

PLANNING STATEMENT

Incorporating Design and Access Statement

Proposed Development for 9 Residential Dwellings
including car parking spaces, Garaging,
Landscaping Utilising the Existing Access

At

Land at Hayle Place, Cripple Street, Maidstone, Kent

October 2023

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Project: Land at Hayle Place, Cripple Street, Maidstone, Kent
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SECTION I: INTRODUCTION

- 1.1 This Planning Statement has been prepared on behalf of Mr M Wooding and Mrs H McHale (referred to in this statement as 'the Applicant') and is submitted in support of an application for full planning permission for the provision of nine residential dwellings including car parking spaces, garaging, and landscaping utilising the existing highway access off Teasaucer Hill.
- 1.2 The site lies within the administrative boundaries of Maidstone Borough Council and is located on the edge of the settlement boundary of Loose.
- 1.3 The site is 1.3 hectares in size. It is on the edge, but adjoining, the settlement boundary of the Maidstone urban area. There is recent residential development within the settlement boundary immediately to the north-east (Egret Close, Redstart Avenue and Glebe Way), east (Richmond Way) and south-east of the site (Saxon Way). To the west (beyond Hayle Place) is open countryside characterised by scattered development. The proposal would be seen against the backdrop of other recent residential development in the immediate vicinity and will successfully integrate in the surrounding housing.
- 1.4 The draft Maidstone Local Plan is currently the subject of examination and allocates land to the site's eastern boundary for new housing (land off Postley Road). This is an emerging plan and is yet to be found sound via local plan process. The Council records confirm an application on land to the west has also been submitted for detailed design (reserved matters) and conditions are being discharged for 62 dwellings (MA/13/2038) (Land at Postley Road, Maidstone).
- 1.5 A specialist project team appointed by the Applicant has prepared the planning application documents that explain and assess the Development. The planning submission comprises a suite of documents that together provide a comprehensive application which assesses all relevant elements of the proposal.
- 1.6 In addition to this Planning Statement, the following reports have been prepared:
 - Planning Application Forms including ownerships certificates
 - Planning Statement including Design and Access Statement
 - Phase I Preliminary Ecological Report (K B Ecology)
 - Highways Report
 - Drainage Report

- Heritage Statement
- 1.7 The following drawings are submitted as part of this application:
- Site Location Plan (Drawing No. 23-01-01A)
 - Drawing No. 23-01-05 C Site Layout Plan
 - Drawing No. 23-01-10 Elevations and Floor Plans
 - Drawing No. 23-01-11 Elevations and Floor Plan
 - Drawing No. 23-01-12 Elevations and Floor Plan
 - Drawing No 23-01-13 Elevations and Floor Plan
 - Drawing No 23-01-15 B Streetscene Elevations
 - Topographic Survey (Drawing No. S22/9178/01)
- 1.8 This report continues in Section 2 by providing a summary of the site's location and its context, with a brief summary of the planning history for the site within Section 3. Full details of the proposal are set out in Section 4, including a detailed description of the layout and designs offered upon the site. A detailed summary of the planning policy position at national and local level is contained within Section 5. Section 6 sets out the justification for the proposal in the context of national requirements, local need, and the policy position with the conclusions finally drawn in Section 7.
- 1.9 A separate Design and Access statement accompanies this application.

SECTION 2: SITE AND SURROUNDING AREA

- 2.1 The site is currently a vacant former cricket pitch that also previously included a former pavilion on the south east boundary which forms the edge or boundary of the urban area. The site is level and flat with no other structure or buildings and measures 1.3 hectares. As mentioned in 1.3 above, to the north the site is housing with open amenity space at the Hayle Park Nature Reserve. Located to the south and east of the site are further existing housing developments.
- 2.2 The application site is located on land outside the settlement boundary of Tovil and Loose villages on land that was previously a former local cricket pitch and pavilion. As such, the land can be defined as previously developed land.
- 2.3 There is an unadopted footpath along the northern boundary of the site that connects with Postley Road where there is a former lodge house. This connects through a network of existing residential footways with local shopping facilities and bus services on the loose road at Boughton Parade.
- 2.4 Little change occurred over the later part of the 19th and early 20th centuries to the existing house to the west (Hayle Place). Internally the property is subdivided in apartments. New housing occurred mainly to the north and east of the site. Most recently housing was added to the east of the site on allocated land.
- 2.5 The site is approximately 1.5 km to the south of Maidstone town centre and on the edge of the built-up area of Maidstone. There are a number of bus routes serving Loose Road, 500m to the east, and Armstrong Road (accessed from Postley Road), 500m to the north which provide direct access to Maidstone and a number of surrounding villages.
- 2.6 The nearest railway station is Maidstone West, 2.2 km to the north, with connections to Paddock Wood, Tonbridge and Strood, and connections to London from these stations. Maidstone East, a further 700m to the north provides direct access to London Victoria in under an hour. The surrounding area is predominantly residential in character.
- 2.7 It is therefore the case that the site enjoys excellent access to a range of local and regional destinations.

SECTION 3: RELEVANT PLANNING HISTORY

3.1 There is no relevant planning history on the site.

SECTION 4: PROPOSAL

- 4.1 The Proposal will create new high quality and sustainable residential development that will be set within a mature landscape context achieved through the retention and enhancement of the existing trees, hedgerows and ecological features of most value.
- 4.2 The submitted Site Layout Plan attached depicts how the site could be developed in response to its constraints and embracing its development opportunities. It demonstrates the proposed quantum of up to nine dwellings with an appropriate approach to urban design, private amenity provision, parking and access requirements.
- 4.3 Vehicular access is to be taken from the south western boundary of the site utilising an existing access road off Teasaucer Hill/ Cripple Street. Access onto the highway at Teasaucer Hill provides the appropriate visibility splays and safe interaction with prevailing (as surveyed) traffic movements. Pedestrian connectivity is to be provided via the same route. In addition, there is an unadopted footway along the northern boundary leading to Postley Road and Loose.

The Proposed Development

- 4.4 The Design and Access Statement accompanying this application explains the design concept of the proposal in further detail. The design approach adopted has ensured a comprehensive high-quality development can be delivered on the site in a way that responds to the character and setting of the Site and its surrounding area.
- 4.5 The Design and Access Statement details the design concept and principles which underpins the proposals for the site, informed by an analysis of local character. A range of design principles and strategies are identified including:
 - A strong form that aids legibility and creates character;
 - An opportunity to provide good sized gardens for family houses;
 - Limited variation in density within the application site but with a large landscape open space area acting as a transition between the development and properties to the west at Hayle Place;
 - Varied dwelling sizes to create contrast in scale, detailing and materials as well as interesting streetscapes and elevational interest;

- Parking provided predominantly on each plot or at the rear of the dwellings;
 - Open spaces designed and located to be usable and overlooked from neighbouring dwellings to encourage safe and secure usage by existing and new residents.
- 4.6 The proposed elevations depict a material palette including brick, render and weatherboarding to reflect local character references and vernacular to create a well-integrated development. The rooflines will be varied with a mix of slate and plain tiles. The properties will be predominately 4 or 5 bedroom units with a floorspace ranging from 149 sq metres (plot 1) to 232 sq metres (plots 2 and 6) in size. The properties will be two storeys in height. There is a variation in size and shape of plots which are detached and distributed evenly throughout the Site. Each property will have garaging and carports as shown on the site layout plan..

Landscaping

- 4.7 While the matter of landscaping can be made a condition of planning we will incorporate a number of measures which take into account the wider context of the Site by:
- Retaining the boundary hedgerows, tree and key vegetation;
- Existing site boundary hedgerows to the north will be retained and enhanced with new tree and shrub planting to close gaps and increase density;
- New hedgerow planting is to be provided along the open eastern and western boundaries to create a green buffer to soften the development edge;
- 4.8 The proposed landscaping proposals will provide coherent green infrastructure which will provide an attractive green framework which will assist in breaking up the bulk and scale of the development and successfully integrating it within the wider landscape. To the western side of the site there is open space shown on both side of the site access road.
- 4.9 The measures also allow for the proposed development to maximise contributions towards biodiversity whilst also providing significant new opportunities for recreational and leisure, including through provision of pedestrian routes and amenity space.

Access and Parking

- 4.10 The Site access will be achieved via the existing vehicle access off Teasaucer Lane.
- 4.11 The site layout plan demonstrates parking provision in accordance with Kent County Council Standards which are 2 spaces per dwelling for a four/ five bedroom property. This excludes proposed garaging on the site.
- 4.12 Cycle provision is provided in accordance with Kent County Council standards providing the following:
- 4.13 The proposed development will fully comply with current adopted policy in respect of both car and cycle parking provision.

Energy and Sustainability

- 4.14 The proposal includes a commitment that the proposed development will include homes that are highly energy efficient, adopting a fabric first approach and with specifications above current Building Regulations for insulation. Where possible, the homes have been orientated to maximise solar gain.
- 4.15 There will be no burning of fossil fuels on site, with no natural gas supplied; it is the intention that heating will be via highly efficient air source heat pumps. Fixtures and fittings which reduce energy and water use will be specified throughout. EV charging points will be provided across the site.

Drainage

- 4.16 Surface water drainage on site will be addressed by way of Sustainable Urban Drainage solutions (SuDS) through a mix of infiltration including porous paving and soakaways, in accordance with the SuDS hierarchy and best practice guidance.
- 4.17 Foul drainage will be discharged to mains drainage.

SECTION 5: RELEVANT PLANNING POLICY

5.1 The following section of this Statement identifies the most relevant planning policy and guidance at both national and local level. Only policies relevant to the consideration of this application are referenced and copies are included in Appendix 3. The proposals are assessed against the relevant policy and guidance in Section 6 below:

5.2 Section 38 of the Planning and Compulsory Purchase Act (2004) states that the determination of planning applications must be made in accordance with the Development Plan unless '*material considerations*' indicate otherwise.

5.3 The relevant development plan for the site comprises the following documents:

- Maidstone Local Plan 2017 (Adopted)

5.4 The following documents are material considerations relevant to this application. They are:

- National Planning Policy Framework (July 2021);
- National Planning Practice Guidance (As amended);
- Maidstone Local Plan Review (Regulation 19 at Examination Stage)

Maidstone Borough Council Local Plan (2017)

5.5 The Maidstone Borough Council Local Plan was adopted in October 2017 and is a key document that provides a framework for planning in the Borough. The Local Plan covers the period 2011 - 2031.

5.6 Policy SS1 sets out the Spatial Strategy for the Borough. Between 2011 and 2031 provision is made for the granting of permissions and allocation of sites for 17,660 new dwellings. The Maidstone urban area will be the principal focus of new development, with rural service centres the secondary focus of new development, followed by larger villages. In other locations protection will be given to the rural character of the borough avoiding coalescence between settlements.

5.7 Policy SP17 sets out policy development in the countryside. Development in the countryside will not be permitted unless they accord with other policies in this plan and will not result in harm to the character and appearance of the area. The distinctive landscape character of the Greensand Ridge, the Medway Valley, the Len Valley, the Loose Valley, and the Low Weald, as defined on the policies map, will be conserved and enhanced as

landscapes of local value. Development in the countryside will retain the separation of individual settlements.

- 5.8 Policy SP18 outlines protecting the historic environment. To ensure their continued contribution to the quality of life in Maidstone Borough, the characteristics, distinctiveness, diversity and quality of heritage assets will be protected and, where possible, enhanced. This will be achieved by the Council encouraging and supporting measures that secure the sensitive restoration, reuse, enjoyment, conservation and/or enhancement of heritage assets, in particular designated assets identified as being at risk.
- 5.9 Housing mix is addressed in policy SP19. Maidstone Borough Council will seek to ensure the delivery of sustainable mixed communities across new housing developments and within existing housing areas throughout the borough. In considering proposals for new housing development, the council will seek a sustainable range of house sizes, types and tenures (including plots for custom and self-build) that reflect the needs of those living in Maidstone Borough now and in years to come.
- 5.10 Policy DMI outlines principles of good design. Proposals which would create high quality design and meet the following criteria will be permitted:
- Create designs and layouts that are accessible to all, and maintain and maximise opportunities for permeability and linkages to the surrounding area and local services;
 - Respond positively to, and where possible enhance, the local, natural or historic character of the area. Particular regard will be paid to scale, height, materials, detailing, mass, bulk, articulation and site coverage - incorporating a high quality, modern design approach and making use of vernacular materials where appropriate;
 - Create high quality public realm and, where opportunities permit, provide improvements, particularly in town centre locations;
 - Respect the amenities of occupiers of neighbouring properties and uses and provide adequate residential amenities for future occupiers of the development by ensuring that development does not result in, or is exposed to, excessive noise, vibration, odour, air pollution, activity or vehicular movements, overlooking or visual intrusion, and that the built form would not result in

an unacceptable loss of privacy or light enjoyed by the occupiers of nearby properties;

- Respect the topography and respond to the location of the site and sensitively incorporate natural features such as trees, hedges and ponds worthy of retention within the site. Particular attention should be paid in rural and semi-rural areas where the retention and addition of native vegetation appropriate to local landscape character around the site boundaries should be used as positive tool to help assimilate development in a manner which reflects and respects the local and natural character of the area;
- Provide a high-quality design which responds to areas of heritage, townscape and landscape value or uplifts an area of poor environmental quality;
- Orientate development, where possible, in such a way as to maximise the opportunity for sustainable elements to be incorporated and to reduce the reliance upon less sustainable energy sources;
- Protect and enhance any on-site biodiversity and geodiversity features where appropriate, or provide sufficient mitigation measures;
- Safely accommodate the vehicular and pedestrian movement generated by the proposal on the local highway network and through the site access;
- Create a safe and secure environment and incorporate adequate security measures and features to deter crime, fear of crime, disorder and anti social behaviour;
- Avoid inappropriate new development within areas at risk from flooding, or mitigate any potential impacts of new development within such areas whereby mitigation measures are integral to the design of buildings;
- Incorporate measures for the adequate storage of waste, including provision for increasing recyclable waste;
- Provide adequate vehicular and cycle parking to meet adopted council standards; and
- Be flexible towards future adaptation in response to changing life needs.

- 5.11 Policy DM2 sets out sustainable design. New dwellings, where technically feasible and viable, should meet the Building Regulations optional requirement for tighter water efficiency. In order to maximise carbon efficiency, all homes will be required to meet the strengthened on-site energy performance standards of Building Regulations.
- 5.12 Policy DM3 discusses the approach to the natural environment. To enable Maidstone borough to retain a high quality of living and to be able to respond to the effects of climate change, developers will ensure that new development protects and enhances the natural environment by incorporating measures where appropriate to:
- Protect positive landscape character, areas of Ancient Woodland, veteran trees, trees with significant amenity value, important hedgerows, features of biological or geological interest, and the existing public rights of way network from inappropriate development and avoid significant adverse impacts as a result of development;
 - Avoid damage to and inappropriate development considered likely to have significant direct or indirect adverse effects on: a. Internationally, nationally and locally designated sites of importance for biodiversity; and b. Local Biodiversity Action Plan priority habitats;
 - Control pollution to protect ground and surface waters where necessary and mitigate against the deterioration of water bodies and adverse impacts on Groundwater Source Protection Zones, and/or incorporate measures to improve the ecological status of water bodies as appropriate;
 - Enhance, extend and connect designated sites of importance for biodiversity, priority habitats and fragmented Ancient Woodland; support opportunities for the creation of new Biodiversity Action Plan priority habitats; create, enhance, restore and connect other habitats, including links to habitats outside Maidstone Borough, where opportunities arise;
 - Provide for the long term maintenance and management of all natural assets, including landscape character, associated with the development;
 - Mitigate for and adapt to the effects of climate change; and vii. Positively contribute to the improvement of accessibility of

natural green space within walking distance of housing, employment, health and education facilities and to the creation of a wider network of new links between green and blue spaces including links to the Public Rights of Way network.

- 5.13 Policy DM4 discussed development affecting designated and non-designated heritage assets. Applicants will be expected to ensure that new development affecting a heritage asset incorporates measures to conserve, and where possible enhance, the significance of the heritage asset and, where appropriate, its setting. Where appropriate, development proposals will be expected to respond to the value of the historic environment by the means of a proportionate Heritage Statement
- 5.14 Policy DM23 discusses car parking standards. Car parking standards for residential development will:
- Take into account the type, size and mix of dwellings and the need for visitor parking; and
 - Secure an efficient and attractive layout of development whilst ensuring that appropriate provision for vehicle parking is integrated within it.
- 5.15 Cycle parking facilities on new developments will be of an appropriate design and sited in a convenient, safe, secure and sheltered location. New developments should ensure that proposals incorporate electric vehicle charging infrastructure.
- 5.16 Policy DM30 discusses design principles in the countryside. Outside of the settlement boundaries as defined on the policies map, proposals which would create high quality design, satisfy the requirements of other policies in this plan and meet the following criteria will be permitted:
- The type, siting, materials and design, mass and scale of development and the level of activity would maintain, or where possible, enhance local distinctiveness including landscape features;
 - Impacts on the appearance and character of the landscape would be appropriately mitigated.;
 - Proposals would not result in unacceptable traffic levels on nearby roads; unsympathetic change to the character of a rural lane which is of landscape, amenity, nature

conservation, or historic or archaeological importance or the erosion of roadside verges;

- Where built development is proposed, there would be no existing building or structure suitable for conversion or re-use to provide the required facilities. Any new buildings should, where practicable, be located adjacent to existing buildings or be unobtrusively located and well screened by existing or proposed vegetation which reflect the landscape character of the area; and
- Where an extension or alteration to an existing building is proposed, it would be of a scale which relates sympathetically to the existing building and the rural area; respect local building styles and materials; have no significant adverse impact on the form, appearance or setting of the building, and would respect the architectural and historic integrity of any adjoining building or group of buildings of which it forms part.

National Planning Policy National Planning Policy Framework (July 2021)

5.17 At the national level, an updated version of the National Planning Policy Framework ('the NPPF') was published in July 2021. It provides the national planning policy context for the preparation of Development Plans and the determination of planning applications and states that the purpose of the planning system is to contribute to the achievement of sustainable development.

5.18 The NPPF sets out the Government's approach for delivering the homes, infrastructure and places that are needed whilst both protecting and enhancing the natural and historic environment. The NPPF (paragraph 2) confirms that the NPPF is a material consideration in planning decisions. Planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

5.19 The NPPF directs that Councils should approach decision making in a 'positive way' (NPPF paragraph 38). Councils should therefore work positively with applicants to find solutions and to deliver sustainable developments that secure improvements to the economic, social and environmental conditions of an area.

Achieving Sustainable Development

5.20 Paragraph 8 of the NPPF identifies three overarching objectives to be pursued through the planning system in order to achieve

sustainable development: an economic, social and environmental objective. The NPPF recognises that these objectives are not criteria against which every decision can or should be judged but planning decisions should guide development towards sustainable solutions whilst taking account of local circumstances, including the character, needs and opportunities of each area.

5.20 Paragraph 10 of the NPPF states that 'so that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development'.

5.21 Paragraph 11 sets out how, for plans and decisions, the presumption in favour of sustainable development should be approached. For decision making this means:

*c) approving development proposals that accord with an up-to-date development plan without delay; or
d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

Decision Making

5.22 Paragraph 38 seeks that Local Planning Authorities should approach decisions on proposed development in a positive and creative way and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

5.23 Paragraph 39 advocates early engagement has significant potential to improve the efficiency and effectiveness of the planning application system.

5.24 Paragraphs 47-50 address determining planning applications and that decisions should be made as quickly as possible.

5.25 Paragraph 48 advises that LPAs may give weight to relevant emerging plans according to their stage of preparation (the more

advanced the greater weight), the extent to which there are unresolved objections and the degree of consistency of the relevant policies in the emerging plan to the framework.

5.26 Paragraph 49 states; *'in the context of the Framework – and in particular the presumption in favour of sustainable development – arguments that an application is premature are unlikely to justify a refusal of planning permission other than in the limited circumstances where both: a) The development proposed is so substantial, or its cumulative effect would be so significant that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location of new development that are central to an emerging plan; and b) The emerging plan is at an advanced stage but is not yet formally part of the development plan for an area.'*

5.27 Paragraphs 50 reinforces that refusal of planning permission on grounds of prematurity will seldom be justified where a draft plan has yet to be submitted for examination. Where planning permission is refused on grounds of prematurity, the local planning authority will need to indicate clearly how granting permission for the development concerned would prejudice the outcome of the plan-making process.

Delivering a Sufficient Supply of Homes

5.28 Paragraph 60 recognises the Government's objective of *'significantly boosting the supply of homes' considering that it is important that a 'sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with planning permission is developed without delay'.*

5.29 Paragraph 62 advises the size, type and tenure of housing required for different groups in the community, should be assessed and reflected in planning policy.

5.30 Paragraph 69 recognises the important contribution of small and medium sized sites can make to meet the housing requirement of an area, which are often built out relatively quickly. To promote the development of as good mix of sites, LPAs should undertake a number of actions, including identify at least 10% of their housing requirement on site no larger than one hectare.

5.31 Paragraph 74 seeks to ensure that Local Planning authorities identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing. The supply should include a buffer of either 5%, 10% or 20% depending on local circumstances.

- 5.32 Paragraph 76 seeks to maintain supply of housing by seeking to monitor sites that have planning permission. Where housing delivery falls below 95% an Action Plan should be prepared. Footnote 8 confirms that if delivery falls below 75% the presumption in favour of sustainable development as well as a 20% buffer is applied.
- 5.33 Paragraph 77 seeks to support delivery, including that planning permissions are implemented in a timely manner by way of a planning conditions that seeks a start on site within a timescale that is shorter than the relevant default period.
- 5.34 Paragraphs 78 and 79 promotes sustainable development in rural areas and recognises the opportunities that development can bring to enhance or maintain the vitality of rural communities. specifically, paragraph 79 identifies that where there are groups of smaller settlements, development in one village may support services in a village nearby.

Promoting Healthy and Safe Communities

- 5.35 The NPPF identifies the role planning has in facilitating social interaction and creating healthy, inclusive and safe places. To achieve this, paragraph 92, amongst other matters, seeks to promote development which promote social interaction and enable and support healthy lifestyles.

Promoting Sustainable Transport

- 5.36 Paragraph 105 acknowledges that significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions and improve air quality and public health.
- 5.37 When determining local parking requirements for residential developments, paragraph 105 sets out that Council's should consider the accessibility, type, mix and use of a development, availability of public transport, local car ownership levels and overall need to reduce vehicle emissions.

Making Effective Use of Land

- 5.38 Paragraph 119 states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, whilst safeguarding and improving the environment and ensuring safe and healthy living conditions.

5.39 Paragraph 124 confirms that development should be supported where it makes efficient use of land taking into account matters include the need for different types of housing and other forms of development, local market conditions and viability, the desirability of maintaining an area's prevailing character and setting and the importance of securing well-designed, attractive and health places.

Achieving Well-Designed Places

5.40 Paragraph 126 states that;

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities'

5.41 Paragraph 130 requires developments to function well and add to the quality of an area; establish a strong sense of place; optimise the potential of a Site; respond to local character and history; create a safe and accessible environment; and be visually attractive and include appropriate landscaping.

5.42 Paragraph 131 identifies that trees make an important contribution to the character and quality of urban environments and can help mitigate climate change. Paragraph 132 advises that '*Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests'*.

Para 134 is clear that: Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

- b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings

Meeting the Challenge of Climate Change, Flooding and Coastal Change

5.43 Paragraph 152 confirms the planning system should support the transition to a low carbon future in a changing climate. Amongst other things, it seeks to contribute to radical reductions in greenhouse gas emissions and support renewable and low carbon energy and associated infrastructure.

Conserving and Enhancing the Natural Environment

5.44 Paragraph 174 confirms that impacts on biodiversity should be minimised and net gains provided through development. Paragraph 180 requires Councils to aim to conserve and enhance biodiversity, encouraging biodiversity improvements where possible.

Conserving and Enhancing the Historic Environment

5.45 Chapter 16 provides for a positive strategy for the conservation of the historic environment, including heritage assets which should be conserved in a manner appropriate to their significance.

SECTION 6: PLANNING APPRAISAL

- 6.1 This section of the statement sets out of an assessment of the proposed development against the relevant planning policy and guidance. A topic-based approach is taken in respect of the prevailing planning considerations, with due regards to the National and Local planning policies detailed in Section 5 of this Statement.
- 6.2 In compiling this application submission it has been possible to identify the following over-arching planning considerations:
1. Principle of Development
 2. Design and Impact on the Character and Appearance of the Area
 3. Landscape and Trees
 4. Residential Amenity
 5. Sustainable development
 6. Landscape and open Space
 7. Highways and Parking:
 8. Drainage:
 9. Ecology and Arboriculture: and Heritage:

Principle of Development

- 6.3 Section 38 of the Planning and Compulsory Purchase Act (2004) states that planning decisions must be made in accordance with the relevant development plan unless '*material considerations*' (emphasis added) indicate otherwise.
- 6.4 The proposal seeks full planning permission for the erection of nine dwellings. Policy SS1 of the Local Plan seeks to locate new housing development within the defined settlements of the Borough and restricts development outside of these areas in countryside locations. As set out by policy SPI7 new proposals should not be permitted unless they accord with other policies in the Local Plan and; do not result in unacceptable harm to the character and appearance of the area; respect the amenity local residents; are acceptable in highway safety and heritage terms; and protect and enhance any on-site biodiversity features where appropriate.
- 6.5 Whilst the site is located within the countryside in planning policy terms, it does adjoin the settlement confines to two of its boundaries. As such, the site cannot be considered unsustainable and would benefit from the facilities and services found within the surrounding area.

- 6.6 Given the site's sustainable location it would therefore lend itself well to residential development, where future residents would not need to rely on the use of private vehicle. Given the site abuts the settlement boundary it further cannot be considered to be at odds with the Local Plan's objective to safeguard the countryside, and would retain the separation of individual settlements given it is visually located within the built up extents of the Maidstone urban area. For these reasons the proposed development is considered the principle of development is acceptable in this regard.
- 6.7 The proposal will contribute to the Council's rolling supply of housing in the Borough, helping to ensure it maintains the required 5 year housing land supply. The adopted local plan makes provision for 883 dwellings per annum (dpa). To meet this target, it assumes that 1650 dwellings will be delivered on windfall sites over the plan period. The Regulation 19 plan proposes the provision of 1157 dpa over the period 2022-2037.
- 6.8 The site will make a valuable contribution to the delivery of homes in the Local Planning authority's area within the 5-year period, the site would be able to accommodate a shorter implementation timescale in accordance with para 76 of the NPPF (2021)
- 6.9 Furthermore, the site would offer affordable homes to the market and deliver a site in the Council's area that offers high quality, affordable housing alongside private housing.

Design and Impact on the Character and Appearance of the Area

- 6.10 Paragraph 130 of the NPPF sets out a set of design criteria that all development is expected to meet. Policies DMI and DM30 of the Local Plan further outline principles of good design within the borough and the countryside.
- 6.11 The proposed site layout plan which accompanies this application has been carefully considered to reflect the local character of the surrounding area, whilst making efficient use of the site. Plots on the site have been staggered, creating a more loose knit and less uniform in terms of layout
- 6.12 The proposed dwellings have been placed at different rotations, adding a variation to the overall appearance of the site and reflecting the ad-hoc development layout found in the immediate area whilst further reducing the impact of the proposed scale of the development.

- 6.13 The plans show the dwellings to be 2-storeys in height, with some such as a cat slide roof, to reduce the overall mass of the development. The dwellings would sit lower than that of Hayle Place, with Plot 9 (the closest
- 6.14 The layout will ensure a sense of openness is maintained on the site, reflective of the more open character of development as one moves out of the wider Maidstone urban area. It allows for a degree of separation or a natural buffer zone to be provided by the area designated as landscape open space situated between Hayle Place and the proposed development.
- 6.15 High quality materials would be used, including a mix of those found in the surrounding area. As the proposed development would be viewed in relation to nearby Hayle Place materials would look to take reference from these neighbouring dwellings instead. Overall, It is considered that the nine dwellings can be appropriately accommodated on site without appearing cramped or overdeveloped.
- 6.16 The proposal therefore provides the opportunity to produce a sensitively designed scheme in the future which makes efficient use of land that is defined as previously developed land. For these reasons the proposal is considered to comply with the relevant policies of the development and the NPPF (2021).

Landscaping and Trees

- 6.17 An appropriate and sensitive landscaping scheme will be proposed to assist the development to assimilate onto the site. The existing landscape features found along the site boundaries, which are characteristic of the site and surrounding area, are to be retained and enhanced. Further planting will be proposed within private amenity areas including decorative shrubs and plants which will also enhance biodiversity.
- 6.18 This ensures the development can be suitably accommodated on site within the existing landscaped character of the area. Although the site is the subject of a Tree Preservation Order (No, 23 of 1975) there are no trees within the site. In terms of trees on the boundary these will be retained in line with methods of best practice. The design of the proposals has been carefully considered to minimise impacts on retained trees and their root protection areas. All trees will be protected during the construction process.

Residential Amenity

- 6.19 Policy DMI of the Local Plan and paragraph 130 of the NPPF require residential amenity to be protected in terms of outlook and privacy.
- 6.20 As shown on the site layout plan the dwellings have been carefully placed to respect amenity of both future and neighbouring properties. It is anticipated further boundary planting will be introduced to this north-eastern boundary in the interests of maintaining amenity.

Sustainable Development

- 6.21 Para 8 of the NPPF identifies that there are three dimensions to sustainable development, being economic, social and environmental. It is recognised that these roles should not be undertaken in isolation, because they are mutually supportive.
- 6.22 The NPPF and the Council both stress the importance of supporting growth and creating sustainable communities. The proposal will have long lasting economic benefits by providing much needed housing in a sustainable location.
- 6.23 When considering the immediate economic benefits, along with the broader social and environmental benefits resulting from the proposed scheme, it is considered that the development accords fully with the policy objectives of the NPPF:
- 6.24 The main economic benefits of the scheme will generate construction jobs as well as indirect jobs associated with the construction industry.
- 6.25 In respect of new population, the development of 9 dwellings could generate a new population of circa 38 people (assuming 2.4 people per household). This will generate economically active people that will input into the local labour pool as well as additional local expenditure on convenience related goods.
- 6.26 In respect of a social role, the creation of nine dwellings will support the creation of strong, vibrant and healthy community. Residential development on the Site would create choice and opportunity in the housing market. New homes in this area will enable local people to access the housing market rather than having to move away due to lack of available housing.
- 6.27 In respect of an environmental role the proposed development seeks to deliver areas of open space, landscaping and ecological

areas. New tree and shrub planting that is managed will enhance the green infrastructure network and improve biodiversity.

6.28 The proposed development is well located to existing facilities and services as well as public transport routes in its urban setting.

6.29 The development will be designed to be resilient to the impact of climate change. Importantly, this includes an 'all electric' development which will help achieve a carbon reduction and above current building regulations. In addition, all dwellings will be fitted with rapid electric vehicle charging points creating a development that seeks to accelerate change in behaviour of how energy is consumed.

Landscape Impact and Open Space

6.30 The proposal will represent high-quality design, incorporating the policy requirements of a respectful scale, form, materials and colour palette as well as proposing new tree planting and hedgerows along the boundary of the site and implanting new landscape buffer or open space as shown on the attached plans.

Transport and Traffic

6.31 A Transport Statement has been prepared by JP Transport. This report concludes that the proposals should not result in any detrimental impacts in transport terms and therefore there should be no sound transport-based objections to the application.

6.32 The report confirms that the site access design has been prepared with reference to the applicable highway standards and will be subject to an independent Stage 1 Road Safety Audit, with no outstanding concerns raised.

6.33 The report confirms that the development will provide a level of parking in accordance with the applicable standards, including two allocated spaces for each of the dwellings. Three unallocated visitor spaces will also be provided.

6.34 Cycle parking will be provided in line with the standards set out in Kent Design guidance and EV charging infrastructure will be provided.

Drainage

6.35 A search of the Environmental Agency Flood map has revealed that the application site is located within Flood Zone 1 - the lowest probability of flooding. Flood Risk is therefore not an issue

and the application is not required to be accompanied by a Flood Risk Assessment (FRA).

- 6.36 A Flood Risk and Drainage Assessment has been prepared that outlines the surface water drainage for the site. The report sets out that surface water will drain via infiltration to soakaway. See report attached.
- 6.37 Foul drainage from the development will be via a system of gravity sewers discharging into Southern Water Services foul sewerage pipelines.

Ecology

- 6.38 A Preliminary Ecological Appraisal has been completed by KB Ecology to identify potential for protected habitats and species present in relation to the proposed development and to provide a baseline assessment of current site conditions regarding any ecological issues which may arise as a result of the proposals.
- 6.39 As a result of the findings from the survey, further surveying has been recommended.
- 6.40 In addition to the Preliminary Ecological Appraisal, the report sets of a number of recommendations that can be incorporated into the proposal. These include:
- Enhancements to retained areas of habitat (such as hedgerow, grassland, scrubland);
 - Tree planting associated with the proposed development to include native, standard, flower rich species including those which flowers late and early seasons to benefit pollinators (i.e., Alder, Silver Birch, Field Maple, Common Oak, Wild Cherry, Elder);
 - Native hedgerow planted to create corridors of habitat (i.e. Hawthorn, Holly, Hazel);
 - Retained scrub and trees should be managed for the benefit of local wildlife with inclusion of native, flower rich annual and perennial species (i.e., birds foot trefoil, cowslip, field scabious meadow vetchling, meadow buttercup)
- 6.41 It is currently not policy for developments to achieve a biodiversity net gain. A start date of November 2023 has been set for developments to comply with Biodiversity Net Gain in the Town and Country Planning Act 1990, unless exempt. An exemption will apply to small sites from April 2024. The definition of a small site under the Biodiversity Net Gain requirements. Therefore, this proposal will fall into the small site category of development.

Arboriculture

6.42 The proposed layout will allow a high-quality landscape scheme to be implemented which will increase biodiversity and landscaping. The proposed drawings depict how the scheme will ensure the retained trees are incorporated into the final layout.

Heritage

6.43 A heritage impact assessment has been undertaken that concludes there is no harm to the historic built environment that include the Loose Valley Conservation Area and Hayle Place a Grade II listed building.

6.44 All the designated heritage assets in the vicinity of the site will be preserved and enhanced. The proposed development is a small, locally influenced form of development that can be accommodated on the edge of the Maidstone urban area without harm heritage significance.

7 Summary

- 7.1 The proposed development seeks full planning permission to develop nine detached residential dwellings on the land adjacent to Hayle Place.
- 7.2 The scheme has been informed by a thorough review of the site, and its opportunities and constraints presented by the site. The result is a development that has the potential to provide a high-quality landscape led scheme which can be assimilated into the surrounding semi-rural area without harm to the character and appearance of the wider locality.
- 7.3 Whilst the site is located in the countryside in planning policy terms, it immediately borders the settlement boundary of Maidstone as set by the Maidstone Borough Council Local Plan 2017. As such, the site is considered to be in a highly sustainable location, within walking distance of a number of services and facilities.
- 7.4 Located on former recreational land, which is designated as previously developed land in the NPPF (2021) adjacent to Hayle Place, the site can easily accommodate nine dwellings without appearing cramped or overdeveloped and providing sufficient amenity space to future residents of the proposed development. This scale and density of development is therefore considered appropriate in this location.
- 7.5 Access to the site will be from the existing access track to the southeast of the site, which connects with Teasaucer Hill. This access track will serve both the existing dwellings and it is confirmed that additional traffic created from these properties and would not result in an impact on the wider highway network.
- 7.6 A comprehensive landscaping scheme which seeks to enhance the landscaping of the site will be submitted in due course.
- 7.7 Hayle Place is a designated heritage asset and so the proposed plans have been designed to respect the architectural and historical interest of this unit. The dwellings are set back a sufficient distance from the house. New properties will be limited to 2-storeys in height with some 1-storey elements to reduce the overall scale of the development and ensure it is not overbearing to the adjacent dwellings and Hayle Place.
- 7.8 There is also a significant landscaped area providing a extensive separation are or distance between the application site and this listed building with landscaping proposed. We ask that this be made a condition of planning.

7.9 For the reasons set out above, it is considered that this proposal is entirely acceptable, and compliant with planning policy. It is therefore respectfully requested that planning permission be granted.

Design and Access Statement

Introduction

- 1.1 This Design and Access Statement has been prepared on behalf of Mr M Wooding and Mrs H McHale (referred to as the Applicant) in support of a full planning application submitted in relation to a proposal for nine dwellings on land adjacent to Hayle Place (which is referenced below as 'the site').
- 1.2 The proposal is depicted on the Site Location Plan submitted for approval.
- 1.3 The application seeks full planning permission for the erection of nine detached dwellings that will be two storeys in height with plus car parking provision utilising the existing access to the site. The proposal also entails open amenity space and landscaping between the proposed development and Hayle Place.
- 1.4 The following drawings and reports accompany this planning application:
 - Site Location Plan
 - Drawing No. 23-01-05 C Site Layout Plan
 - Drawing No. 23-01-10 Elevations and Floor Plans
 - Drawing No. 23-01-11 Elevations and Floor Plan
 - Drawing No. 23-01-12 Elevations and Floor Plan
 - Drawing No 23-01-13 Elevations and Floor Plan
 - Drawing No 23-01-15 B Streetscene
 - Topographic Survey (Drawing No. S22/9178/01)
 -
- 1.5 The Design and Access Statement has been prepared in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 and National Planning Practice Guidance (as revised) and demonstrates the commitment of the developers and designers to achieving Good Design and meeting the requirements of planning policy and legislation.
- 1.6 The aim is to explain how the proposed development is a suitable response to the site and its setting and demonstrates the commitment of the applicants and designers to achieving Good Design and meeting the requirements of planning policy, legislation and Good Practice Guidance. It describes the design ethos and architectural principles underpinning the proposals, considering issues of use, amount, layout, appearance, scale, landscape, access and sustainability.
- 1.7 The proposed development meets the requirements of the adopted Maidstone Local Plan (2017).

2 Proposal

Design Principles and Concepts

- 2.1 There have been a number of design issues to consider when taking this project forward including the following:
- the Client's brief;
 - Local and National Planning Policy;
 - Highway Access;
 - Materials used in construction;
 - The proposal should be of a high-quality design reflecting the site's context;
 - Desire for a highly sustainable and energy efficient buildings; and
 - Amenity of existing properties adjacent to the site.

Opportunities and Constraints

- 2.2 The site comprises a vacant parcel of brownfield land (previously a cricket ground) set adjacent to existing residential properties to the north, south and east. The development comprises a windfall site which is an important ongoing contributor to housing land supply and seeks to make more efficient and effective use of the site to create an appropriate residential development, compatible in land-use, scale and design to the surrounding area.

Opportunities

- Site is Brownfield land (Previously Developed Land) in the countryside as defined in the National Planning Policy Framework (2021);
- Surrounding residential land uses in the immediate area;
- A variety of building sizes, heights and mass and architectural style and date;
- Existing vehicular/pedestrian access to the site; and
- Existing mature screen planting on southern boundary

Constraints

- Protection of residential amenities to adjacent properties;
- Need to provide an acceptable level of parking including visitors.

- 2.3 This application seeks planning permission for the erection of nine detached bungalows. The existing site will be divided equally into two parts (each plot approximately 10.5 metres in width). The proposed plots will be situated approximately 5 metres from the front boundary and footway to the front of the plot, following the same building line as the surrounding properties.
- 2.4 The proposed dwellings will have maximum length of 14 metres and a width of 8 metres. The maximum ridge height on the dwellings will be 5 metres with eave heights at 2.5 metres. The ground floor of the proposed dwellings will provide an open plan lounge and dining area, kitchen at the rear. There will be three bedrooms provided in each dwelling. Two parking spaces will be provided for each property at the front of the dwellings with areas of landscaping. One space per dwelling will have an EV charging point.
- 2.5 The footway is to remain unaffected by the proposal, however, a new dropped kerb will be required for plot 1. Plot 2 will use the existing vehicle crossover.
- 2.6 The proposal includes a new 1.8m high close boarded fence running between the two properties with a 900mm picket fence at the front. Existing boundary fencing between 1b and 5 Warden View Gardens will remain.

Scale and Mass

- 2.7 These have been carefully considered to respond to the scale of existing development in the surrounding area. The proposed dwellings are set within an existing large, landscaped plot providing a generous garden. Parking is proposed in the form shown on the drawings and will be policy compliant. The layout indicates that the bungalows could be successfully accommodated on the site without appearing as a cramped form of development.
- 2.8 The plot pattern proposed, with pitched roof forms will be sympathetic to the existing plot patterns, layout and density of the properties located immediately around the application site. The layout incorporates the following concepts:
- Retention of the existing boundary trees and hedgerows;
 - New planting and biodiversity enhancement measures adjacent to the southern boundary (see drawings fronting Wardens View Gardens);
 - The new dwellings will be sited within spacious and verdant plots; and
 - Good aspect to the properties

Materials

- 2.9 Proposed Materials are indicated on the drawing. We will agree to a planning condition relating to materials. Drawings show properties will incorporate a combination of brick and render finishes on the elevations. Roof materials will be tile or slate.

Roof	Red clay tile. Lead roofs to canopies
Walls	Red multi-stock brickwork or render
Joinery	Treated softwood windows and doors, double glazed, colour white or black. Front doors to be painted various colours, to be agreed. Reconstituted stone window cills, where indicated. Brick arches over windows where indicated.
Rainwater goods:	Black uPV
External paving	Grey block permeable paving (porous) with kerbing on driveways and manovereing areas. Access road to be tarmac with kerb.