

Ditton Edge

Proposed residential development on land off

Kiln Barn Lane, Ditton, Kent

on behalf of East Malling Trust

Design and Access Statement

December 2018



Produced by Savills Urban Design Studio
for East Malling Trust



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1 INTRODUCTION

BACKGROUND

PLANNING

THE EAST MALLING TRUST

NIAB EMR

USING THE DOCUMENT

THE DESIGN TEAM



1 INTRODUCTION



BACKGROUND

This Design & Access Statement (D&AS) has been prepared by Savills Urban Design Studio on behalf of The East Malling Trust. The document has been prepared in support of The East Malling Trust's outline planning application for a residential led development at Ditton Edge. All matters are reserved except for access. The key elements of the development include:

- A mix of housing including affordable housing, providing up to 300 new homes;
- Substantial new areas of public recreation and open space providing both formal and informal areas for all ages and areas for nature conservation;
- A new network of public footpaths, cycle routes linking to the existing network and surrounding countryside;
- A new access from Kiln Barn Road serving the whole development;
- Retaining existing public rights of ways within the surrounding context.

This statement explains the design rationale for the scheme and how the applicant has fully considered the proposals and understands what is appropriate and feasible within the context of the site and its surroundings.

The statement uses a combination of drawings, illustrations and photographs to illustrate how the site might be developed and can accommodate up to 300 dwellings and associated infrastructure. It also demonstrates how the proposals accord with the principles of good design and place making.

-  East Malling Trust land ownership
-  Ditton Edge planning boundary





PLANNING

Over the past two years, the East Malling Trust has discussed with officers at Tonbridge and Malling Borough Council the potential for residential development at Ditton Edge. At the same time, the Council has been preparing a new Local Plan to guide and manage future development in the Borough up to 2031.

Currently the council is in the final stages of preparing its new Local Plan. It will set out locations for new residential, commercial and other development along with a set of policies to facilitate new proposals across the Borough. The land at Ditton Edge would make significant contributions to the Council's housing provision.

In the new Local Plan's housing trajectory, the site is identified as contributing towards Tonbridge and Malling Borough Council's housing supply figures starting from 2020-21.

The East Malling Trust

Based at Bradbourne House, the East Malling Trust is focused on the advancement of horticultural and plant-based science for public benefit.

The Trust is a charity and limited liability company. Through financial support to NIAB EMR, formerly East Malling Research, the Trust supports research into horticultural. It raises funds through effective management of its land and property, events at Bradbourne House, the Orchards Conference Centre and Café.

Research at East Malling can be traced back to the purchase of 9 hectares (22 acres) of land in 1913, when a research station was established to solve the problems of commercial growers in the rapidly developing fruit industry. In 1921, the research station gained its independence from Wye College and became "The East Malling Research Station of Kent Incorporated Society for Promoting Experiments in Horticulture".

Over the years, and thanks to the fruit industry, the original land was gradually added to and in the mid

1920s friends of East Malling raised £30,000, which later became the East Malling Trust for Horticultural Research. In 1938, Bradbourne House along with some 80 hectares (200 acres) of land was purchased and created today's 200 hectare (550 acre) estate.

The Trust has a board of seven Trustees drawn from leading members of the perennial crops industry and from prominent academics and leaders of the business sector.

Today's fruit industry remains under pressure and needs science to boost yields, protect against diseases and protect the environment. Should residential development at Ditton Edge be approved, the Trust would use the capital receipts to provide continued support for world-class top and soft fruit research by funding a new science campus at NIAB EMR, formerly East Malling Research.

The proposals also support the Trust's efforts to provide high quality accommodation for the 69 businesses based on the 550-acre estate, as well as maintain the Grade Histed Bradbourne House and Parkland.

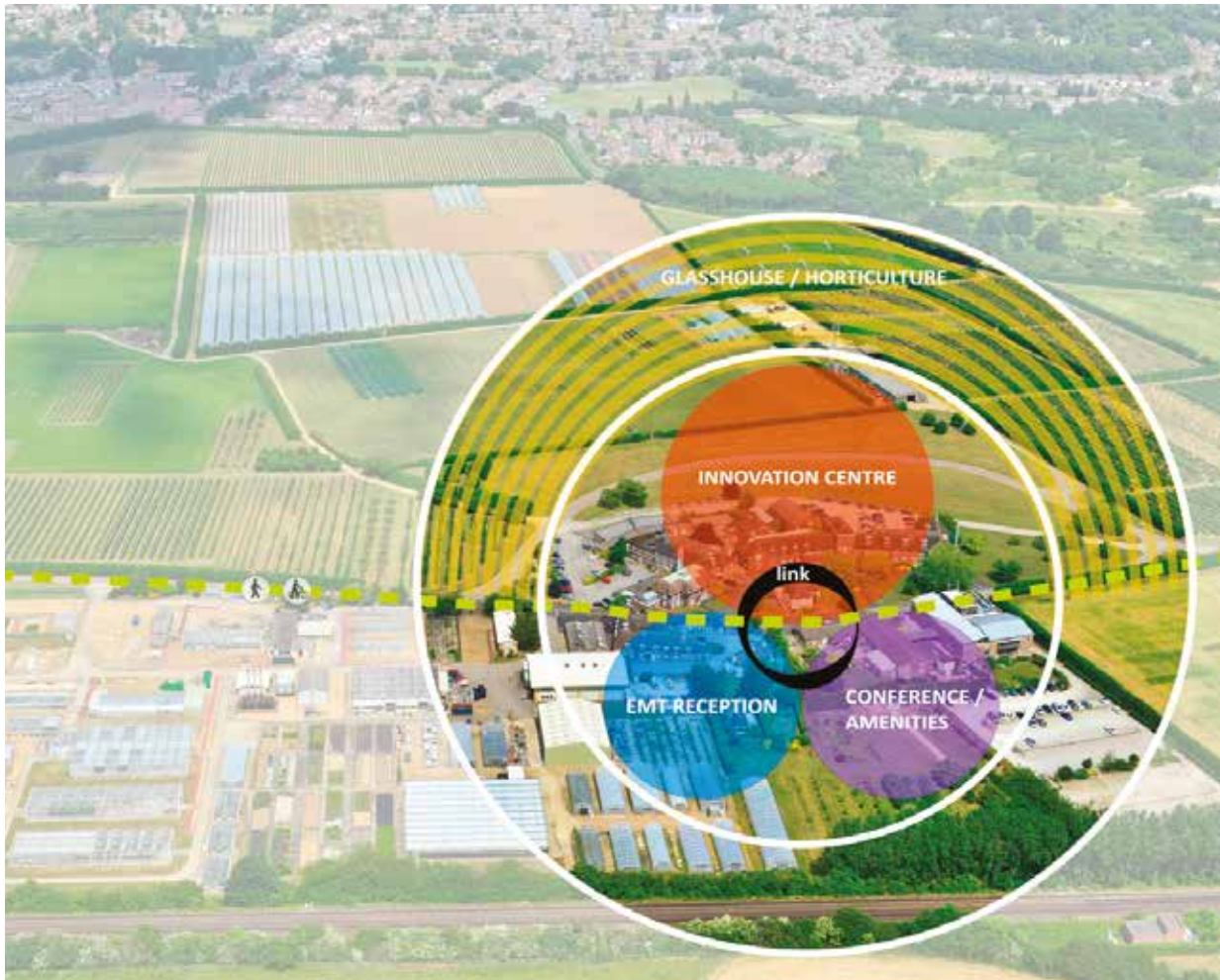


Illustrative views showing the new science campus

NIAB EMR

In 2016, East Malling Research joined forces with the National Institute of Agricultural Botany (NIAB), a major international centre for plant research, crop evaluation and agronomy based in Cambridge, and established NIAB EMR.

Today, NIAB EMR's mission is to conduct high-quality strategic and applied research in horticultural and environmental sciences, and to deliver knowledge, products and services that benefit public and private customers. Its vision is to be recognised as the pre-eminent research institute in the UK, with a significant international reputation for strategic and applied research, development and innovation in horticulture, with particular emphasis on perennial and clonally-propagated crops.



Concept diagram - a new science campus at NIAB EMR

USING THIS DOCUMENT

This statement sets out how, through a combination of detailed assessment and consultation and engagement with the local authority and other key stakeholders, the design for Ditton Edge has evolved. The structure of the document includes five sections as follows:

Section 1 Introduction: Outlines the purpose of the document;

Section 2 Assessment: Provides a detailed assessment, including the physical characteristics of the site and surroundings. It explores the relationship between the site, Ditton and the wider surrounding area. It also provides a brief summary of the relevant planning policy framework for the site;

Section 3 Involvement: Provides a summary of the pre-submission consultation undertaken and the comments received. A separate Statement of Community Engagement has been submitted as part of the planning application;

Section 4 Evaluation: Demonstrates how the site and proposal has been informed through the assessment and engagement process. Provides detail on the issues and opportunities the site offers and the overarching vision and key design objectives for creating a successful and distinctive place;

Section 5 Design: Presents the key principles for the design solution including use, amount, scale, access, layout and structure for the development, landscape and appearance. Each of these is demonstrated through a combination of drawings, illustrations and photographs;

As a key stakeholder in the community the East Malling Trust understands and recognises its responsibility to delivering a sensitive, sustainable and environmentally aware place, which respond to and integrate with the existing setting and community.

The East Malling Trust has put together a highly experienced and professional team of consultants to assist them in the preparation of submission of this scheme.

THE DESIGN TEAM

Archaeology

CgMs

Drainage & Flood Risk, Services & Utilities

Ardent Consulting Engineers

Ecology

Ecology Solutions

Heritage

Savills Heritage (UK) LTD

Landscape & Visual Assessment

Lloyd Bore

Masterplanning & Planning

Savills (UK) Ltd

Public Consultation

Maxim

Transportation & Access

Ardent Consulting Engineers

Tree survey

Down to Earth



- Ditton Edge and Park Side
- Retail
- Big box retail
- Food and drink
- Place of worship
- Community
- Education
- Playground
- Employment
- Armed Forces / Police
- Healthcare
- Hotel
- Research
- Bus routes with bus stops
- Railway line with station
- Green open space

Plan showing local facilities and transport infrastructure



2 ASSESSMENT

WIDER CONTEXT

The village of Ditton is located in the north-western corner of Kent within the borough of Tonbridge and Malling. Maidstone lies 4.6miles (7.4km) to the south-east. Larkfield lies directly to the north west with West Malling 1.8miles (2.9km) to the east and East Malling to the south. Ditton is a large village and its current population is approximately 4,700 (2011).

Ditton benefits from good strategic transport connections. The village straddles the A20, the old London to Dover road, and the M20 is located to the north. Ditton also benefits from access to regular rail services to the south and London from East Malling Station and Barming Station that are within close proximity to the site.

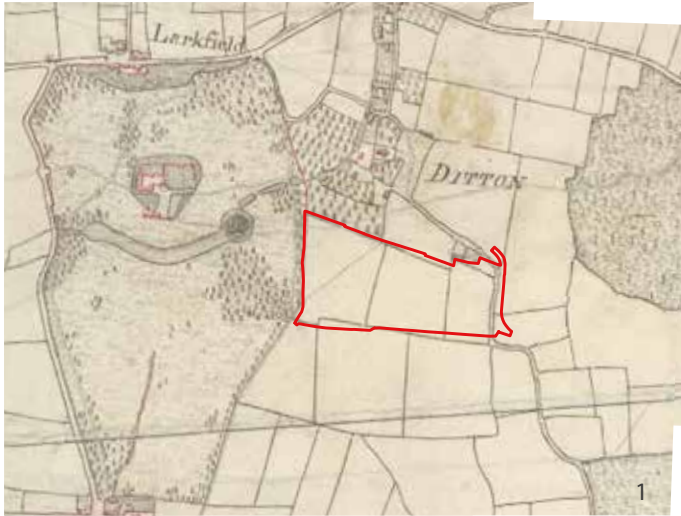
SITE INFORMATION

Ditton Edge is located on the southern edge of Ditton village, with the A1065, Brandon Road to the east. The site is currently agricultural farm land. The application site totals 13.01 hectares (32.15 acres).

The site has been used as a research field and is accessed from the south-western corner. There is an unused, overgrown gate to Kiln Barn Road in the south-eastern corner. The site is structured by historic field boundaries, windbreaks and planting. There is a grouping of farm buildings and structures to the south

Ditton Edge is located to the east of the Grade I Listed Bradbourne House and outside of the Bradbourne House Conservation Area. The Church of St James the Great is located to the south-east in the village of East Malling. In addition, there is close access to the nearby Ditton Quarry Nature Reserve and the wider open countryside.

Ditton Edge is within a short walk of local services and facilities including local shops, pubs, restaurants, community centre, education and community infrastructure. The site is located close to the South Aylesford Retail Park. There are a number of regular bus services running to the north of the Site along the A20.



1

1789 historic map



2

1865 historic map




3

1907 historic map



4

1948 historic map

 Ditton Edge site boundary
 Map 1:
 Copyright the British Library Board

 Maps 2-4:
 Reproduced by permission
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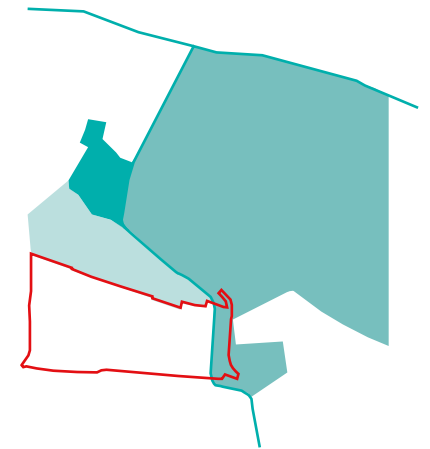


Diagram showing Ditton's expansion east and south



The Grade I listed Bradbourne House

HERITAGE

The development of land at Ditton Edge replicates the evolutionary pattern of earlier expansion to the east and south of Ditton as shown opposite. The proposals represent the next stage of village built evolution.

Proposals are located to the east and outside of the historic park boundary of the Grade I Listed Bradbourne House and Bradbourne House Conservation Area. The house retains part of its landscaped garden although its wider parkland setting has largely altered due to its reuse for research orchards in the 20th century.

In developing the design of the masterplan, the requirement to preserve and enhance the setting of Bradbourne House has fully influenced the scheme. The proposals are confined to the north and eastern parts of the Site, the south-west corner remaining open space with new planting forming a soft edge limiting views from and any impact upon the House and its grounds. The proposed development is further distanced from the heritage assets by existing buildings at Park Farm.

Consultation with Historic England was undertaken in relation to the proposed development at the Site and any potential impact upon the Grade I Listed Bradbourne House. Due to the intervening built development and topography, and the existing neighbouring modern development to the north of the Site, Historic England did not consider that any harm would be caused to Bradbourne House.

Historic wall and public right of way to be retained



Existing dwellings backing on to the site



Existing dwellings fronting on to the site



Views of St James the Great Church to be protected



The southern windbreak will be retained and views south will be promoted



Existing entrance at the south-east corner to be retained for pedestrian and cycle access



Existing properties backing on to road



Tall hedgerow screening the site along Kiln Barn Road





Kiln Barn Road east : Detached dwellings



Kiln Barn Road west : Bungalows



Cherry Orchard : Repetitious terraces

LOCAL VILLAGE CHARACTER

The immediate urban form to the north and east of the Site is made up of post-war, low density and low rise housing. Residential typologies range from bungalows, terraces and detached dwellings to more recent, dense low rise developments. Material palettes are largely repetitious and limited, being informed by the era in which the specific housing was built.

One of the most notable issues is the irregular pattern and location of fronts and backs along the northern edge of the site resulting in few existing houses offering a frontage onto Ditton Edge. New development must form a positive relationship with this condition whilst connecting with existing pedestrian and bicycle connections.

The illustrative masterplan aims to incorporate the best elements of the context and character of Ditton and East Malling villages to create a new, vibrant, safe and active environment which complements and integrates with the existing communities.

LANDSCAPE SETTING

Ditton Edge occupies land to the south of Ditton and is located along the western boundary of Kiln Barn Road. The site is enclosed by existing residential development along the northern edge that partly backs and fronts on to the site. To the south, the site fronts on to existing research fields and a wider landscape setting. The existing sites characteristics can be summarised as follows:

- There are long range views south towards the East Malling Research Campus, Kent Downs to the north and Greensand Ridge to the south;
- The site is bounded by residential development to the north that predominantly backs onto the site;
- There are tree-lined windbreaks located along the northern, eastern and southern boundaries;
- The site slopes downwards 5 metres south to north;
- Historic field boundaries define the sites structure;
- Cottages and NIAB EMR agricultural buildings define the sites western boundary;
- A public right of way extends diagonally through the Site connecting Ditton to East Malling.

