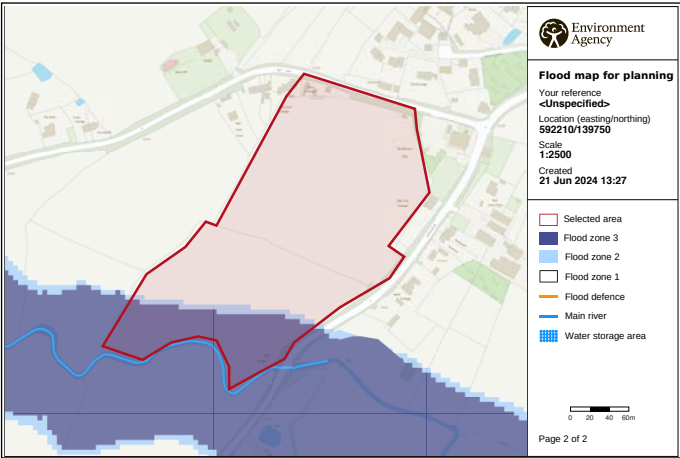


FLOOD RISK AND DRAINAGE



Proposed Drainage Plan by DHA Transport

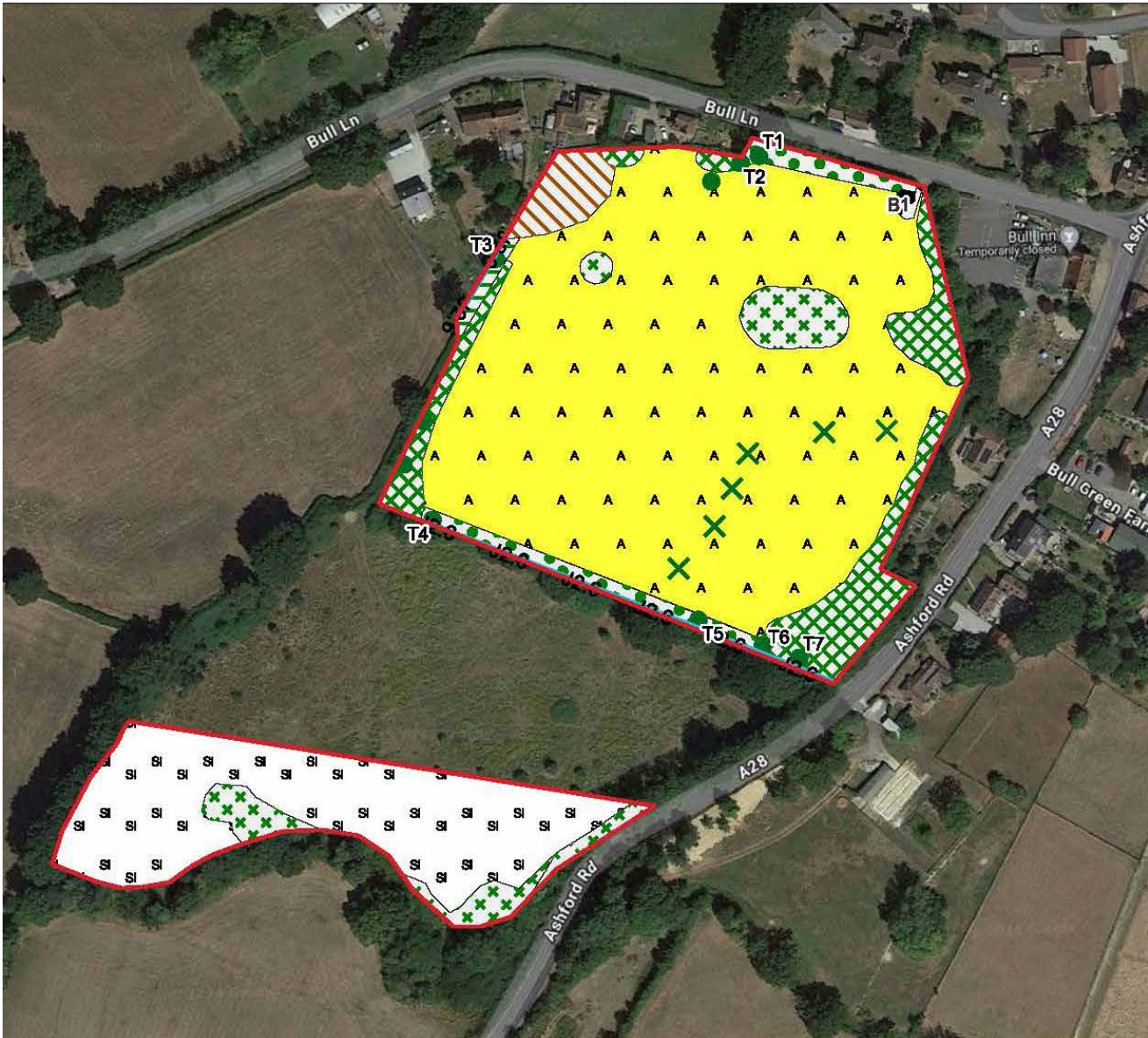
ECOLOGICAL APPRAISAL

The site was surveyed by PJC Consultancy Ltd. The purpose was to classify the habitats present, highlight the potential of the Site to support protected species, and recommend suitable avoidance, mitigation, compensation and ecological enhancement measures where appropriate.

Based on the proposed development area, the results of the Preliminary Ecological Appraisal can be summarised in the following table:

Protected Species/Habitats	Suitable Habitat Present	Habitat Recommended Further Surveys	Ecological Mitigation
Hedgerow HPI	A hedgerow was present at the western Site boundary.	None required providing the mitigation measures outlined are adhered to.	A no construction buffer zone, strict pollution prevention protocol and best practice construction measures should be adhered too during all phases of the development.
Bats (Roosting) Trees	Multiple trees (T1-T7) within the Site were identified as having potential to support roosting bats. All of which exhibited features with PRF-I suitability to support roosting bats.	None required providing the mitigation measures outlined are adhered to.	A no construction buffer zone and strict pollution prevention protocol should be adhered too during all phases of the development.
Bats (Foraging and Commuting)	The Site was identified as having moderate habitat suitability, including scattered treelines and hedgerows, to support commuting and foraging bats.	None required providing the mitigation measures outlined are adhered to.	A sensitive lighting strategy and general best construction environmental practice should be adopted during the construction and operational phases of the proposed development to direct new artificial lighting away from suitable bat foraging and commuting routes, creating dark buffer zones.
Badgers	The Site was considered to provide suitable foraging and commuting opportunities for badgers.	A pre-works survey should be undertaken immediately prior to any construction works commencing to ensure no new setts have become established.	Further requirements for mitigation, compensation and/or licences may be required for badgers depending on the results of the recommended further surveys.
Dormice	The Site was identified as providing suitable foraging, commuting, nest building and hibernating opportunities for dormice.	None required providing the mitigation measures outlined are adhered to.	Construction works (including any habitat clearance works) should be undertaken in accordance with a precautionary non-licensed method statement.

GCN	The Site was identified as having potential to support GCN during their terrestrial lifecycle phase. There was also suitable habitat connectivity to a network of waterbodies within a 250m radius of the Site.	None required providing the mitigation measures outlined are adhered to.	Construction works (including any habitat clearance works) should be undertaken in accordance with a precautionary non-licensed method statement.
Reptiles	The Site was identified as having high potential to support reptiles providing foraging, commuting, basking and hibernating opportunities.	Reptile presence/likely absence surveys are currently being completed at the time of writing this report.	Further requirements for mitigation and compensation will be detailed in a separate report once the surveys have been completed.
Nesting Birds	The Site was identified as having potential to support nesting birds.	None required providing the mitigation measures outlined are adhered to.	Habitat clearance works should be undertaken outside the main nesting bird season. Should this not be possible, all trees and buildings must be inspected by an ecologist to determine the presence/absence of any nesting birds immediately prior to clearance.



- LEGEND:
- A3.1 - Scattered Broadleaved Trees
 - A2.2 - Scattered Scrub
 - A2.1 - Scrub - Dense/Continuous
 - A2.2 - Scrub - Scattered
 - A3.1 - Broadleaved Parkland/Scattered Trees
 - B6 - Poor semi-improved grassland
 - C3.1 - Other Tall Herb and Fern - Ruderal
 - J1.2 - Cultivated/Disturbed Land - Amenity Grassland
 - J2.1.2 - Intact Hedge - Species-Poor
 - J3.6 - Buildings
 - J4 - Bare ground
 - J2.6 - Dry ditch
 - Site Boundary

ARBORICULTURE & TREE SURVEY

A tree survey was conducted by GRS Arboricultural Consultant Ltd. A total of 23 individual trees, one hedge and one woodland area was surveyed.

Tree no.	Category
	U
T13, T17	A
T2, T12, T15, T16, T18, T21, T23	B
T3, T4, T5, T6, T7, T8, T9, T10, T11	C
T14, T19, T20, T22	
H1, W24	

Trees to be removed

Trees	Category	Reason
H1	C	Facilitate the development

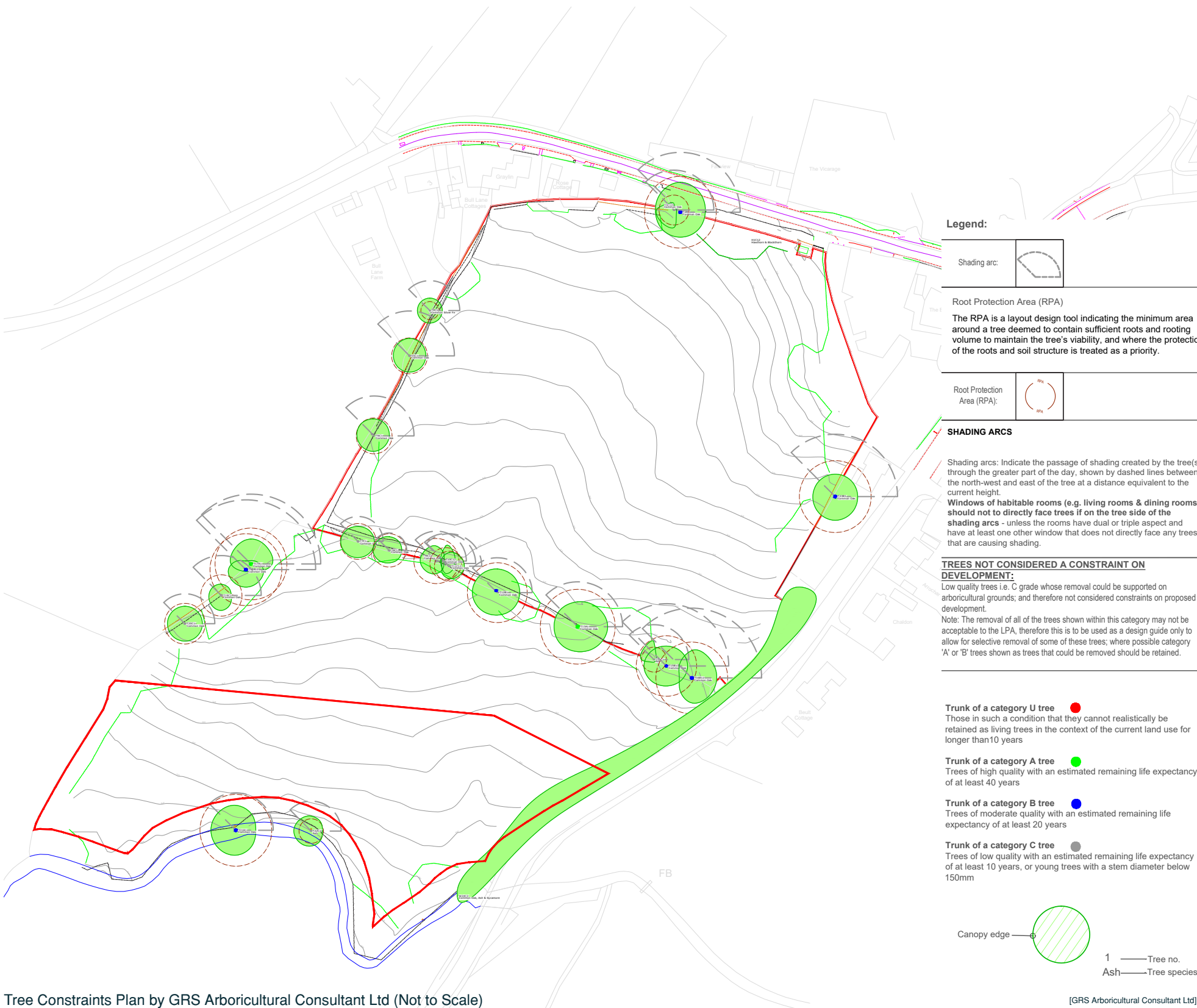
As the site is a field the trees have retained their natural appearance forming broad canopies which dominate the skyline. T13 and T17 have been categorised as high-quality specimens due to their size in comparison to the other trees. Within the central section which separates the two parcels of land is a mixture of oaks some larger than other where there are groups this resulted in the crowns becoming unbalanced.

W12 is a band of trees consisting even aged trees extending part way along the boundary but covering all three parcels of lands, providing an established screen.

H1 consists of low quality trees and removing it will not affect the character of the local landscape.

Direct impact - Assessment of incursions into the RPA and where there is an incursion into the rooting area will be assessed a solution will be provided to ensure there is minimal impact on the rooting environment.

The access point and dwellings are located outside the RPA of the nearby trees.



Tree Constraints Plan by GRS Arboricultural Consultant Ltd (Not to Scale)

HIGHWAYS

This Transport Statement has been prepared on behalf of Esquire Developments Ltd in relation to the proposed residential development at Land adjacent to the Bull Inn, in Bethersden, Ashford, Kent.

The proposed development is seen to comply with all relevant national and local transport planning policies. The site enjoys good access to the local highway network and is located within a reasonable distance of everyday services and public transport nodes.

On-site vehicle and cycle parking will be provided in accordance with the applicable Ashford Borough Council and Building Regulations standards.

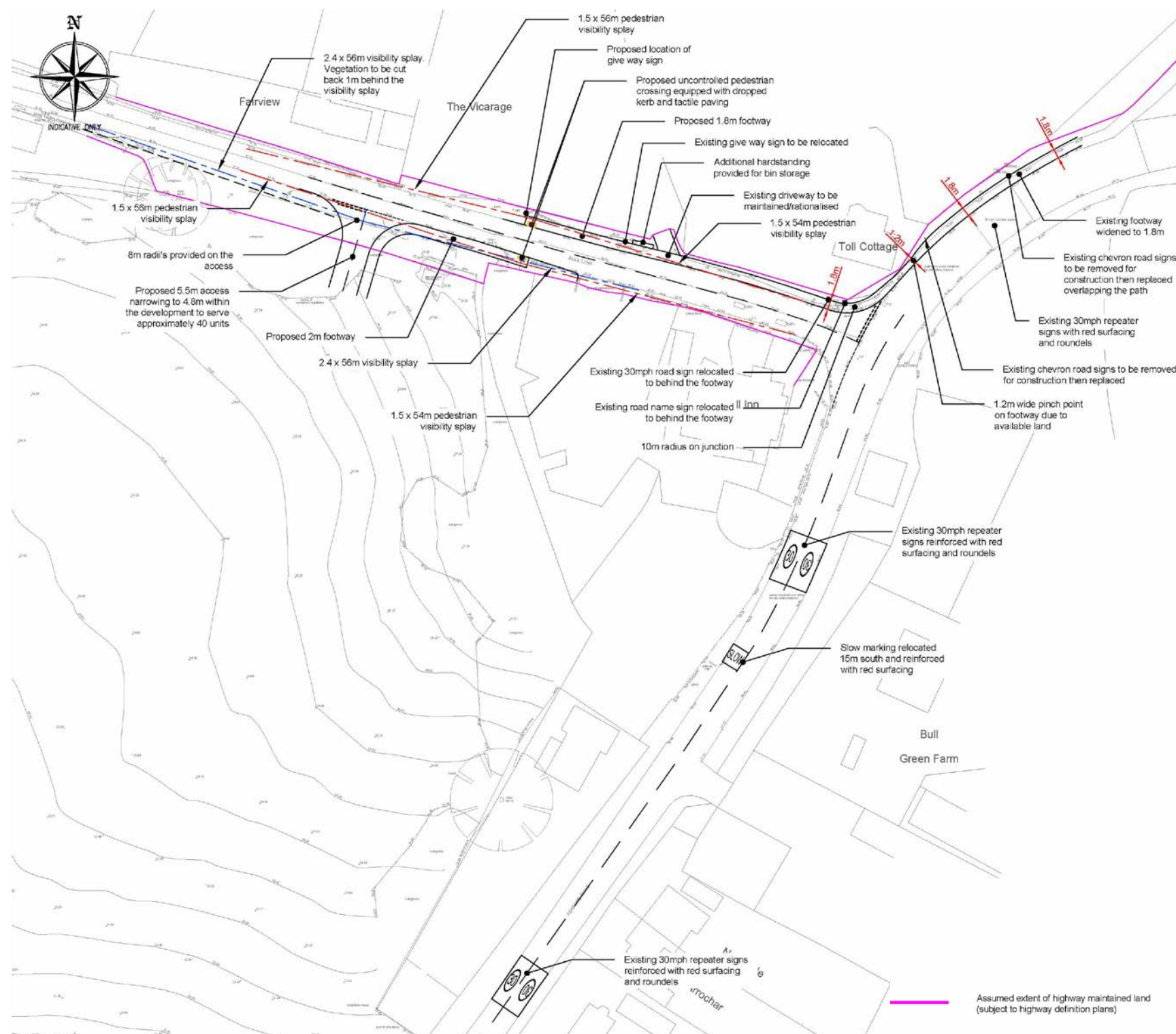
A proposed 2.0m wide footway will be provided on the eastern side of the access, which will initially route along the southern side of Bull Lane to an uncontrolled crossing comprising of dropped kerbs with tactile paving. Pedestrian visibility splays of 1.5 x 54m to the east and 1.5 x 56m to the west of the crossing are achievable. The crossing will link to a further new length of 2.0m wide footway on the northern side of Bull Lane, which will in turn connect with the existing footway provision at the junction with the A28 Ashford Road.

A review of the latest five-year Personal Injury Collision data for the local highway network confirms that the proposed development will not have any material adverse impacts in this regard.

The proposed site access and off-site highway works design has been prepared with reference to the applicable highway standards. An independent Stage 1 Road Safety Audit will be undertaken and submitted as an addendum to this report alongside a Designer's Response as necessary.

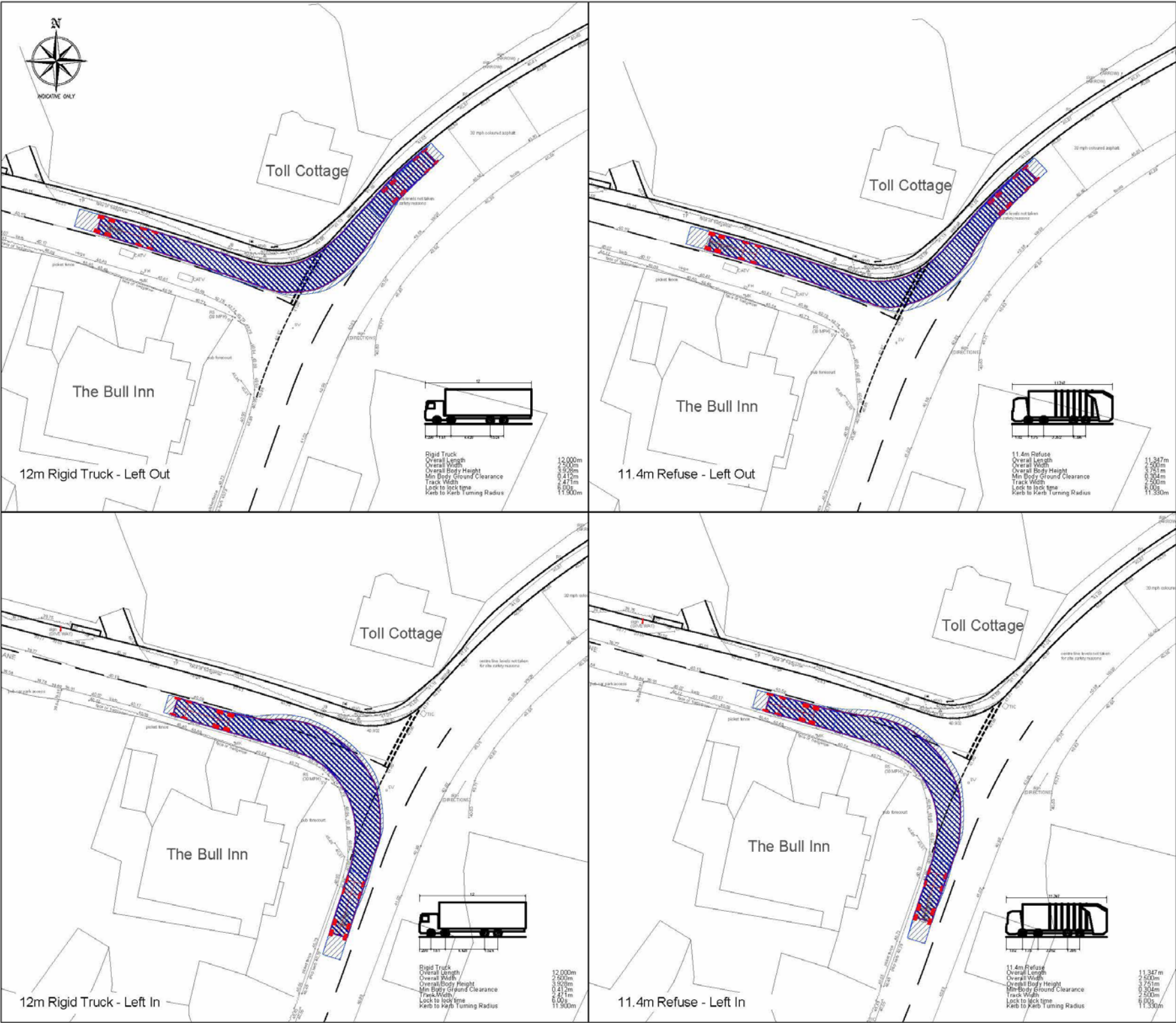
The proposed development is likely to generate approximately 178 vehicle movements over the 12-hour weekday period (07:00-19:00), including 19 in the AM peak hour and 20 in the PM peak hour. Overall, this would equate to approximately one movement every four minutes on average, which would not have a significant or 'severe' residual impact on the operation of the local highway network with reference to Paragraph 115 of the National Planning Policy Framework.

Given the above, it is concluded that there should be no sound transport-based objections to the planning application.



Proposed Highways Works (by DHA)

VEHICLE ACCESS AND TRACKING



Proposed Vehicle Swept Path Analysis (by DHA)

ARCHAEOLOGICAL DESK BASED ASSESSMENT

An Archaeological Desk Based Assessment has been produced by RPS Group. Based on the information within the HER, supplemented by historic mapping, the Site is considered to have the no potential for archaeological remains.

The proposed development, therefore, can be considered unlikely to have a significant, negative impact or cause significant harm on any potential, underlying archaeological assets. Design measure will also allow for all existing historic boundaries to be retained, and the southern plot of the site will not be development but maintained as an area of green space.

However, owing to the location of the study site within two Areas of Archaeological Notification as defined by Ashford Borough Council, it is likely that the KCC Archaeological Advisor will request a programme of archaeological work to determine the presence or absence of potential archaeological remains in advance of development works.

As remains of high significance that might preclude development or material consideration are not anticipated to be present at the site, it is considered that a proportionate response would be that any archaeological works that may be required by the Local Planning Authority, could follow the granting of planning consent and be secured by an appropriately worded condition.

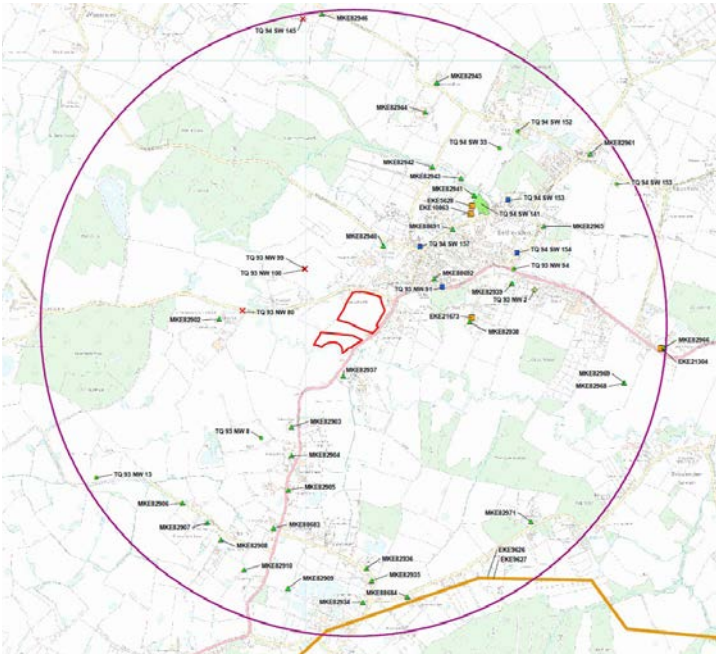


1769 Andrews and Drury Map of Kent



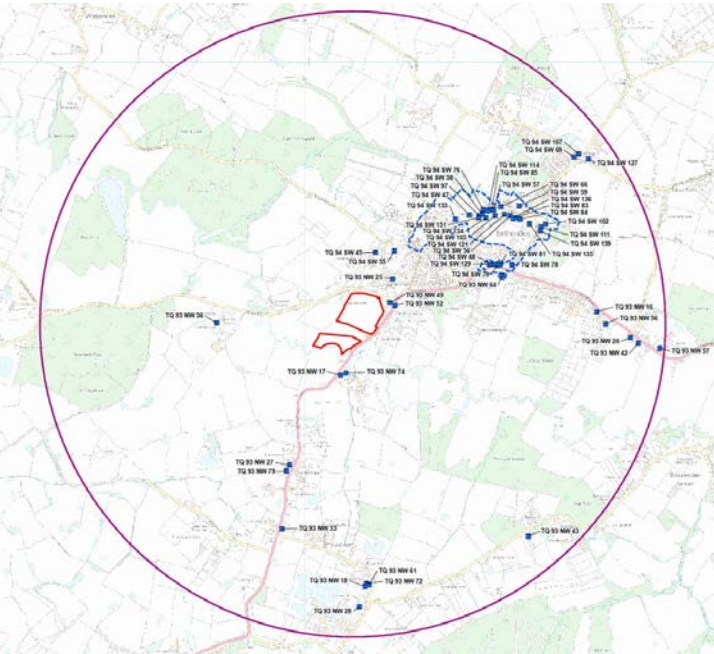
1797 Ordnance Survey Drawing

Historic Environments Records within Study Area



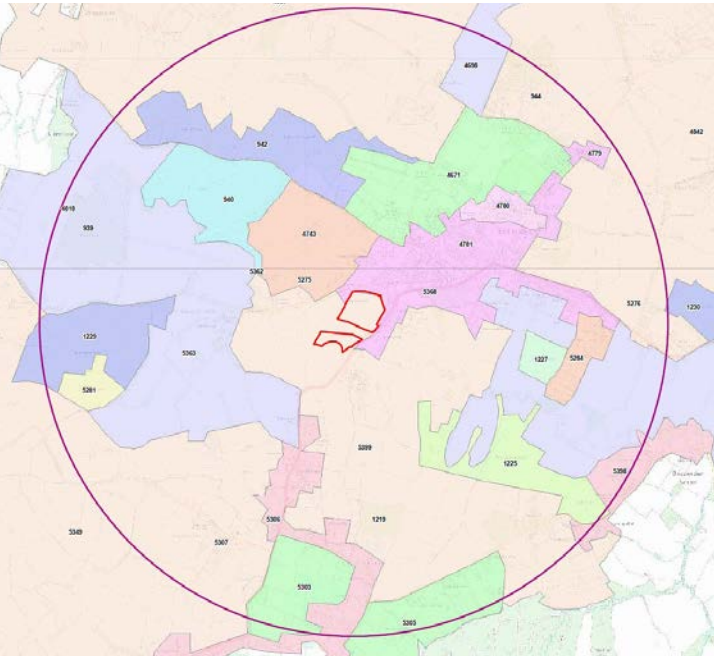
[HCUK Group]

Listed Building Data within Study Area



[HCUK Group]

Historic Landscape Character



Various Archaeological Desk Based Assessment Plans by HCUK Group

THE NATIONAL DESIGN GUIDE

The proposed development aims to display good design and address fully the ten key characteristics set out in the National Design Guide – ensuring a efficient, suitable and sustainable development enhancing the local area.

The National Planning Policy Framework makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve. The National Design Guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government’s collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.



The 10 characteristics of a well designed place [National Design Guide]

- 1. Context** – The proposed design of the development relates to the existing buildings in the local area and replicates characteristics in materials, detailing and scale. This is in order to ensure that the proposal is well suited to the southern part of Bethersden and mitigates impact on the surrounding area. Refer to pages 9-11 of this document for further details.
- 2. Identity** – The proposal strives to draw from the identity and character of the surrounding area in order to inform a more sensitive development, incorporating relevant materials and details in order to produce a more attractive and appropriate scheme. This will also ensure that the unique local identity of Bethersden will not be compromised, and enhanced wherever possible - properly integrating the scheme into the local area and community. Further details on the local identity can be found on pages 13-15 of this document.
- 3. Built form** – The scale of the development has been considered in detail taking on board the size of local existing buildings as well as aiming to respond to and mitigate impact on buildings in the immediate local vicinity.
- 4. Movement** – The proposals aim to provide a clear and safe vehicular access from Bull Lane. These will be supported by tracking and visibility drawings to confirm this as the application progresses. Dedicated pedestrian paths through the site will be delivered and shared surfaces will ensure clear pedestrian and cycle routes through the scheme. The provision for pedestrian routes through the site ensures that the development is well connected to the local area and community.
- 5. Nature** – The existing site contains a former agricultural grassland, hedgerow, and boundary trees. The proposal enhances the landscaping to the site by the retention of mature boundary trees where possible as well as the integration of a considered landscape scheme including planting of various scales, and a landscaped easement which will increase the biodiversity present on the site.
- 6. Public spaces** – The proposal provides plentiful safe, social and inclusive spaces for future residents. Dedicated footpaths as well as landscaped green spaces offer residents communal space across the site as well as easy access to the surrounding countryside. The supervision of spaces by surrounding dwellings ensures a safe and secure public space, with a more wild green space beyond.
- 7. Uses** – The proposal will provide up to 40no. homes to contribute to the much needed accommodation for the current and projected needs in the area. The mixture of family homes ensures that the development is suitable for a range of potential future residents.
- 8. Homes and buildings** – The homes and their construction should be functional, efficient and sustainable. The layout and design should promote a healthy and inclusive space able to accommodate a range of people. Careful consideration of the means to facilitate comfortable living, services and storage have been undertaken in the design.
- 9. Resources** – The proposals will comply with local and national design standards. It will feature materials and styles drawn from the local vernacular highlighted in the parish design guide which are best suited to the climate and weather conditions of the area. This will offer resilience as well as passive design strategies to effectively drain, insulate and ventilate the homes.
- 10. Lifespan** – The longevity of the site is achieved through a consideration for the ownership and maintenance of the site from the very start. This will sustain the visual attraction of the development, encouraging maintenance by future residents. A sense of ownership both from the residence and community will ensure active use and maintenance for many years to come. This will be achieved through the careful, bespoke and considered use of design features to generate an engaging and pleasant space.

04

Proposed Development of Land adjacent to the Bull Inn, Bethersden

Design

INITIAL / PRE-APPLICATION LAYOUT

This initial layout was presented at a pre-application meeting which took place at the council offices on the 19th of February 2024. Following this, a written pre-application response was received from Ashford borough council. Key design points are summarised below and other matters raised are addressed in the Planning Statement.

-Concerns it may appear as a disjointed development rather than a natural extension

-Proposed layout is an over-engineered central spine road and the absence of street trees is notable. Proposed plot configurations showcase a uniform and orderly arrangement, which does not reflect the less formal, irregular plot arrangements typical of village settings;

-Layout is suburban which does not reflect the rural character of Bethersden.

How these comments have been addressed is detailed in the Design Development section.



Proposed Outline Site Layout Plan presented at Pre-Application

PUBLIC CONSULTATION

Following the pre-application a public consultation took place on the 28th of February 2024 at the Bethersden Village hall. The proposals have evolved in response to pre-application consultation with Ashford Borough Council Planning Officers and KCC Highways alongside public engagement. Further details of the consultation feedback are also provided in the supporting Planning Statement and Statement of Community Involvement.

PUBLIC CONSULTATION INVITATION

LAND ADJACENT TO THE BULL INN PUBLIC HOUSE AT BETHERSDEN

Esquire Developments are preparing a planning application for the development of approximately 40 new homes on land adjacent to the Bull Inn Public House at Betherdsen.

Date: Wednesday 28th February 2024
Time: 2pm - 7.30pm

Venue Details: Betherdsen Village Hall, Forge Hill, Betherdsen, Kent, TN26 3AF

BETHERSDEN

Betherdsen Village Hall, Venue Location

We would like to invite you to a consultation event to explore the proposals further. The proposals would include 40% of affordable housing as well as areas of accessible open space. We want to listen to the feedback from local residents as we develop and finalise our proposals for submission to Ashford Borough Council in Spring 2024. There will be the opportunity at the event to discuss any matters you may have with Esquire Developments and our consultant team.

If you are unable to attend the exhibition, the material will go live on our consultation website (on the day of the exhibition) where you will be able to view the material and provide feedback online at:

www.esquire-esquire.com or email to betherdsen@esquiredevelopments.com

Images of projects by Esquire Developments

LAND ADJACENT TO THE
BULL INN
BETHERSDEN

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INTRODUCTION

WELCOME

Welcome to our exhibition for the emerging residential development project and adjacent to the Bull Inn Public House, Betherdsden (the site).

This exhibition is an opportunity for us to present and explain our vision which consists of an outline application for the delivery of up to 46 residential dwellings, and to discuss any issues or concerns you may have. We have a number of representatives from Esquire Developments and our consultant team to answer your individual questions.

We have been keen to hear your feedback to help shape our proposal as we move forward. Comments can be submitted to us by hand in a paper form or sent to us by post or email.

Information@esquiredevelopments.com
13th March 2024.

The material on display today is also available to download on our website www.esquire-dev.com, where comments can also be submitted online.

ESQUIRE DEVELOPMENTS

Esquire Developments is a multi-award winning SME house building firm based in Longfield, Kent. Founded in 2011, we have achieved a number of milestones including the delivery of high quality bespoke residential developments across Kent and build approximately 120 houses a year. In 2020, we were awarded Gold by Which? as Best SME Housebuilder in the Country.

We adopt a tailored approach, adapting designs and layouts to reflect local characteristics, respecting each community's unique needs. This is achieved through our local knowledge and experience, understanding of place, and creating engaging with local communities. This greatly focuses our approach to planning and design, with a greater experience of the needs and workings of the parish.

Each of our developments is bespoke, and we do not have fixed house types. This allows us to be totally flexible when it comes to creating the right mix and design of each home. Rooted in the high quality of architecture and materials, this often extends to the refinement of open spaces, establishing welcoming and inclusive environments.

As an SME Housebuilder reliant on our reputation, we deliver high quality homes that bring choice and aspiration to the housing mix required for a diverse range of prospective buyers.

We are environmentally conscious and have committed to playing a leading role in addressing the Climate Emergency by reducing our carbon footprint and delivering homes exceeding the minimum code and focusing on the greenest housing market, sustainable solutions.



Examples of projects by Esquire Developments

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 BETHERSDEN

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THE SITE

The site is approximately 2.89 hectares in size and remains south-westwards from the built up area of Bathersden. It is currently open grassland and planting - a remnant from its former agricultural use. The boundaries of the site are defined by hedgerows, trees, and other native planting, with a number of notable mature trees. These all contribute to screen the site from the surrounding area.

The A26, Bull Lane and adjacent street development of Oaktree Cottage, Bull Inn, and Rose Cottage characterized by semi-rural buildings and country houses from the northern and eastern boundary as the site. The northern and eastern boundaries back onto open agricultural land with boundaries marked by streams, ditches, hedgerow and landmark trees.

Site Location Plan

01/2018

1 Rose Cottage northern boundary

1 Grade II Listed Vicarage Whitson Ave

0 Oak Tree Cottage eastern boundary

0 Grade II Listed Bull Inn

LAND ADJACENT TO THE BULL INN BETHERSDEN

THE CONTEXT

BETHERSDEN PARISH CHARACTER

The village lies in the Low Weald to the eastern end of the South River Valley. The local soil is characterised by an irregular medieval field pattern with many small streams and boundary woodland.

Pockets of residential development to within three historic landscape features. Betherdsden village sits within a Special Landscape Area designated which retains a strong visual connection to the surrounding rural landscape with many landmark oaks and wooded boundaries remaining in good condition throughout the settlement.

The Betherdsden Parish Plan and Design Statement has been consulted from the outset to ensure a thorough understanding of the unique local character. This will dictate the assets, losses and materials palette of the proposal.

The site's location at the south-western gateway to the village will be highlighted, with the local character reinforced and key natural vista retained.



Location in Betherdsden Village



0100

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BETHERSDEN**

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OPPORTUNITIES

DESIGN STRATEGY

Analysis on the site and surrounding area reveals opportunities and constraints which must be addressed to ensure a well-tuned and sympathetic addition to the village. These will form the basis of the design strategy, dictating layout, amount, and focal points of the development.

Opportunity and Constraints Diagram

- Potential area for development - Existing area for open space - Existing trees retained/enhanced - Existing hedgerow retained/enhanced - Proposed access - Flood Zone 3	- Linked buildings - Key to listed building information - TPOs - Main characteristics - Screens - Main views of site
--	---

OPPORTUNITIES

- Provide a diverse mix of housing from one to four bedroom dwellings.
- Produce a well designed development, sympathetic to and enhancing the local character and architectural identity.
- Increase the biodiversity on site through careful landscaping and planting.
- Create an entrance retaining rural character along Bull Lane.
- Provide large green space for future residents and local community.

CONSTRAINTS

- Retain and enhance boundary planting to maintain screening from heritage assets.
- Proximity of parts of the site to the surrounding dwellings may incur overlooking if not managed through design.
- Proximity to listed buildings to be respected and settings of areas identified in local design guide to be maintained/enhanced.

Grade I Listed Old Vicarage

Grade II Listed Bull Inn and Stables

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PLACE IN THE VILLAGE

A SYMPATHETIC ADDITION TO BETHERSDEN

As well as the opportunities and constraints presented by the site itself, the wider strategic expansion of the village was considered. This understanding helped to ensure that the development will be well incorporated into the existing community, respecting the established pattern of expansion.

C.1850

This map shows the village of Betersden in 1850. The application site is highlighted in light green. The map includes a legend with the following items:

- Application site (light green box)
- St. Margaret's Church (black cross icon)
- Built up area (dark grey box)
- Woodland area (dark green box)
- Historic village centre (dotted line)
- Watercourse (blue line)

Below the legend, there are two small photographs: one showing a view of the village along The Street, and another showing a view of the application site.

C.1960

This map shows the village of Betersden in 1960. The application site is highlighted in light green. The map includes a legend with the following items:

- Application site (light green box)
- St. Margaret's Church (black cross icon)
- Built up area (dark grey box)
- Woodland area (dark green box)
- Widened development and inward expansion (blue line)
- Watercourse (blue line)

Below the legend, there are two small photographs: one showing a view of the village along The Street, and another showing a view of the application site.

C.2020

This map shows the village of Betersden in 2020. The application site is highlighted in light green. The map includes a legend with the following items:

- Application site (light green box)
- St. Margaret's Church (black cross icon)
- Built up area (dark grey box)
- Conservation area (light green box)
- Woodland area (dark green box)
- Current expansion along key transport routes in context (red line)

Below the legend, there are two small photographs: one showing a view of the village along The Street, and another showing a view of the application site.

LAND ADJACENT TO THE
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BETHERSDEN

PROPOSALS

ILLUSTRATIVE SITE LAYOUT PLAN

Proposed Layout

The scheme proposes an outline application for up to 40 dwellings including 40% affordable housing and 1% self-build units. The application will be an outline, meaning that only the principle of development, the quantum and the access are to be determined at this stage.

If approved, Reserved Matters would be submitted which would set the exact layout and design of the building. Notwithstanding, the outline application will set the bar for the expected design quality of the development, and an illustrative layout and elevations demonstrate how the scheme could look if it came forward.

An indicative landscaping scheme will be provided as part of the proposals which will include an equipped play area. The development will also achieve a 10% biodiversity net gain.

PROPOSED MATERIALS PALETTE

Brickwork	Reddish Bricking	Reddish Bricking	Reddish Bricking	Reddish Bricking
Reddish Bricking	Reddish Bricking	Reddish Bricking	Reddish Bricking	Reddish Bricking
Reddish Bricking	Reddish Bricking	Reddish Bricking	Reddish Bricking	Reddish Bricking
Reddish Bricking	Reddish Bricking	Reddish Bricking	Reddish Bricking	Reddish Bricking

Residential street elevation

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PROPOSED ACCESS

HIGHWAYS

Vehicle and pedestrian access to the site will be achieved by way of a simple priority junction with Bull Lane. An environmental pedestrian crossing will be located east of the site access, providing access to a new footpath on the northern side of the carriageway.

The site will tie in with the existing highway provision east of the site on Ashford Road and provide a connection into the village centre. The access and pedestrian crossing design will be informed by a speed survey and independent Road Safety Audit.



Proposed plot layout indicating access information

0 100m

The site layout and car parking will be provided in accordance with Kent County Council and Ashford Borough Council's adopted standards, with Electric vehicle charging available to every dwelling.

The vehicular trip generation of the proposed development will be modest at approximately one movement every three minutes during the weekday morning and evening peak hours, which will have a negligible impact on the operation of the local highway network.

Existing bus stops are located on Church Hill which provide services between Ashford and Tenterden.

The proposals are subject to ongoing pre-application engagement with Kent County Council Highways and Transportation to ensure that the access and all on-site highway works drafted are suitable and that the proposed Transport Statement that will accompany the planning application is sufficient.

LAND ADJUNCT TO THE BULLITT INN BETHESDA

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CLIMATE ACTION

SUSTAINABLE DESIGN RESPONSIBILITY

A key part of creating a good design and an attractive development is taking care to ensure sustainable delivery, financing, design and community cohesion.

This is one of the central aims of the scheme, with lower focus on the use of sustainability oriented, and where possible, local materials.

Focus on water and energy conservation are integral to the design.

We also recognise that sustainability is achieved through long-term social outcomes.

The development makes use of the existing community assets in the village, ensuring their continued use. Connections to local authorities and transport links contribute further to its sustainability.

CLIMATE COMMITMENTS

We take a proactive approach to addressing the climate emergency and recognise that we have an impact on the environment. We will minimise this as best we can by taking a 'fabric first' approach, only developing greenery. By installing air source heat pumps and taking a 'fabric first' approach we are achieving approximately a 40% carbon reduction in our homes over and above current building regulations.

The fabric first approach means that the improved efficiency of our dwellings is inherent within the build allowing this not only to be more efficient, but also safeguarding against rental, resulting in the efficiency of the building being maintained for its lifetime.

We build our homes with greater cavity insulation allowing for increased thermal protection, higher specification glazed windows and greater base floor depth.

As our homes come with rapid charge electric vehicle chargers, we have them as playing our part in trying to minimise the impacts of our developments on the environment and helping to encourage the shift to greater living, reducing the amount of fossil fuels used by home and vehicle.

LAND ADJACENT TO THE
BULL INN
BETHERSDEN

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THE WAY FORWARD

FEEDBACK AND PROGRESSION

Thank you very much for taking the time to view this exhibition. We really appreciate your engagement and comments. By reviewing these, we hope to understand further what you like about our proposals to ensure that we deliver the best quality and most appropriate solution to Betherden.

We would be grateful to receive all of your feedback to review and help shape our proposals as we move forward.

COMMENTS

Comments can be submitted to us [online](#) in a paper form, or sent to us by post at [esquire](#).

bethersden@esquiredevelopments.com by 17th March 2024. The material is [highlighted](#) today is also available to download on our website.

www.esquire-esquaire.com where comments can also be submitted online.

The window for submitting feedback runs for 2 weeks, after which we will review the responses and address comments wherever we can.

It is anticipated that an outline application will be submitted in spring 2024. Following this, there will be another opportunity to comment on the application to Ashford Borough Council.

It is still uncertain when a decision will be made on this application, but given current experience and timescales, it is likely this will be in late 2024.

If approved, we would anticipate submitting our reserved matters application within 3 months, with an anticipated commencement on site within the following 12 months of approval.

It is therefore considered that this would likely be around summer 2025. We anticipate a build programme of approximately 2 years.

Thank you for taking the time to attend today's event.

Public Exhibition Boards

PLANNING CONTEXT

The proposals have evolved in response to pre-application consultation with Ashford Borough Council Planning Officers and KCC Highways alongside public consultation.

The Site is not subject to any ecological or landscape designations. There are no identified Heritage Assets on the Site. The closest heritage asset is The Bull Inn located on the Site's north-eastern boundary. The proposed development area is not in an area of flood risk, with only a small part of the proposed BNG Area falling within a flood zone.

The Site is not allocated for development in the Adopted Local Plan, 2019. The Site is coming forward in accordance with Policy HOU5 (Windfall Development in the Countryside), which supports proportionate developments (such as this) that adjoin or are close to the existing built-up confines of identified settlements including Bethersden and subject to meeting identified criteria. The Site lies adjacent to the village confines.



Revised Illustrative Site Layout Plan Following Pre-Application

PLANNING CONTEXT

Compliance with Policy HOU5 is considered more fully in the supporting Planning Statement. However, the illustrative proposals have been developed having regard to criterion f) which states:

“The development (and any associated infrastructure) is of a high quality design and meets the following requirements:

- It sits sympathetically within the wider landscape.
- It preserves or enhances the setting of the nearest settlement.
- It includes an appropriately sized and designed landscape buffer to the open countryside.
- It is consistent with local character and built form, including scale, bulk and the materials used.
- It does not adversely impact on the neighbouring uses or a good standard of amenity for nearby residents.
- It would conserve biodiversity interests on the site and / or adjoining area and not adversely affect the integrity of international and national protected sites in line with Policy ENV1.”

In addition to the above, the proposals have also been developed having regard to the following Adopted Local Plan Policies:

Relevant Planning Policies, Ashford Borough Council Adopted Local Plan, 2019	
HOU1: Affordable Housing	ENV1: Biodiversity
HOU6: Self & Custom-Built Development	ENV3A: Landscape Character and Design
HOU12: Residential Space Standards Internal	ENV5: Protecting Important Rural Features
HOU14: Accessibility Standards	ENV6: Flood Risk
HOU15: Private External Open Space	ENV7: Water Efficiency
HOU18: Providing a Range and Mix of Dwelling Types and Sizes	ENV9: Sustainable Drainage
TRA3a: Parking Standards for Residential Development	ENV11: Sustainable Design and Construction
TRA5: Planning for Pedestrians	ENV13: Conservation and Enhancement of Heritage Assets
TRA6: Provision for Cycling	COM2: Recreation, Sport, Play and Open Spaces
Other Material Considerations	
National Design Guide	
Local	
Landscape Character SPD, 2005	
Affordable Housing SPD, 2009	
Residential Parking SPD, 2010	
Sustainable Drainage SPD, 2010	
Residential Space & Layout SPD, 2011	
Public Green Spaces and Water Environment SPD, 2012	
Design Guidance Notes 1-4, 2014	



Revised Illustrative Wider Site Plan following Pre-Application

FINAL LAYOUT FOLLOWING DEVELOPED DESIGN & CONSULTANT INPUT

The proposed layout and has been updated in response to more detailed analysis of the Site's opportunities and constraints. After receiving this input the following points were implemented:

- 1 The open space was relocated to the north east of the site, to create a sense of openness to Bull Lane. This allows the play area and green spaces to be integrated within the centre of the proposed development.
- 2 The layout was adjusted to create a more rural feel to the streets and create a development with a character more reflective of Bethersden.
- 3 The area to the east of the site was identified as important in term of bio-diversity, there for the layout was adjusted to allow a large buffer around the eastern part of the site.
- 4 Increased landscape buffers were introduced to the north and west boundaries to the site following feedback from the public consultation. This provides large areas of planting to allow additional tree planting and screening to be introduced.
- 5 The bio-diversity net gain land identified to the south was adjusted following input from the ecologist, this has now incorporates the sustainable urban drainage system as designed by the drainage engineer.
- 6 The dwellings proposed to the eastern side of the development are now proposed to be of a farmstead character, with lower roof heights and identified on the parameter plan as being up to 1.5 storey in height.



Proposed Illustrative Layout

PARAMETER PLAN

The proposals aim to deliver a sensitive extension of the built fabric of Bethersden, continuing the south-western extension away from the historic centre of the settlement.

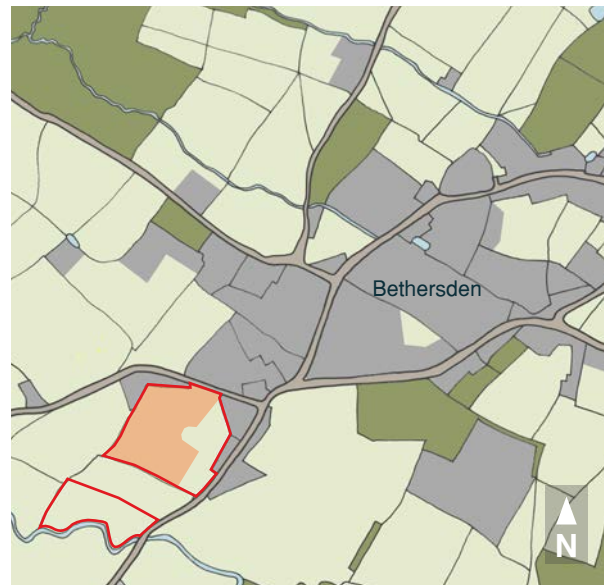
The proposals are accessed from Bull Lane to the north so as to mitigate visual impact on the southwestern gateway character area. This enables the layout to extend from the direction of the village centre with the proposed area of development located in an area of the site that maintains the character of Bethersden.

A proposed footpath connection and crossing point to Bull Lane are proposed to improve connectivity to the heart of the Village and allow pedestrian access to the local facilities.

The area to the east of the site has been identified on the parameter plan as being lower level 1.5 storey development.

Existing trees and landscaping to the perimeter of the site are shown as being retained and enhanced with landscape buffers of up to 10m being introduced on the north and west boundaries.

An area to the south of the site is identified as land identified to provide bio-diversity net gain, including an area for a sustainable urban drainage system.



Sensitive expansion of the existing built fabric



Parameter plan for development of site

[Not to scale]

ILLUSTRATIVE SITE LAYOUT

The Illustrative proposal seeks to deliver a layout that is of a rural character, to reflect the site location at the southern edge of Bethersden.

The layout have been designed so as to maintain this rural feel whilst also providing ample gardens, verges and open space, access and parking on site.

The illustrative proposals are set out around rural lanes and farmstead style courts, with a soft edge overlooking the open space to the south. These will be further softened by extensive existing and proposed boundary planting.

A landscaped buffer forms the boundaries to the north and west, retaining the landmark mature trees and screening the proposals from neighbouring dwellings and the surrounding countryside.

The setting of buildings such as the Bull Inn and other farmstead and barn dwellings is respected through a combination of strategic planting and screening as well as sensitive design utilising local materials and vernacular features.

A significant portion of the site to the east will be re-provided as public open space, with an extensive landscaping scheme to maintain and enhance existing trees and planting and maximising the biodiversity gain across the site.

The edge of the development facing over this open space will be designed in line with the village edge farmstead characteristics outlined in the local parish design guide.



Illustrative Site Layout Plan

[Not to scale]

ILLUSTRATIVE WIDER SITE PLAN

This wider illustrative layout plan shows the location of the development in relation to the wider village.

It highlights the area providing a sensitive expansion to the village and demonstrates that this is located in a position that has access to the local facilities within Bethersden.

The provision of a new footpath and crossing point to Bull Lane will improve pedestrian access to the wider services providing a safe pedestrian connection to the centre of Bethersden.



Proposed Illustrative Wider Site Plan

[Not to scale]

ILLUSTRATIVE UNIT MIX PLAN

The proposed development provides a mix of development which proposed a large percentage of smaller two and three bedroom houses to help with the identified housing need in Bethersden.

In line with planning policy the proposals provide 35% affordable homes and the potential for self-build plots in line with policy if Ashford require them.

The location of these will be determined through future Reserved matter applications.

Unit Mix	Number of Dwellings
1 bed unit	4
2 bed unit	12
3 bed unit	18
4 bed unit	3
5 bed unit	3
TOTAL	40

Key:

- 1 Bedroom House
- 2 Bedroom House
- 3 Bedroom House
- 4 Bedroom House
- 5 Bedroom House



Illustrative Unit Mix Plan

[Not to scale]

LANDSCAPE STRATEGY

A landscape strategy has been undertaken by Lloyd Bore. The proposal reflects the sites location in terms of landscape character area and proximity to key features.

The planting is carefully chosen to ensure year round visual interest as well as providing sensory stimulation for children and adults alike. The planting proposed consists predominantly of native species with some non-native trees to ensure climate change resilience and enhanced biodiversity.

The proposed site layout plan also includes 0.246ha of open space to the north east of the site along the proposed site access.

Existing Boundary vegetation to be cut back well beyond the visibility line allowing for future vegetation growth and a grass verge created in order to maintain visibility splay from the new access road.

New Woodland Buffer area created to provide localised screening of the development. Provide for ecology and bio-diversity requirements, and provide visual and seasonal interest.

New Native species hedgerow to be created along site boundary to provide for ecology and bio-diversity requirements and provide local screening of development.

Site boundary vegetation to be retained and reinforced with new native field hedgerow and tree planting.

Open areas comprising of nectar and pollen rich wild flower and grassland seed mix to provide a source of food for insects and invertebrates. Provide for ecology and bio-diversity requirements, and providing visual and seasonal interest.

Ornamental clipped hedges used within residential gardens and to front garden boundaries to define public from private spaces.

Private front gardens to be planted with wildlife friendly plants to create an attractive setting to the dwellings whilst also adding to wider visual interest and ecological value.

Where space permits feature trees are proposed to provide visual variety and focal points to the street scene.

Ornamental clipped hedges used within residential gardens to define public from private spaces.

Open areas comprising of nectar and pollen rich wild flower and grassland seed mix to provide a source of food for insects and invertebrates. Provide for ecology and bio-diversity requirements, and providing visual and seasonal interest.

Change of surfacing used to define entrance to residential areas and assist with traffic calming.

Proposed naturalistic equipped play area with safety surface.

Existing mature trees to be retained

Proposed Site for Sustainable Urban Drainage System (SUDs), comprising a range of seasonally wet swales and attenuation ponds with permanent water, designed in conjunction with landscape / ecological strategy to create attractive features which will enhance biodiversity and encourage wildlife.

Proposed Semi-Natural space, supporting a range of habitat types including tree and shrub planting, scrub and wildflower grassland, providing habitat for a variety of wildlife species.

New tree and shrub planting along the southern boundary to reinforce the existing watercourse vegetation and to enhance biodiversity and encourage wildlife.



LEGEND



Proposed Dwellings



Native Scrub Planting



Private Lawn



Mixed Native Species Hedgerow



Woodland Buffer Planting



Ornamental Hedge



Existing Vegetation Retained



Access Road



Proposed Trees (Indicative)



Public Footpath



SUDs/Water Retention Pond



Proposed shrub planting areas



Wildflower grassland



Existing Trees

Landscape Masterplan provided by Lloyd Bore

APPEARANCE

A palette of traditional materials and features characteristic of the local vernacular is proposed.

These indicative materials will be of the highest quality and local where possible to ensure sustainability and suitability to the local climate.

These include:



A Light clay tile roofing



B Dark clay tile roofing



C Black UPVC Windows



D Brick Chimneys



E Black timber weatherboarding



F Clay scalloped hanging tile



G Black timber shutters and details



H Red stock brick



I Scalloped lead flashing



J Timber brackets and detailing



Indicative Elevations

SUSTAINABLE DESIGN

As an integral part of creating a well designed and attractive development, care must be taken to ensure a sustainable construction and community. This is one of the central aims of the scheme, with heavy focus on the use of sustainably sourced and where possible local materials. In addition, focus on issues such as water and energy conservation are integral in the design. The location of the development and its connections to local amenities and transport links contributes further to the sustainability of the proposal.

Materials and Construction

Sustainability must be considered in both building materials and construction process. In order to minimise waste and disruption, steps will be taken to reduce waste and mitigate negative impact on the site and its surroundings. A palate of materials will be derived from the surroundings not only in order to blend the development into the heritage of the area, but also to maximise the use of local materials.

Location and Connection

The site has been assessed to ensure development can promote social incorporation and mobility, strengthening the character of the area. Having public transport links, amenities and services, such as the local shop, primary school and pubs a short distance away, ensures that the development will be well equipped to maintain a thriving community as well as offer connection to the nearby shops, schools and services of Ashford and the surrounding areas. These connections will be promoted as a sustainable alternative to car travel and the proximity to bus stops in the village connecting with Ashford, Pluckley station and other towns and villages encourages this.

Water and energy

Minimising energy and water waste will be ensured by the inclusion of preservation features into the design. These will include light and movement sensors for external lights as well as low energy internal lights, good thermal insulation and low water use taps and appliances. Natural light entering the properties will be maximised to reduce reliance on internal lights - reducing energy consumption. As an addition to these proposed methods and built features, infrastructure can be considered to facilitate water butts to collect rainwater for uses such as irrigation of gardens.

Through the good design of the site, it is considered that opportunities will arise to link to green infrastructure and enhance biodiversity. In addition to this, the employment of large green spaces will allow the scheme to endeavour to mitigate against the effects of climate change.



Esquire Developments are confident they can achieve a 40% reduction of CO₂ emissions and are proposing to apply the following specifications:

Element	Current Spec	Notes
Ground Floor U-Value	0.17 W/m2K	Concrete Slab, 100mm Insulation.
External Wall U-Value	0.23 W/m2K	Traditional build with 100mm fully filled cavity.
Party Wall U-Value	0 W/m2K	Fully insulated and suitably sealed.
Roof U-Value	0.099 W/m2K	Cold roof, 100mm + 300mm.
Glazing U-Value	1.20 W/m2K	Glazing U-Value includes frame (not centre pane only)
Glazing Transmittance	0.72%	g-value.
Door U-Value	1.20 W/m2K	Solid door with insulation.
Thermal Bridging	0.03–0.06 W/m2K	BRE Library/ Bespoke.
Design Air Permeability	5.00 m3/hm2	Target varies to ensure compliance.
Heating SAP Default		Air Source Heat Pump System. All Plots include Time and Temperature Zone Controls. Flow temperature no higher than 45 degrees.
Hot Water		From main system. Larger houses include 210 litres. Daily heat loss 1.75 kWh.
Cooling		None
Ventilation		Intermittent extraction fans and trickle vents.
Lighting		SAP2012: 100% Low energy lights. SAP 10.1:4watt LED Lamps. 125lum/W.
Showers		SAP10.1: Fed by boiler. Use 9 litres per minute.
Wastewater Heat Recovery		None
Solar thermal & PV Panels		None

CHARACTER

The design of the prominent dwellings draws upon the farmstead vernacular featured across the area. The black boarding, hanging tile and red brick as well as the clipped barn end gables enhance the identity of Bethersden. This extends to the layout, spacing, and landscaping of the scheme which reflects the rural farmstead character of the local area.

The illustrative site layout plan demonstrates that a sensitively designed low density development in keeping with its edge of village location could be appropriately delivered. It has also been shown that there is access to a wide range of local services within walking distance of the site making it a sustainable development in a suitable location for the sensitive expansion of Bethersden.

The low density of 13.9 dwellings per hectare allows generous amounts of open space, incorporating a play area, as well as providing generous gardens throughout the scheme reflective of the wider village context. This low density allows the retention and enhancement of the perimeter landscaping ensure that the proposals sit comfortably within their setting, and allow significant landscaping to run through the development, which along with the informal free flowing layout creates a development in keeping with the wider village and also provides a biodiversity net gain in accordance with policy.



Ramsden Farm - barn half hips, black weather boarding



Thorne Estate Oast - weatherboarding, large shutters



Illustrative examples of proposed units



Merchants of Bethersden - brick, scalloped tile hanging

ILLUSTRATIVE VIEW A



ILLUSTRATIVE VIEW A

ILLUSTRATIVE VIEW B



ILLUSTRATIVE VIEW B

05

Proposed Development of Land adjacent to the Bull Inn, Bethersden

Conclusion

CONCLUSION

This design and access statement accompanies an outline scheme for up to 40 dwellings, parking facilities and suitable landscaping on the land adjacent to Bull Inn, Bethersden.

The provision of up to 40 dwellings of mixed sizes is in accordance with national policy which highlights developments of this kind as important in meeting the housing requirement of the area.

This is supported by the local council's planning policy requiring more housing of this type for the current as well as projected demand for housing around Bethersden and Ashford in the near future.

The outline scheme has particular sensitivity to the unique character of Bethersden in terms of scale, materials and amount of development. It has been developed with a thorough understanding of the local design guide.

The intention of the development is to create an integrated and well-designed community which contributes positively to the housing and land supply mix in the local area whilst delivering a suitable and above all sympathetic addition to Bethersden.



Illustrative Site Layout Plan

[Not to scale]

