



SANDERLING WAY, IWADE

MILTON
STUDIO

DESIGN AND ACCESS STATEMENT
PROPOSED RESIDENTIAL DEVELOPMENT
NOVEMBER 2023



Church Barn
Milton Manor Farm
Canterbury
Kent
CT4 7PP

First published by Milton Studio, November 2023.

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Please note:

Unless otherwise stated all drawings, maps, images and diagrams contained within this document are not to scale.

Sanderling Way, Iwade : Design and Access Statement

This Design and Access Statement has been prepared by Milton Studio on behalf of Boat House Properties (Iwade) Limited, to accompany its application for the development of Sanderling Way, Iwade.

This statement is in two parts:

[Part 1 : Masterplanning Principles](#) – for the Iwade allocation

[Part 2 : Design and Access Statement](#) – to support a planning application

This document has been designed to be printed double sided at A4 (landscape).

A photograph of a suburban neighborhood. In the foreground, there is a dark asphalt road and a wooden fence. Behind the fence is a large green lawn. In the background, there are several two-story brick houses with white window frames and doors. There are trees with green and some yellowing leaves scattered throughout the scene. The sky is overcast with grey clouds. The entire image has a semi-transparent dark overlay.

PART 1:

Masterplanning Principles

Iwade – Local Plan

Iwade – Masterplanning Objectives



IWADE – LOCAL PLAN

The Swale Borough Local Plan (Bearing Fruits 2031) was adopted by the Council in July 2017. It identifies Iwade as a Rural Local Service Centre. One of six such centres within Swale, Iwade already provides a wide range of services serving both it and the surrounding rural areas. Policy ST3 sets out the strategy as follows:

‘The Rural Local Service Centres will provide the tertiary focus for growth in the Borough and the primary focus for the rural area. At allocated sites relating well to the existing settlement pattern and the character of the surrounding countryside, development will provide for the local housing or employment needs for their home and surrounding communities, whilst supporting existing and new services’

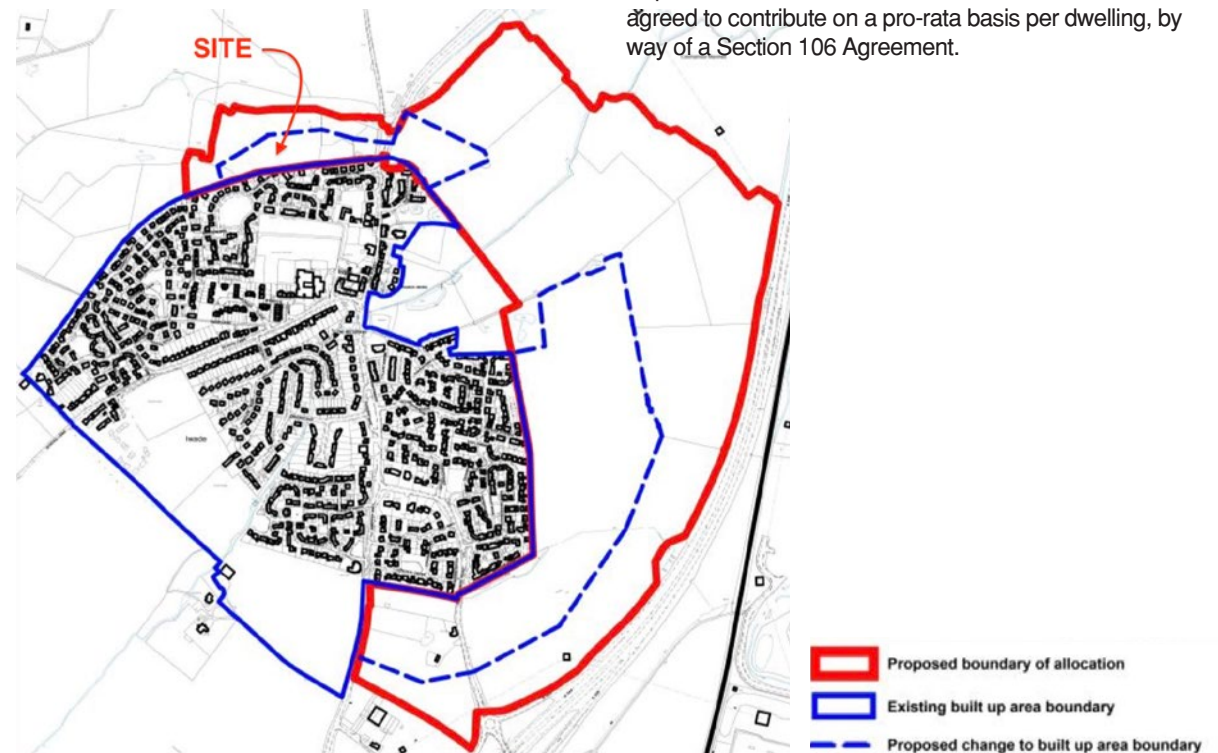
Policy ST4 of the Plan suggests that about 603 dwellings could be accommodated in broad band of development forming an allocation ‘arc’ around the northern and eastern sides of the village. Significant areas within the broad allocation are to be used for landscaping, Open Space and a Country Park.

The plan opposite shows the limits of the existing built-up boundary to the village of Iwade in a solid blue line (including previously allocated land to the south), with the proposed extensions to the north and east.

The red line shows the overall extent of the development allocation, together with the land set aside for a Country Park, screen landscaping, surface water management measures and the enhancement of habitat for protected species and other important wildlife.

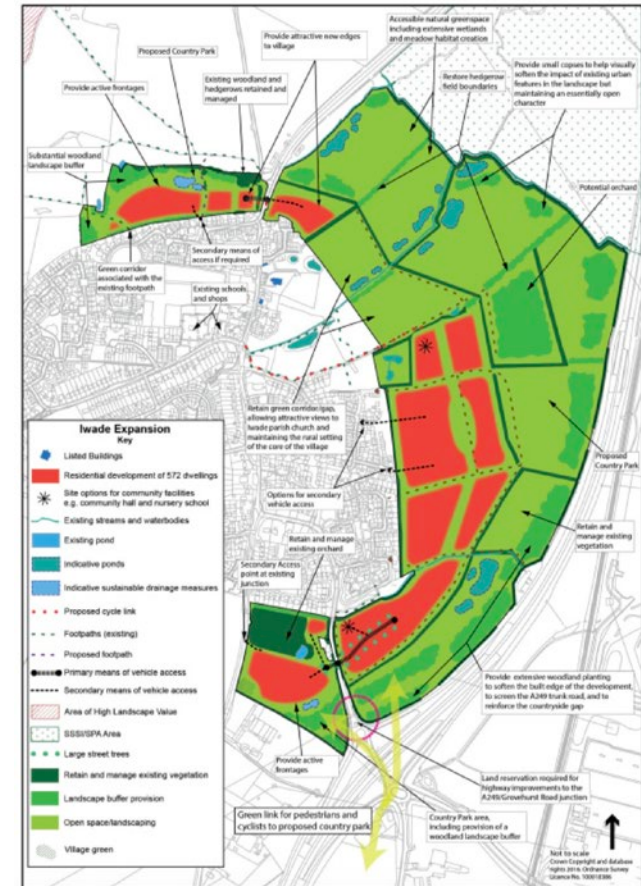
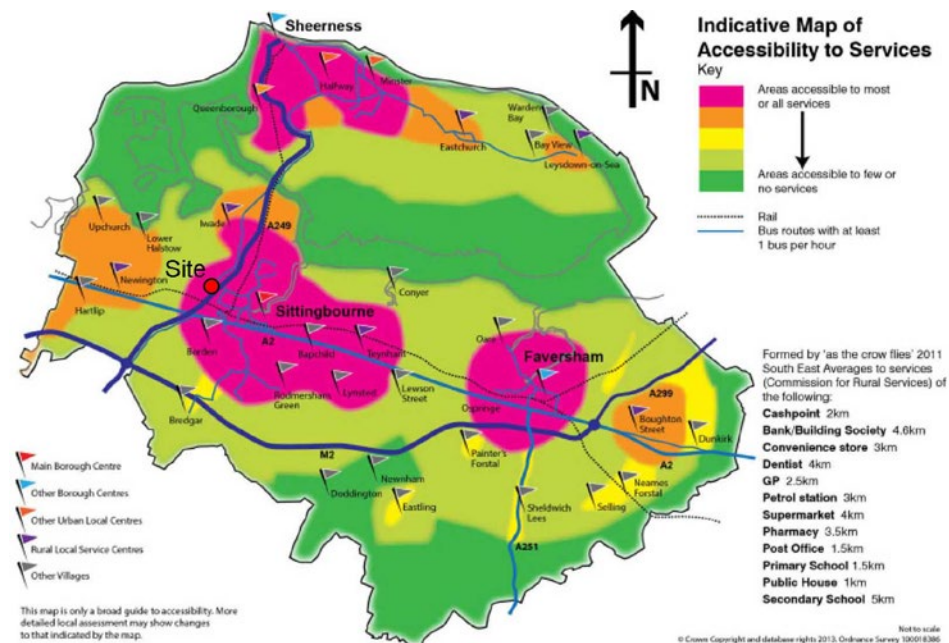
The application site is allocated in the adopted Swale Borough Local Plan for housing and other uses as part of a much larger area mainly to the east of Iwade, within Policy A17 Iwade Expansion. The applicants have largely met the requirements of Policy A17 in so far as they relate to this small part of a much wider area.

All of the landowners involved in the Iwade Expansion Allocation have agreed that in lieu of a Master Plan/ Design Brief, an overall Strategy Chapter will be contained in the Design and Access Statement for this application. This approach has been agreed by Swale Officers. The applicants have also worked very closely with other landowners to identify financial contributions required for infrastructure and other facilities and have agreed to contribute on a pro-rata basis per dwelling, by way of a Section 106 Agreement.



IWADE – MASTERPLANNING OBJECTIVES

- 01) Maintaining the separation of Iwade from Sittingbourne
- 02) Minimising visual impacts on the exposed character of much of the surrounding landscape
- 03) The relationship with nearby environmental designations
- 04) Improving the self containment and reliance of the village
- 05) Minimising flood risk
- 06) The ability of the transport network to accommodate further growth



Further details about the overall masterplanning proposals for the wider area to the east and southeast of Iwade have been prepared and are submitted with applications for these allocated sites.

An aerial photograph of a suburban neighborhood. In the foreground, there is a dense cluster of houses with brown roofs and green lawns, interspersed with winding roads. A large, open green field occupies the middle ground, with a small, irregularly shaped brown patch in the center. In the background, a road runs vertically along the right edge of the frame. The overall scene is captured from a high angle, providing a comprehensive view of the landscape and built environment.

PART 2:

Design and Access Statement



01	Introduction
02	Assessment of Local Context
03	Evaluation
04	Local Character
05	Development Proposals - Layout - Scale - Appearance - Landscaping - Materials
06	Access
07	Sustainability
08	Conclusions

01 INTRODUCTION

This Statement has been prepared by Milton Studio in support of an outline planning application for a residential development consisting of 60 dwellings, including affordable homes, on a parcel of greenfield land off Sanderling Way, Iwade

It describes the site and surrounding area, planning policy context and the proposed development. It describes the factors influencing the illustrative layout of roads and homes, considering issues of use, amount, appearance, scale, landscape, access and sustainability.

It is supplementary to the various independent subject reports accompanying the planning application, including planning, archaeology, transportation, ecology, surface and foul drainage management assessments and should be read in conjunction with these documents and the architects plans and drawings.

The Design and Access Statement has been prepared in accordance with National Planning Policy Guidance and demonstrates the commitment of the developers and designers to achieving Good Design and meeting the requirements of planning policy and legislation.



Site Location

02 ASSESSMENT OF LOCAL CONTEXT

Physical Nature and Character of Area

The application site comprises a parcel of relatively level pasture land located on the northern edge of the village of Iwade, which is located to the northeast of Sittingbourne and east of the A249. Its general character is shown in this photograph.

This shows the site's location adjoining the developed village boundary to the south, which forms a 'hard urban edge' with established family housing abutting the site. Some of these nearest buildings to the site are of 2 and-a-half storeys in height and a small apartment block is of 3 storeys.

To the north, the site adjoins open pasture fields, which rise gently towards Raspberry Hill, a narrow country land running along a ridge overlooking the Medway Estuary. The site's northern boundary is defined by a shallow seasonal stream with a partial hedgerow comprising small trees and bushes. The eastern and western boundaries comprise post and wire fencing with only a few shrubs. A balancing pond sits within the site surrounded by a post and wire fence.

Iwade has a Church, Church Hall, a large primary school, a public house and a village hall. It also has a small range of shops including a Chemist, Post Office, café and convenience store as well as a substantial medical centre serving the village and surrounding areas. All are within walking distance from the site using well maintained footpaths.



02 ASSESSMENT OF LOCAL CONTEXT

Constraints to be considered for design and layout

The site is currently down to pasture with alternating cropping for hay and grazing for horses. It is on very gently sloping land to towards the north. To the north of the Site is open countryside rising toward Raspberry Hill before descending to the Chetney and Ferry Marshes adjoining The Swale and River Medway.

Surface Water Management:

As stated, the site is low-lying and close to the marshes leading to the Swale Estuary about 1 mile to the north. A balancing pond attenuating peak flows from the housing development to the south occupies an area centrally within the site. The proposed development will also require surface water attenuation and this, together with managing the seasonal stream and small ponds along the northern boundary requires a Flood Management Plan.

Landscape Assessment:

The land is on the periphery of established development adjacent to open farmland and marshes. Although there is a partial hedgerow affording some screening to new buildings, consideration needs to be given to the scale of visual impacts and what will be required to mitigate and harmful effects.

Ecology:

Iwade is known to host a meta-population of Great Crested Newts, largely due to the number of ponds, ditches, drains and semi-aquatic habitat in the wider area. In addition, the marshes and proximity to the Estuary host a wide variety of birds both seasonally and permanently, many of them protected species. Other protected amphibians and reptiles are widely distributed through the locality. Surveys have been undertaken of all relevant birds, flora and fauna to establish what the site currently supports and what mitigation will be required to sustain and reinforce both habitats and species.

Archaeology:

A comprehensive desk-top archaeological assessment has been completed for the site and is submitted with the application. The results of this study indicate that a survey of archaeological records and archives is sufficient to give a general assessment of the archaeological potential of the proposed development site. Further mitigation of the impact of any development on the site could be covered by a planning condition as indicated by planning policy DM 34.3 in the adopted Swale Borough Council Local Plan 2017.



02 ASSESSMENT OF LOCAL CONTEXT

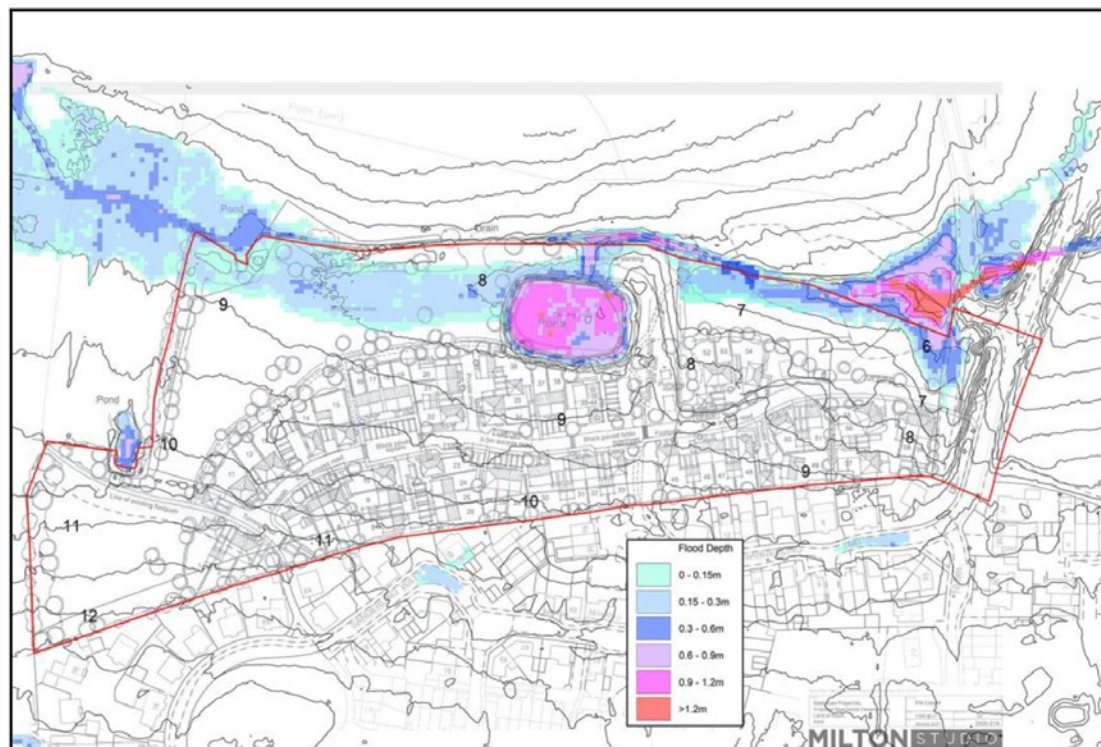
Surface Water Management:

This plan is part of a substantive surface water management assessment modelled in association with Kent County Council's Surface Water Flood team. It includes empirical data from both long-term and more recent events including the local flooding following static thunderstorm activity in the area in May 2018.

The study extends well beyond the site to include the culverts down-stream to the West beneath the Old Ferry Road. The dark blue shading shows a potential 'extreme one-in-a-hundred year event.' Within this area, any buildings or structures are excluded. The lighter blue area shows a one-in-a-thousand year event with all buildings excluded but where gardens, parking areas and roads / driveways may be permitted constructed.

The plan shows the indicative layout has been designed to ensure houses are not impacted by a one in 100 yr flood event

A fully detailed Surface Water Management Report is submitted with the planning application.



1 in 100 yr - surface water flood depths overlaid on the proposed layout – reference Surface Water Management Strategy incorporating a Flood Risk Assessment Land at Sanderling Way

03 EVALUATION

Planning policy:

Swale Borough Council's Local Plan was adopted in 2017. It shows the site as being part of a much larger allocation for residential development around the Northern and Eastern periphery of the village of Iwade. The key diagram from the adopted Local Plan is shown here. It suggests that the application site should be considered for about 65 homes.

The relevant policies require the development to take into account, the provision of new infrastructure to serve both the additional development and the settlement generally. This includes the provision of a Country Park and junction improvements at the Grovehurst / A249 Junction as well as contributions towards new Primary and Secondary schools being constructed nearby. This application will contribute to these requirements on a pro-rata basis.

At a more local level, policies identify the need to reinforce existing vegetation along the site's northern boundary, together with safeguarding and enhancing habitat alongside the small ditch on this boundary. This will help to screen both the new and existing development when viewed from the North and provide an acceptable urban-rural transition.

In addition to landscaping and ecology, the site has also been assessed for surface water management post-development. Results of these assessments have been taken into account when formulating the illustrative layout. These support taking the access off The Street / Sheppey Way and this is supported

by the transport assessment.

The relevant planning policies for North Iwade apply to a slightly larger site, which includes the irregular shaped paddock to the east bordering Sheppey Way. This is shown in blue on the plan. These require the development to take fully into account, the need to reinforce existing vegetation along the site's northern

and eastern boundaries. The existing tree and shrub areas are shown on the attached aerial image and diagrammatically on the red-line plan.

Together with safeguarding and enhancing habitat alongside the small ditch on this boundary, additional planting within a wide area of new wetland habitat will help to screen existing development when viewed from the North and will provide an acceptable

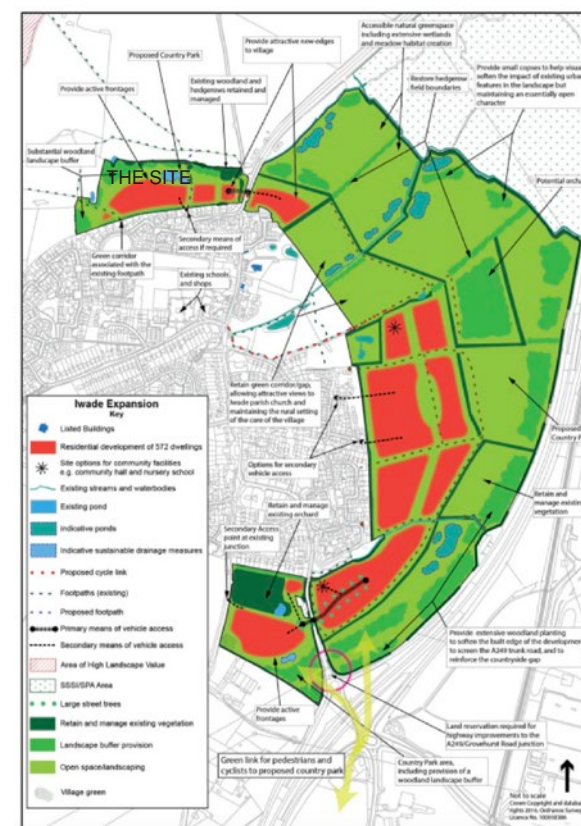


03 EVALUATION

urban–rural transition zone. This safeguarded area will provide surface water mitigation as well as enhanced habitat for protected species in accordance with the ecology and Flood Risk assessments and recommendations.

Access will be achieved via The Street / Sheppey Way where a new roundabout arrangement is approved via consent 19/503974 .

A footpath crosses the south–western corner of the site and this will be retained within the proposed layout.meet highway adoption criteria.



Extract from Swale Borough Local Plan 2017

04 LOCAL CHARACTER

The village was a small farming community and the last settlement on the mainland for travellers to rest before heading north to the Isle-of-Sheppey. Towards the end of the 20th Century when the busy through Road (A249 Sheppey Way) was replaced by a new major road to the east, large new housing estates increased the size of the village. These brought with them additional core facilities such as village shops, a medical centre, open space and play areas and a significantly expanded primary school. All of these village services are within easy and safe walking distance from the site

A range of village services is within easy walking distance of the application site. This village expansion remains a continuing trend with significant further expansion planned via allocations and policies within the adopted Local Plan. The development will also contribute towards improved public transport services, including bus frequency and rail access via Kemsley Halt. This will enhance access to employment, leisure and shopping facilities in Sittingbourne and on the Isle of Sheppey,

The built form of Iwade comprises a mixture of building styles and materials, typical of the north Kent area. Older properties have steeply pitched tiled roofs with red-brick and rendered elevations or painted brickwork as well as some with tile-hanging.

The new estate developments have brought a range of styles but maintaining a generally traditional form.



05 DEVELOPMENT PROPOSALS

Use

The application seeks a change of use from open agricultural land to residential (Use Class C3).

Amount of Development

The development parcel is capable of accommodating up to 60 dwellings, all with gardens and adequate parking space. This is in accordance with the adopted Local Plan policy.

Density

The site area is 4.37Ha, making density on total application area approximately 13.73 dwellings per Hectare.

Mix

The development is subject to a 10% affordable housing requirement. Six affordable homes are shown to be provided within the plan opposite.

The application is in outline, but with an illustrative layout suggesting how the site could be developed. This demonstrates how access with turning for emergency and delivery vehicles can be achieved, together with a mix of family homes, each with gardens and ample parking space for residents and visitors. The homes will be a mix of detached and semi-detached houses with a small block of apartments providing a range of 2, 3, 5 and 5-bed sizes. This meets the Council's requirement for the site to provide familyhousing with a range of accommodation.



Illustrative Mix Plan

Key

Apartment Block
(2 x 1 Bedroom & 4 x 2 Bedroom)

2 Bedroom House Type A

3 Bedroom House Type C

3 Bedroom House Type B

4 Bedroom House Type D

4 Bedroom House Type E

05 DEVELOPMENT PROPOSALS

Layout

Layout is a reserved matter and would be subject to refinement during the course of the subsequent reserved matters application

Whilst no detailed design of the scheme has been prepared, a number of principles can be established at this stage. Accordingly and to demonstrate how the land might be developed having regard to all constraints and the relevant assessment recommendations, an 'illustrative' layout has been prepared. This is shown here.

Details of the access arrangements onto The Street / Sheppey Way are not reserved and are included in the outline submission for fully detailed approval.

This illustrative layout show a fully compliant road and footway position serving the proposed dwellings.

The position of dwellings, private driveways, garaging / parking and plot sizes are also shown demonstrating the site's capability of delivering up to 60 dwellings of a mix and type required by planning policy. This layout takes fully into account, the position of adding and nearby properties as well as the recommendations and findings of the various assessments.

The Illustrative Layout Plan

The layout plan contains the following key concepts:

- Low density of development making most effective use of the land
- Single vehicular access point serving the whole development
- Permeability and physical connection to the existing housing development
- Enhancement of the existing minimal landscape structure and creation of a mature landscape buffer around the northern / eastern boundaries

The indicative layout is centred upon the proposed vehicular access onto The Street / Sheppey Way with an adoptable access road extending into the site. Three small private drives lead from the main access to create three intimate groups of houses. The remainder of the houses are positioned to front onto the new access road in a traditional manner and in a manner which reflects housing in the surrounding area. The highway network within the site has been designed to meet highway standards.

05 DEVELOPMENT PROPOSALS



Illustrative Layout Plan

05 DEVELOPMENT PROPOSALS

Scale

Scale is a reserved matter.

It is envisaged that the houses will be all be two-storey, in order to minimise visual impacts on the surrounding countryside and views into the village from Raspberry Hill and the Marshes to the north.

Appearance

The detailed house designs have not been fully settled and 'appearance' is a reserved matter.

The design of the houses has been influenced by the architecture in the surrounding area, albeit mostly contemporary modern design. For this site a more traditional design approach is proposed, influenced by local vernacular, with traditional design detailing, including pitched roofs and fenestration pattern.

The intention is to provide a mix of high quality housing in a sustainable location with the scale and style reflecting the development's location at the edge of the village of Iwade. The core brand values of individual character and lasting quality, with a strong emphasis on light, flexibility and space within each individual home will be key ingredients in the design, facilitating adaptability and evolution as life changes.

Landscaping

Landscaping is a reserved matter. The illustrative layout has been prepared with a view to reinforcing a landscape belt around the north-western and northern

boundaries to the site, building on the existing trees and hedgerow, which are proposed to be retained

Landscaping within individual curtilages will be another key feature of the site. The ultimate aim of the landscape framework is to draw the adjoining countryside into the heart of the development, whilst filtering views from public vantage points.

The species and positions for new planting will also be informed by the recommendations in the ecology report submitted with the application. This will ensure that important habitat will be retained and enhanced whilst increasing the depth and quality of tree and shrub screening.

Materials

The final palette of materials will be a matter for consideration at the detailed planning stage and subject of a planning condition. However it is envisaged that wherever possible the new houses will be constructed from materials that will have a reduced impact on the environment, drawn from a mixed palette of traditional vernacular materials.

Access is not a reserved matter and details are shown at this outline stage.

A single point of vehicular access is proposed off The Street / Sheppey Way an adopted road lying to the East of the development. Vehicle access will be via a mini-roundabout access approved as part of The Land East of Iwade, Sittingbourne Development which received planning permission on 29th July 2022, 19/503974/HYBRID. The carriageway will be 5.5m wide with a 2m wide footway to each side.

Visibility splays suitable for speeds of 30mph are available at the proposed access over land under the applicant's control, land under the control of the applicant for the hybrid application or the public highway.

Two additional pedestrian routes will be available off Sanderling Way. The easternmost pedestrian access is already used as the private farm access to the site. The second access further to the west is a well-used public footpath leading from Sanderling Way towards the Parish Council's allotments and the open farmland to the west. The access points are shown on the plan opposite. The access points also directly connect to the pedestrian network of footpaths and cycleways (including the footpath crossing the site) to all village amenities including the Primary School, shopping centre, Village Hall, Church, Pub and bus stops. From these, regular services link to Sittingbourne town centre in under 10 minutes and other towns on the Isle-of-Sheppey and the mainland. A full Transport Statement accompanies the application.



06 ACCESS

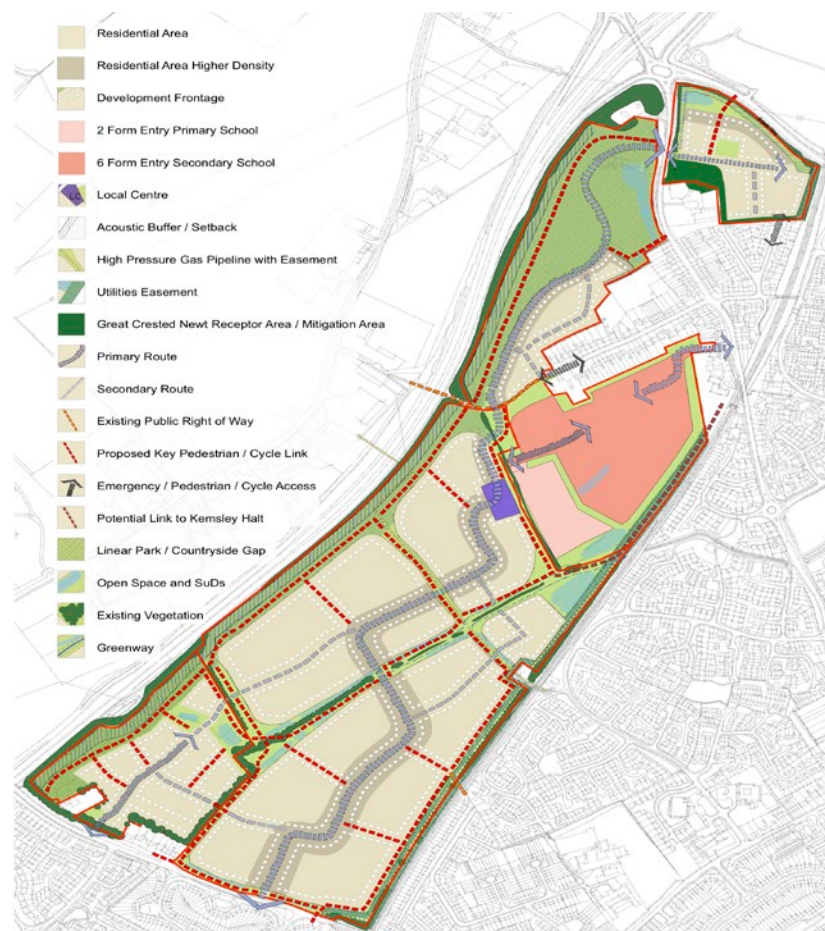
A hybrid planning application for development at Iwade was approved in July 2022, 19/503974/HYBRID. The hybrid application included a Transport Assessment which assessed the traffic impact from 572 dwellings to accommodate the full Iwade Expansion. The 60 dwellings of this proposed development were included in the assessment. The hybrid application identified a mini-roundabout on The Street to give access to the proposed development.

The Hybrid permission includes a condition restricting the occupation of dwellings until offsite improvement works are completed at M2 Junction 5 and the A249 Grovehurst junction.

Kent County Council has been awarded £38.1million from the Housing and Infrastructure Fund to deliver the highway improvements at two junctions of the A249 to the west of Sittingbourne. These are the Grovehurst Road junction with the A249 and the Key Street junction with the A249. The timescales are to complete both improvement schemes by winter 2024.

National Highways is currently delivering improvements to junction 5 of the M2. These are due for completion in 2025.

The impact of the proposed development on the local transport network is considered to be negligible given the planned improvement works.



06 ACCESS

Access to Local Services and Parking

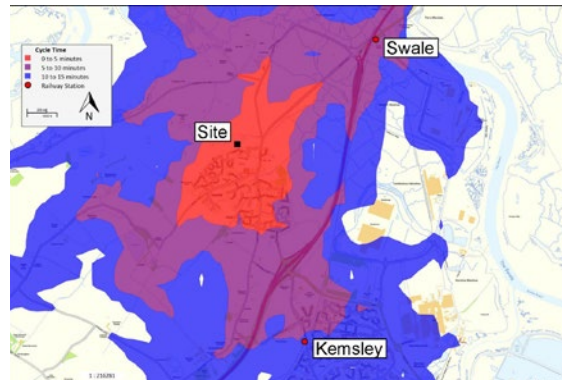
Iwade is identified in the Local Plan as being accessible to most or all services. The location of the development will allow residents to access services in Iwade by walking. Connections will be made from the site to existing walking and cycling routes. This promotes healthier options for transport, including cycling and walking in accordance with Policy CP5. Local bus stops are within 400m of the development, Swale station is 1.6km from the site, Kemsley station 2.1km and Sittingbourne station 4.3km. The development location therefore promotes access to sustainable forms of transport in line with Policies CP2 and DM6.

The car parking within the proposed development will incorporate car parking in accordance with the Swale Borough Council Parking Standards May 2020.

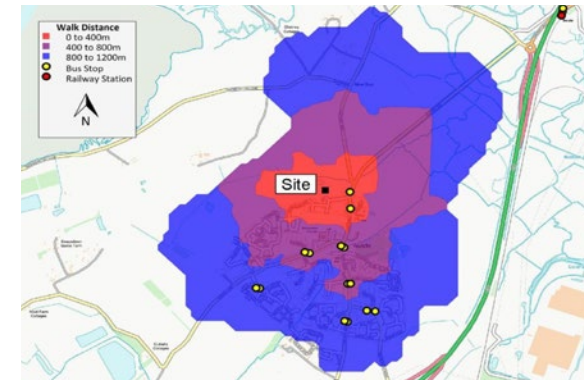
As detailed throughout this SPD, the key to providing suitable parking is to take a flexible approach. The standards are therefore 'Advisory' and 'Recommended' in nature. The illustrative layout shows approximately 143 parking spaces for residents and 12 parking spaces for visitors.

This is in accordance with the Swale Borough Council Parking Standards May 2020

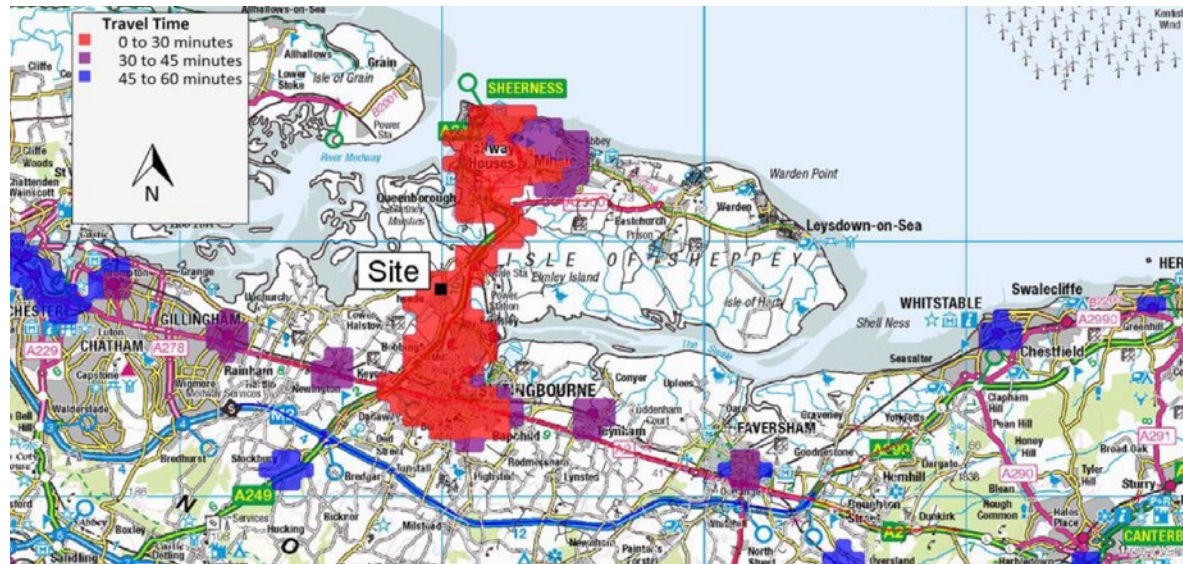
There is sufficient space within rear gardens to provide a cycle storage shed to meet the requirements of Kent County Council. It will also meet fully, the requirements of Policy DM7 in the adopted Local Plan.



Areas accessible within 15 minutes of the site by bicycle.



Areas accessible within 400m to 1,200m of the site.



Areas accessible within 30 to 60 minutes of the site using public transport

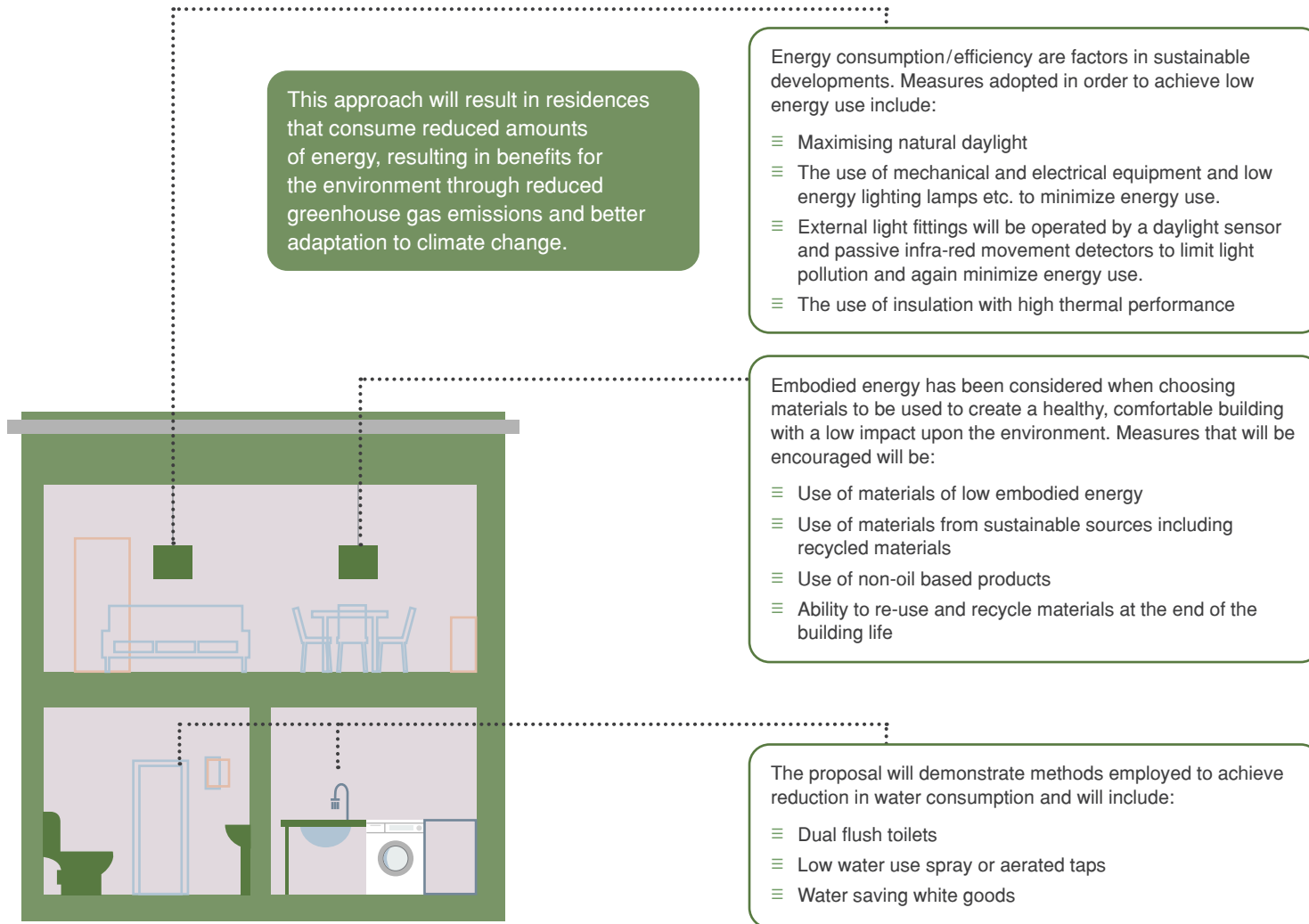
07 SUSTAINABILITY

The scheme has been planned to both minimise its contribution to and adapt to climate change, which will be further enhanced through the next stages of the design process, in order to achieve a resilient, sustainable development that is forward thinking and can stand the test of time.

In summary, the key sustainable measures incorporated into the development are as follows:

- The intention is to design and build a high-quality development, using methods of construction to meet, and, at where possible exceed building regulations;
- Sustainable layout and orientation to maximise solar gain, prevent overheating and achieve the best natural heat, light and ventilation in dwellings;
- Dwelling design that is adaptable and provides a high quality standard of living through the provision of adequate outdoor amenity space, safe and secure cycle and recycling storage and meets National Space Standards;
- Use of locally sourced, low maintenance and resilient materials as much as possible, and a focus on reducing waste in line with the waste hierarchy;
- Delivery of 10% affordable homes, as per Policy DM8, in a range of house types and tenures;
- Delivery of a comprehensive network of green infrastructure throughout the development that will provide biodiversity benefits, informal play and recreation space, sustainable drainage;
- Integration of drainage into the design through the use of natural and sustainable systems, such as the network of attenuation basins, that provide flood resilience, ecological and recreational benefits;
- Installation of photovoltaic cells on a proportion of new homes and the consideration of dwelling design to enable future installation capabilities, and the exploration of the feasibility of other on-site renewable and low-carbon technologies;
- Provision of active and passive EV infrastructure throughout the development;
- Improvements to existing and the creation of new safe, attractive and sustainable pedestrian and cycling routes;
- Improvements to public transport infrastructure in Iwade and the implementation of sustainable transport measures within a site specific travel plan;
- Incorporation of Designing out Crime measures, helping to reduce the fear and incidence of crime in the community;
- Preparation and implementation of a Construction and Environmental Management Plan to monitor and minimise air, water, and noise pollution, and reduce and effectively manage construction waste.

07 SUSTAINABILITY



08 CONCLUSION

This Design and Access Statement accompanies an outline planning application for a residential development consisting of up to 60 dwellings on an allocated development site on land north of Iwade.

The outline proposals and indicative layout have been informed by a series of technical reports, surveys and detailed assessments, which are submitted with the application.

The proposals provide for high quality housing on an allocated development site in a sustainable location and will significantly contribute to the delivery of the objectives for new development set out in the adopted Local Plan 2017.

This Design and Access Statement concludes that the proposals are fully acceptable in design and access terms.



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