellings, but will make provision for the design of the dwellings within the reserved matters applications.

PASSIVE DESIGN

Features for consideration include:

- » Minimising energy demand through building airtightness and thermal efficiency
- » Reductions in solar gain through building orientation and form;
- » Appropriate material choices, adequate light penetration and natural ventilation
- » For commercial buildings minimising the demand for water heating, space heating and cooling and lighting through the incorporation of efficient equipment and sophisticated control systems linked to a building management system
- » The modular design of building components to minimise waste during construction, conversion and demolition
- » Design of spaces and building systems for future flexibility where possible.

LIGHTING

The lighting strategy for the development needs a considered and sensitive approach to include:

- » Minimising light pollution and light spill
- » Installing lighting only where it is required and directed to where it is needed
- » The quality of the environment outside daylight hours, including use of appropriate fittings and minimising the height of lighting columns as far as practicable
- » The safety of routes, spaces and entrances
- » The impact of the development on surrounding areas, wildlife and ecology including sensitive residential properties, habitats and protected species.

The approach would ideally provide low level lighting (where required):

- » Along green corridors and lanes
- » Along the pathways with the Parkland and wetland areas;
- » Within and around play areas
- » To key routes and connecting pedestrian routes where they cross the green corridors.
- » The lighting strategy for each phase will be developed at the detailed design stage.

WATER

A water cycle strategy for the proposed development needs a considered and sensitive approach to include:

- » Integration of the sustainable urban drainage (SUDS) strategy into the masterplan to inform the landscape, ecology and open space areas to ensure efficient use of space and maximise opportunities to increase the site's biodiversity
- » No built development to be located within areas identified as being at a high risk of flooding
- » The use of water-saving fixtures and fittings
- » Use of alternative water supplies such as rainwater harvesting
- » Water metering.

The proposals for the water strategy is set out in more detail in the Surface Water Drainage Strategy.

WASTE AND RECYCLING STRATEGY

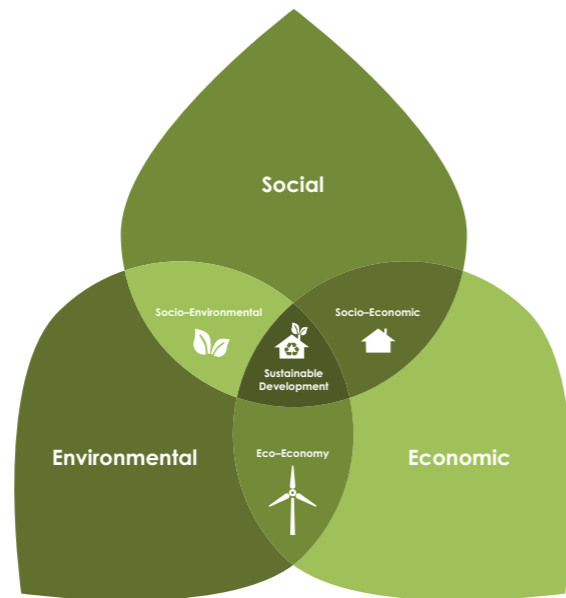
The waste management strategy for the proposed development is based on sustainable management of waste throughout the stages of site preparation, construction and occupation by the end users.

The strategy for the storage and collection of general waste and recycling will be based on the City Council's recycling collection system. A number of other waste recycling facilities will also be included within the design of the scheme to meet the requirements for the various uses within the development.

Refuse storage for dwellings and apartments will be based on requirements current at the time of design and will be designed into the property to be accessible yet inconspicuous.

Communal storage areas for apartments should be segregated, covered and ventilated in order to accommodate the minimum requirement per dwelling. Storage areas will be of sufficient size to enable segregation and storage in accordance with the Local Authority.

Storage or collection points for wheeled bins, will be convenient for easy collection within 30m of the dwelling and with easy access by vehicles within 25m of point for collection. Storage areas will be designed to accommodate the Council's preferred types of receptacles.



COMMUNITY SAFETY

APPROACH TO DESIGN

The design proposals for Elm Tree Park, Sellindge will conform with national guidance on providing a safe community environment, having regard to designing out crime. Site design and layout will reflect the specific guidance and principles of Secured by Design, to create distinct housing areas that are safe and secure.

The key attributes in the context of Elm Tree Park, Sellindge are set out below:

Access and Movement

Elm Tree Park, Sellindge will achieve safer access and movement by ensuring that primary routes for pedestrians, cyclists and vehicles are direct and lead to where people want to go, without any segregation. Where footpaths are required, they will be as wide as possible and overlooked by surrounding buildings.

The movement network will be based upon primary routes and shared spaces, avoiding alleyways and short-cuts that can become vulnerable to, or facilitate crime. The development will incorporate points of interest within the public realm and will encourage people to use identified routes and spaces, to create surveillance from usage.

Structure

A safe urban structure provides an active frontages onto streets, creating a regular movement framework that focuses people and vehicles on to a small number of principal routes. Defensible space will be provided by private or communal gardens that can only be accessed from the surrounding buildings.

Ownership

The proposals will create a clear distinction between public, semi-private /communal and private spaces. This will be achieved using appropriate demarcation such as fences, walls and hedges. Careful selection of these boundaries will achieve the appropriate aesthetic and character.

High fences and landscape that actively impede access will be arranged in places that are vulnerable to crime, such as the back of dwellings, and will be visually permeable so as not to hinder natural or other forms of surveillance.

Management and Maintenance

A good quality public realm can stimulate the desirable level of human activity and influence the behaviour of users. Care and attention will be given to the design quality and attractiveness of the street, increasing its safety and use, and promoting greater respect towards the environment.

Parking

Parking will generally be in private ownership or shared courts which will be clearly demarcated, with adequate lighting and managed appropriately. On-street parking will likewise clearly defined and well supervised.

Permeability

Places should be well connected, but community safety or residential amenity should not be unacceptably compromised through the creation of networks.

As such, all routes will have a clearly identified need and function. Permeable routes will be designed in an appropriate manner, and there will be minimal opportunity for unplanned routes to develop.

Dwelling Position

The need to avoid conflicts between public and private space by ensuring that there is a clear delineation between public and private spaces will be an important feature of the layout design. The potential to create natural surveillance where appropriate, of both public and semi private spaces, will be carefully considered.

Surveillance

Well-designed layouts of buildings and places create surveillance. All public realm areas will be overlooked by buildings, with windows and doors facing onto the street to create an active frontage. Open, bright spaces will reduce the number of places to hide.



ELM TREE PARK

SELLINDGE

CONCLUSION

CONCLUSION

The proposed development at Elm Tree Park has been carefully conceived over the last five years to meet the Local Plan requirements for Sellindge.

It would complement the vision for an appropriate extension to the village of exceptional quality and energy performance that would achieve the optimum balance of uses to support the existing residents and enhance the sustainability of the village by providing new services and facilities.

By working with the local GP, the scheme would deliver a new state-of-the-art medical facility significantly larger than the current outdated and constrained one to increase the range, quality and quantity of primary care services available to the village and surrounding area. The current practice serves 5,000 patients, and operates in excess of capacity and so a new facility will enhance this service and future proof the medical needs of up to 8,000 patients in the Folkestone & Hythe district.

The location of the medical practice has been identified by the lead GP as the only one capable of meeting the needs of the practice, the needs of its patients and the requirements of a stringent business case. As such it is the only feasible and viable location for such an important community asset.

Other community benefits include a new, larger convenience store to provide for villagers' day-to-day needs, improving choice and helping to drive down the price of everyday essential groceries.

It will also provide the sought-after Sellindge Primary School with further expansion land to support the growth of the school in the coming years, in an area with existing allocations and new homes in completed and ongoing developments amounting to circa 600 new homes. Elm Tree Park is only development that has the ability to deliver the additional space that the school requires both now and in the long-term.

The addition of a dental practice, much like the GP surgery, provides residents with a highly important community facility on their doorstep, where currently the nearest facilities are in Ashford and Hythe. Pennypot Dental, who provide NHS and private services, have agreed to deliver the dental practice adding to their existing locations in Hythe and Ashford.

Additionally, the scheme provides policy compliant 22% affordable housing as well as sought-after self-build plots to allow people to build their dream home in an area with a lack of self-build opportunities. Surrounding the built form, more than half of the entire site will be dedicated as parkland and amenity land which will provide better connectivity to the village as a whole and allow for significant bio-diversity net gain.

The proposal will therefore help meet the village's housing need with a mixed-use extension to the settlement without exceeding the numbers envisaged in the Council's Local Plan.

Overall, the development will create an exciting residential area, in what is already recognised as a desirable place to live. It is supported by the excellent wide ranging new and existing amenities, access to public transports and places to work. It will reconcile the constraints and opportunities presented, and offer a solution that can be seen to maximise the potential of Elm Tree Park. The proposals are entirely suitable for the site in terms of land use, amount of development, access, layout and appearance.

Ultimately Elm Tree Park will enhance Sellindge by becoming a vibrant new part of the village that can have a transforming effect on the local area, improving its infrastructure and facilities, as well as adding wider benefits and vitality to the local area.

The proposals described herein are in full accordance with design polices contained within both Folkestone & Hythe District Council's adopted and emerging Development Plans, as well as national guidance set out in the National Planning Policy Framework and National Planning Practice Guidance.

This Design and Access Statement has demonstrated that the requirements of The Town and Country Planning (Development Management Procedure) (England) Order 2015 under Article 9(3) items a - e have been satisfactorily addressed.



Indicative Street Sections



ELM TREE PARK

SELLINDGE



Best Small Housebuilder



Best Small Housebuilder



Best Family Home

Quinn
Homes