



Design & Access Statement

Proposed Residential Development
Land at Plover Road, Minster, Sheppey
Revision A - 06-06-18 - DAS updated in line with amended site layout.

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Please note:

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

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1.0 // INTRODUCTION

This Statement has been prepared by BDB Design LLP in support of an outline planning application for a residential development comprising 25 no. dwellings on land at Plover Road, Minster, Sheppey, with a new access road, car parking and new landscaping. The proposal is an alternative development to the approved scheme for a foodstore and retail development, with an associated car park (planning application reference 15/505670).

The application is submitted in outline with all matters reserved, except for access.

It describes the site and surrounding area, planning policy context and the proposed development.

It describes the design ethos underpinning the proposals, considering issues of use, amount, appearance, scale, landscape, access and sustainability.

The structure of the Design and Access Statement has been produced in accordance with the Town and Country Planning (Development Management Procedure) Order 2015 and guidance set out in the National Planning Practice Guidance (NPPF) 2014 and demonstrates the commitment of the developers and designers to achieving Good Design and meeting the requirements of planning policy and legislation.



Site Location Plan

The application site is outlined in red on the submitted plan above

2.0 // ASSESSMENT OF LOCAL CONTEXT

2.1 // PHYSICAL NATURE AND CHARACTER OF AREA

The application site comprises a parcel of greenfield land located on the eastern side of Plover Road, to the south of its junction with Parish Road and at the south eastern edge of the settlement of Minster, on the north coast of the Isle of Sheppey.

The site lies at the western edge of a parcel of land, which has outline planning consent for a residential development (planning application reference 15/507059), granted in January 2017.

The aerial photograph illustrates the built context, which shows the location of the site adjoining the south eastern edge of the existing settlement, being sandwiched between existing housing areas to the north and more recent housing developments to the south and east.

The site has a long frontage to Plover Road to the south-west and lies on the southern side of Yarrow Drive, immediately opposite Clover Close, a small affordable housing development, with an associated play area. To the south-east the site adjoins the residential development in Mimosa Avenue.

The site is irregular in shape, extending to approximately 0.7ha in size and forms the south-western corner of a much larger parcel of land, some 3.3 hectares in size, which has outline planning consent for housing.

The site currently comprises rough scrub and unimproved grassland with more established vegetation along its north-west and south-eastern boundaries. A ditch runs through the centre of the site and the site itself slopes gently down from its south-western to north-eastern boundaries with a fall of around 10m across the area in total.



The application site is outlined in red on the aerial map above

Image courtesy of Google Maps



Images courtesy of Google

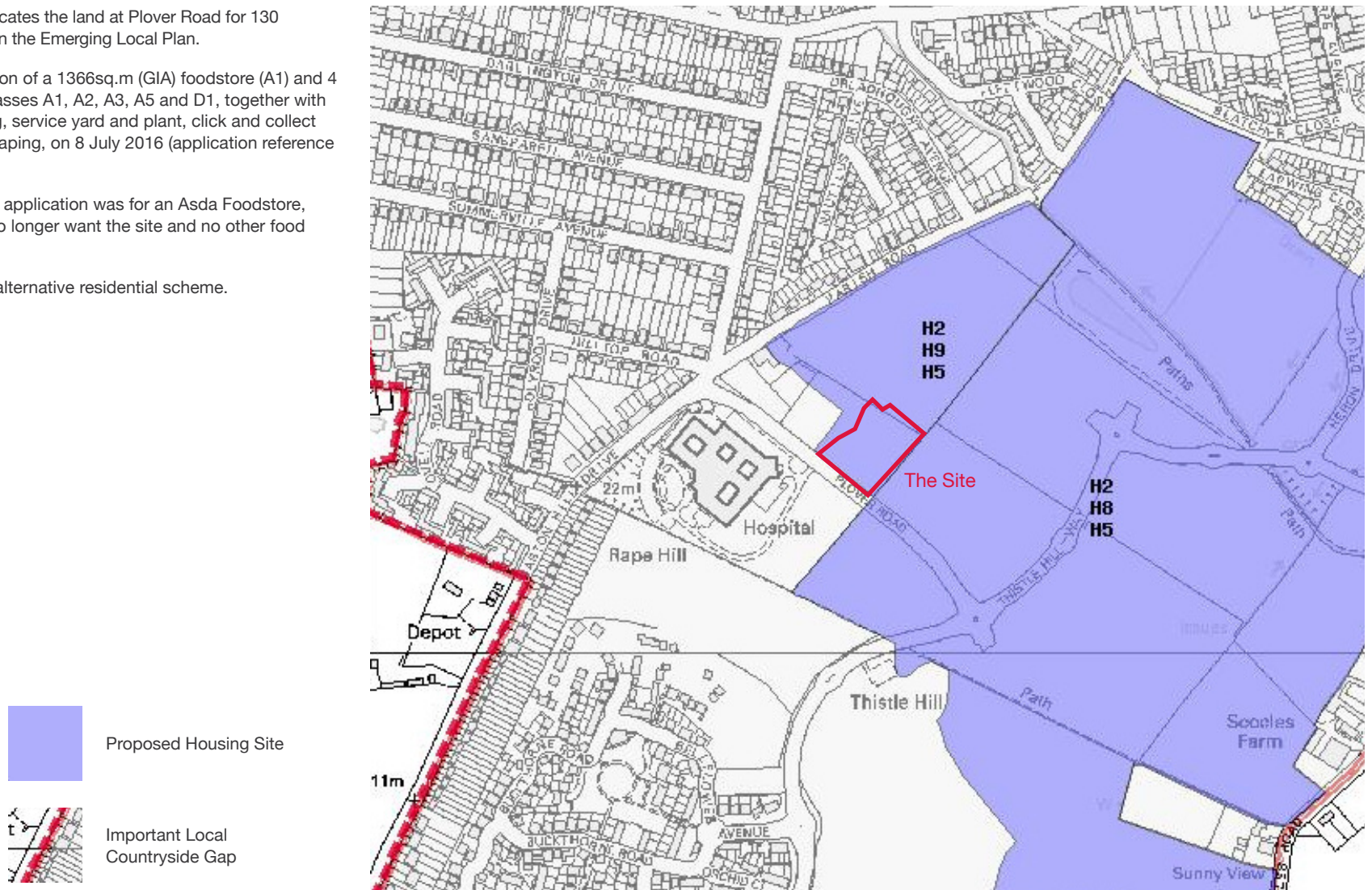
3.0 // EVALUATION

The Swale Local Plan 2008 allocates the land at Plover Road for 130 dwellings. It is similarly shown in the Emerging Local Plan.

Planning consent for the erection of a 1366sq.m (GIA) foodstore (A1) and 4 small retail units within Use Classes A1, A2, A3, A5 and D1, together with associated access, car parking, service yard and plant, click and collect facility, trolley bays and landscaping, on 8 July 2016 (application reference 15/505670).

The intention at the time of the application was for an Asda Foodstore, however, unfortunately Asda no longer want the site and no other food retailers are interested.

The current proposal is for an alternative residential scheme.



Extract of Swale Local Plan 2008

4.0 // DESIGN PRINCIPLES AND CONCEPTS

4.1 // USE

The application seeks outline planning consent for a residential development of 25 no. residential units.

4.2 // AMOUNT OF DEVELOPMENT

Site Area is approximately 0.7ha.

The development parcel is capable of accommodating 25 no. houses as illustrated on the submitted indicative site layout plan.

Density of development is approximately 36 dwellings per hectare.

The development will incorporate a mix of detached, semi-detached and terraced houses.

The intention is to provide a mix of 2, 3 and 4 bedroomed properties compatible with the Council's requirements for family housing, but with a range of accommodation to suit the elderly, single people and young families.

4.3 // LAYOUT

Layout is a reserved matter.

No detailed design of the scheme has been prepared, with a number of principles to be refined at a future stage. However to demonstrate how the land can be developed, details of the access arrangements from Yarrow Drive are not reserved and are included for consideration in the outline submission.

A set of indicative layout drawings are submitted with the application to show the potential siting of the individual houses, parking facilities, open space/landscaping around and within the site.

The layout is designed to be a compatible and cohesive extension to the existing housing developments, including the recently approved development on the adjoining land and it shows the proposed housing in context with the existing residential areas and local road network.

The indicative layout demonstrates the developability of the site for 25 no. houses. It is indicative only and will be subject to refinement during the course of any subsequent reserved matters application.

The layout has evolved through a comprehensive design approach

integrating transport and landscape and has been informed by the site constraints and characteristics, proximity to existing housing and proposed new areas of open space.

The layout structure is underpinned by the proposed access onto Yarrow Drive, unlike the consented retail scheme, which is to be served by an access onto Plover Road. The new access extends through the middle of the site with a network of culs de sac and private drives, terminating in small parking courts.

The access and internal road network are designed to meet highway standards and will be refined following input from the Highway Authority during consideration of the outline scheme and potentially at reserved matters stage.

The houses have been designed to front the new roads and Plover Road, providing a traditional approach to the layout and surveillance to the street.

The intention has been to design an attractive residential area, as a small extension to the new development to the east, but with its own identity and a compatible architectural character, with a mix of house types.

Natural surveillance of the public realm will be a product of the layout with enclosed private rear gardens and small front gardens and a mature landscape framework, adding character and maturity to the public realm.

The pattern of development is conventional and complimentary to the approved housing development on the adjoining site.

4.4 // SECURED BY DESIGN

The layout has been informed by the principles of Secure by Design, creating a distinct new housing area which is safe and secure.

With reference to Secured by Design Homes 2016, the illustrative layout incorporates the following measures to deter crime and create a safer place to live:

- a well-defined route through the development, with spaces and entrances designed to maximise convenient movement
- a layout which maximises natural surveillance to the public realm, parking areas, access road and individual houses
- a layout which aims to promote a sense of ownership, respect, territorial responsibility and community with a mix of house types and sizes to encourage different age groups into the community
- detailed design at reserved matters stage will incorporate well-designed security features

The illustrative layout plan contains the following key concepts:

- Medium density development, with the aim being to make most efficient and effective use of the land, compatible with the density of existing housing
- Mix of house types including semi-detached, detached and terraced houses
- Single access onto Yarrow Drive, itself leading out onto Plover Road
- Intimate network of culs de sac and private drives to serve the individual houses
- Mature landscape belt along the site frontage and boundary planting around the site perimeters to create visual and physical containment and separation
- High permeability providing connection to the existing road network, open spaces and local amenities
- Frontage development with houses fronting Plover Road and the new internal roads
- Combination of parking courts and parking within individual curtilages
- Individual gardens



Proposed Site Layout Plan

4.5 // SCALE

Scale is a reserved matter.

Illustrative site sectional elevation drawings are provided to show the design approach.

The design has been informed by the intended design approach and architectural style of the development on the adjoining site and will be predominantly two-storey.



Street Section A-A



Street Section B-B

4.6 // LANDSCAPING

Landscaping is a reserved matter.

The application site is not located within any designated national or local landscape designations.

The aim is to continue the landscape approach on the adjoining site to create a comprehensive landscape framework and the illustrative layout shows the landscaping as a continuation of that approach.

It is proposed to continue the structural framework with a mature belt of trees and planting along Plover Road and around the site perimeters. The aim is to contain the development as well as providing visual interest and maturity to the environment for future residents.

The landscaping will also extend into the heart of the development, with specimen trees and other planting along the new road network and domestic scaled planting within individual gardens.

It is anticipated that the finer landscape details will be conditioned for consideration at the reserved matters stage.

4.7 // SUSTAINABILITY

The outline proposal seeks to secure the principle for a sustainable, modest housing extension to Minster on the Isle of Sheppey.

The Planning Statement will set out how the proposed development meets the three dimensions to Sustainable Development at Para 7 of the National Planning Policy Framework; economic, social and environmental.

The need to provide a high degree of sustainable construction and energy conservation will influence the form of the proposed dwellings and the final layout of the site. Houses will be designed to be energy efficient, compliant with the Building Regulations.

4.8 // APPEARANCE

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

The application includes elevation and street context drawing for illustrative purposes only, to give an indication of the quality of the design and its

compatibility with the development on the adjoining site and character of the surrounding area generally.

The indicative design is traditional, influenced by the local vernacular style and incorporating traditional design detailing such as bay windows, pitched roofs, simple door canopies and fenestration pattern.

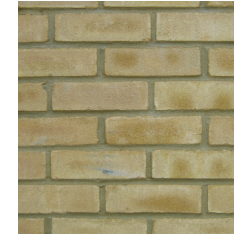
The intention is to provide a mix of high quality housing in a sustainable location with style reflecting the character of the existing and future planned urban environment and the high visibility of the site from the public realm. The proposed development responds to the surrounding built context through scale, massing and detailed design, reflecting the grain, pattern and style of existing housing areas.

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 over time.

4.9 // MATERIALS

The final palette of materials will be a matter for consideration at the reserved matters stage and subject ultimately to 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, which reflect local materials and are commonly found in the surrounding environment.

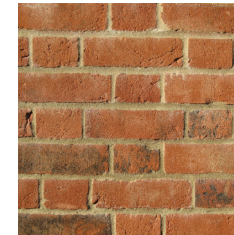
It is envisaged at this stage that the materials will include brick, painted render and horizontal and vertical weatherboarding. Roofing materials will be a variation of coloured roof tiles and the joinery is expected to be upvc.



Yellow Brick



Brown Roof Tile



Multi-Red Brick



Grey Roof Tile



Render



Windows



Weather Boarding



Doors

5.0 // ACCESS

Access is not a reserved matter and is to be determined at the outline planning stage.

The applicants are committed to a policy of equality, inclusion and accessibility in the design of their developments.

It is proposed to create a vehicular/pedestrian access onto Yarrow Drive, an adopted road with access onto Plover Road, at the north-western corner of the application site. The access is positioned roughly mid-way along the northern boundary to Yarrow Drive, just east of Clover Close.

The adoptable new road will provide vehicular and pedestrian access into the whole of the development, with provision for cyclists.

The new road and internal road network is illustrated on the site layout drawing and has been designed to adoptable highway standards and designed to provide for appropriate arrangements for refuse and emergency vehicles. The internal road arrangement has been designed to best practice guidelines, including Manual for Streets and Kent Design Design.

The main access extends through the middle of the site, with private drives extending from it and culminating in either a turning head or parking court. Parking for some of the houses will be provided within the individual curtilages.

Vehicle parking has been considered in the context of Kent County Council standards. Future residents will benefit from adequate parking provision to ensure that there is no overspill onto the local highway or new roads within the development.

The site has good accessibility to local services and facilities at Minster and to public transport connections.

6.0 // CONCLUSION

This Design and Access Statement accompanies an outline planning application for a residential development consisting of 25 no. houses on a single parcel of land at Plover Road, Minster, Sheppey, with all matters reserved, except access, for future consideration.

The scheme is an alternative proposal to the extant planning consent for a foodstore and retail development, as there is no interest from any food retailers in acquiring the site.

The application site forms part of a larger housing allocation in the adopted and emerging Development Plans.

The site adjoins a larger parcel of land which has outline planning consent for a new residential development and open space, which has informed the illustrative layout, density and mix of housing on the proposed scheme.

The proposals provide for high quality housing, in a sustainable location and will contribute significantly to the housing supply in the local area.

The Design and Access Statement concludes that the proposals are fully acceptable in Design and Access terms.



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