



Planning Statement

BERKELEY HOMES

(Eastern Counties) Ltd

Land at Cemetery Road, Snodland

November 2019

1 The Planning Application

1.1 Submission

- 1.1.1 This statement is to support a revised planning application for works at Cemetery Road, Snodland (the site), which has been prepared by Berkeley Homes (Eastern Counties) Ltd.
- 1.1.2 This report assesses the proposed scheme against relevant national and local planning policies and material considerations.

1.2 Planning Application

- 1.2.1 A full application has been submitted, with the description of development as follows:

Erection of 6 three bedroom houses and associated car parking, access and landscaping.

1.3 The Applicant – Berkeley Homes

- 1.3.1 This planning application has been submitted by Berkeley Homes (Eastern Counties) Ltd who are a dynamic and innovative company, committed to building high quality homes in London and the South East of England. Berkeley Homes is a FTSE 250 company with a turnover of in excess of £500m.
- 1.3.2 Berkeley work on a wide range of projects from small detached developments to urban regeneration schemes, but always produce sustainable communities with a real sense of place and quality.
- 1.3.3 The Eastern Counties subsidiary is the eastern regional office for the wider Berkeley Group. We are a local employer, based in Sevenoaks, with around 100 direct employees and nearly 600 operatives employed over our regions sites.

1.4 Pre Application Advice

- 1.4.1 A pre application advice meeting was held between Berkeley Homes and Council Officer Paul Batchelor, on the 11th September 2019 under reference TM/19/01889/FINF.

2 Site and Surroundings

2.1 Site Description and Location

- 2.1.1 The site forms a 0.172ha hectare piece of land abutting Woodlands Lake, to the west of Cemetery Road, Snodland, approximately 2 miles north of Junction 4 of the M20.
- 2.1.2 The site is south of Berkeley's development at Holborough Lakes which is currently being developed for 1,250 dwellings, a primary school, open space and landscaping.
- 2.1.3 The lake to the east is used for fishing whilst Snodland Cemetery and Snodland Community Centre lie across the road to the west of Cemetery Road.

2.2 Planning History

- 2.2.1 There is no planning history related to this site itself.
- 2.2.2 Planning permission has been approved for 'the erection of a pair of semi-detached cottages and undertakers garage with associated residential and cemetery visitor parking' under application TM/17/01333/FL to the opposite side of Cemetery Road at a site also under Berkeley's ownership.
- 2.2.3 A pre application meeting was undertaken with Planning Officer Paul Batchelor on Wednesday 11th September under reference TM/19/01889/FINF. The discussions have informed this submission.

2.3 The Proposal

- 2.3.1 This application seeks consent for the erection of 6 three bedroom homes, with associated car parking, access and landscaping. Further detail on the scheme can be found in the Design and Access Statement accompanying the application.



3 Planning Policy Framework

3.1 Development Plan

- 3.1.1 Under Section 38(6) of the Planning and Compulsory Purchase Act 2004, applications for planning permission are required to be determined in accordance with the provisions of the current development plan unless material considerations indicate otherwise.
- 3.1.2 For the purposes of this planning application, the development plan comprises the Core Strategy (2007) and the Development Land Allocations DPD (2008) and other SPD and DPD documents.

3.2 Emerging Local Plan

- 3.2.1 Tonbridge and Malling Borough Council (TMBC) have drafted a Local Plan which is currently with the Planning Inspectorate awaiting examination dates and a further public consultation. The draft plan updates policies but also allocates new sites in order to meet their housing need. The draft plan has been consulted upon, but due to substantive objections and outstanding additional information required to be consulted upon, the draft plan holds limited weight in the decision making process. It will be discussed as part of this submission along with the currently adopted framework.

3.3 The National Planning Policy Framework (NPPF)

- 3.3.1 The NPPF was revised in July 2018 and further updated in February 2019 for which this application will now be assessed under.
- 3.3.2 Each section of the planning statement identifies those elements of the NPPF which are relevant to the individual issues discussed.

4 Principle of the Development

4.1 Planning Policy Context

- 4.1.1 The development which is the subject of this application should be assessed against all relevant policy, published nationally and locally. This includes the NPPF 2019 publication, along with the TMBC Local Development Framework and the Draft Local Plan. TMBC have submitted their draft plan to the inspectorate, with the examination due to take place in Spring 2020 and adoption is currently proposed for late 2020.

| REFERENCE | SUMMARY |
|----------------------|---|
| NPPF 2019 | |
| Paragraph 8 | This sets out the three overarching objectives to achieving sustainable development which include an economic, social and environmental objective. |
| Paragraphs 10 and 11 | Similarly to the old NPPF, the 'presumption in favour of sustainable development' is at the heart of this NPPF. For decision taking, this means development should be approved without delay if it accords with the development plan. |
| Paragraph 47 | Planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise, within the statutory timescale. |

| REFERENCE | SUMMARY |
|--------------------|---|
| Core Strategy 2007 | |
| Policy CP1 | All proposals for new development must result in a high quality, sustainable environment. |

| REFERENCE | SUMMARY |
|--------------------------|--|
| Emerging Local Plan 2019 | |
| Policy LP1 | Growth should be sustainable and accord with the policies in the development plan and then will be approved without delay unless material considerations indicate otherwise. |

4.2 Appraisal

- 4.2.1 The site lies in a sustainable location being within the area designated under Policy CP1 and CP2 for sustainable development locations, in close proximity of public transport and services. The site also lies within the urban area under Policy CP11. Planning applications for sites surrounding this have been approved as can be seen on Page 3.
- 4.2.2 The scheme has been designed to comply with National and Local Policy.
- 4.2.3 The Council have accepted that they cannot demonstrate a five year supply of housing due to the material considerations of the NPPF and the objectively assessed housing need identified in the Councils SHMA. In such circumstances, the Councils current

housing policies are to be treated as out of date and therefore housing should be considered in the context of the presumption in favour of sustainable development.

- 4.2.4 The NPPF promotes sustainable development and seeks to significantly boost the supply of housing within the UK. The principle of this development is deemed to be acceptable. There is scope to allow this number of homes on this site as it lies in a sustainable location and it would provide more housing for the Borough.
- 4.2.5 The development proposed accords with National and Local policy including the NPPF's promotion of sustainable development, lies in a sustainable location and is designed to a high quality and therefore should be approved without delay.

5 Housing Provision, Layout and Design

5.1 Planning Policy Context

| REFERENCE | SUMMARY |
|--------------------|---|
| NPPF 2019 | |
| Paragraph 61 | A range of size, type and tenure of housing should be provided to deliver for the full needs of the community. |
| Paragraph 118 | Planning decisions should take in to account effective land use to maximise the capabilities to meet housing need. |
| Paragraph 122 | Planning decisions should make efficient use of the land by identifying different types of housing, taking into account market conditions, viability, infrastructure and services and the prevailing character of the area. |
| Paragraphs 124-127 | High quality buildings and places are fundamental to what the planning process should achieve. Developments should function well and add to the overall quality of the area, be visually attractive, sympathetic to local character and history, establish a strong sense of place, optimise the sites potential and create places that are safe, inclusive and accessible. |

| REFERENCE | SUMMARY |
|--------------------|--|
| Core Strategy 2007 | |
| Policy CP 1 | Development will be concentrated at the highest density compatible with the local built and natural environment mainly on previously developed land and at those urban and rural settlements where a reasonable range of services is available and where there is the potential to be well served by sustainable modes of transport. |
| Policy CP 15 | Housing provision for at least 6,375 dwellings from 2006-2021. Specific mention is given to new homes at Holborough. |
| Policy CP 17 | Affordable housing should be provided on all sites of 15 dwellings or above at 40% of the number of dwellings. |
| Policy CP 24 | All development must be well designed and of a high quality in terms of detailing and use of appropriate materials, and must through its scale, density, layout, siting, character and appearance be designed to respect the site and its surroundings. |

| REFERENCE | SUMMARY |
|--------------------------|--|
| Emerging Local Plan 2019 | |
| Policy LP 39 | Affordable housing provision should be provided on sites with 11 dwellings or more. |
| Policy LP 40 | Major residential development of 10 or more units should provide a mix of dwelling types having regard to the evidence in the Strategic Housing Market Assessment. |

- 5.1.1 The NPPF seeks to significantly boost the supply of housing and states that local authorities should use their evidence base to ensure that Local Plans meet the full objectively assessed need (OAN) for market and affordable housing in the area. It should also be noted that TMBC cannot demonstrate a 5 year supply of housing with the currently published Annual Monitoring Report 2018, stating a 3 year supply of homes assessed against the OAN of 854 homes required per annum. As the Council cannot demonstrate a 5 year supply, there is currently a great need for new housing in the area to increase the supply.
- 5.1.2 A combination of the NPPF and the Core Strategy create the need to maximise development on the site, in the most effective manor, providing a variety of dwellings, whilst maintaining the character of the area and the prevailing landscape. It is therefore considered that this site provides homes in a sustainable location, with no material impact to the wider area.
- 5.1.3 The six homes proposed are designed to a high quality, using appropriate materials and very much fits in with the surrounding area and development at Holborough. The addition of six dwellings is minor in the scale of the surrounding development.
- 5.1.4 Both adopted and emerging plans set out the affordable housing policies regarding mix and design, however this scheme is for the addition of six dwellings and is therefore not caught by these triggers. Three bedroomed homes are being proposed, which are much needed in the local area.
- 5.1.5 The layout of the scheme makes the most of the site, is in keeping with the density of surrounding development and provides an efficient use of the land available, whilst not appearing overdeveloped.
- 5.1.6 As the Council are unable to demonstrate a 5 year housing land supply, and the scheme has been demonstrated to comply with National and Local Policy, the presumption in favour of sustainable development applies and the development should be approved without delay.

6 Sustainability and Transport

6.1 Planning Policy Compliance

| REFERENCE | SUMMARY |
|---------------|---|
| NPPF 2019 | |
| Paragraph 153 | New developments should comply with requirements for decentralised energy supply and should take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption. |
| Paragraph 109 | Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the cumulative impact on the road network would be severe. |
| Paragraph 123 | Development should make optimal use of each site ensuring that minimum density standards are met in locations that are well served by public transport. |
| Paragraph 127 | Site potential should be optimised to accommodate and sustain an appropriate level and mix of development which supports, not impacts transport networks. |

| REFERENCE | SUMMARY |
|--------------------|--|
| Core Strategy 2007 | |
| Policy CP 1 | In selecting locations for development and determining planning applications the Borough Council will seek to minimise waste generation, reduce the need to travel and minimise water and energy consumption and having the potential for recycling water. |
| Policy CP 2 | Development should not create a significant number of trips, promote public transport, walking and cycling. |

| REFERENCE | SUMMARY |
|--------------------------|--|
| Emerging Local Plan 2019 | |
| Policy LP23 | Opportunities for sustainable transport modes are encouraged, along with the reduction in private vehicle movements. No car use should be encouraged with cycle use promoted. Development should be consistent with the Kent Local Transport Plan. |

6.1.1 The NPPF identifies three dimensions of sustainable development, economic, social and environmental. The broad aim of sustainability is to meet the needs of the present without compromising the ability of future generations to meet their own needs. 6 new homes will not significantly alter any of the strands of sustainability.

6.1.2 The dwellings will comply with the standards for water efficiency, maintaining water consumption to 105 litres a day, whilst using sustainable materials for the development.

- 6.1.3 Sustainable modes of transport are encouraged, and although there will be off street parking proposed for each dwelling, there is nearby access to public transport available.
- 6.1.4 Each of the six dwellings proposed will have access to two private off street parking spaces each, totalling 12 spaces in total. There will also be 2 visitor parking spaces. This is in compliance with the levels set out by KCC in their Kent Vehicle Parking Standards (July 2006).
- 6.1.5 Walking and cycling routes will be promoted with areas for the storage of cycles available in the private curtilages of each dwelling.
- 6.1.6 Overall the number of trips to the site is expected to be minimal due to the small number of homes proposed. The impact to the wider highways system is also predicted to be minimal.
- 6.1.7 The NPPF makes it clear that only in instances of severe residual cumulative impacts, should developments be prevented or refused on transport grounds. It is not felt that this scheme would have any impact the highways network or sustainability.
- 6.1.8 With regard to refuse collection it is proposed that this will be undertaken from the kerbside, as previously accepted in the application opposite (ref. TM/17/01333/FL). The refuse vehicle will not be required to make any additional turning manoeuvres within the carriageway as a result of this planning application.
- 6.1.9 Focusing on the servicing arrangement, these will be undertaken using the same methodology as those previously accepted on the application opposite (ref. TM/17/01333/FL)

7 Arboriculture, Biodiversity and Landscape

7.1 Planning Policy Context

| REFERENCE | SUMMARY |
|---------------|---|
| NPPF 2019 | |
| Paragraph 8 | The NPPF has an environmental objective to improve biodiversity which will help to meet the overall target for sustainability. |
| Paragraph 127 | Planning decisions should ensure developments are sympathetic to local character, built environment and landscape setting. Developments should be visually attractive with appropriate and effective landscaping. |
| Paragraph 149 | Local Plans should take a pro-active approach to mitigating and adapting to biodiversity changes. |

| REFERENCE | SUMMARY |
|--------------------|---|
| Core Strategy 2007 | |
| Policy CP 24 | The Council will seek to protect, and wherever possible, enhance, existing open spaces, including the provision of public art and ensure that new open space provision is made to meet the future needs of the Borough. |

| REFERENCE | SUMMARY |
|--------------------------|--|
| Emerging Local Plan 2019 | |
| Policy LP 19 | Major development should, where practicable and proportionate, make space for nature by including, as an integral part of the external building fabric, opportunities for habitat creation for wildlife. |

- 7.1.1 The site does not lie within any statutory landscape protection designations and views into and out of the development will be maintained. The site is very well shielded by trees and dense vegetation so views into the site are currently very limited. There is also limited opportunity to look out of the site down over the lake to the east.
- 7.1.2 The proposed scheme has no known effect on the arboriculture, biodiversity or landscaping of the scheme. There will be no impact to any trees on the site. The scheme proposed will leave the existing T1-C1 tree in place.
- 7.1.3 It is believed that the proposal will have no effect on any trees on the boundary.
- 7.1.4 None of the trees are protected by a Tree Preservation Order (TPO).

8 Other Matters

- 8.1.1 This application scheme for 6 residential dwellings involves other areas of assessment for which reports have been compiled and submitted as part of this planning application.
- 8.1.2 Reports have been commissioned for the following matters and submitted as part of this planning application:
- (1) Ecological Impact Assessment
 - (2) Arboricultural Impact Assessment
 - (3) Topographical Survey
- 8.1.3 It was determined at the pre application meeting that a separate waste and utilities strategy was not required, and although reference to utilities has been removed from the 2019 revision of the NPPF, they still form an important factor of planning applications and decision making.
- 8.1.4 It was also agreed at the pre application meeting that waste for each property will be stored within the sites own curtilage and moved to the kerbside on collection day to provide easy access for the refuse lorry. The same stance will be taken for recycling.
- 8.1.5 Services to the site have been checked and there is capacity for the additional 6 homes within the current infrastructure systems. It is proposed to join into these services with permission from the providers.
- 8.1.6 To note, there is gas main located just outside the red line site boundary of this scheme. The relevant consultations have been undertaken and a 9 metre no build zone has been kept clear so as to not impact the development. Because of this, it is not possible to move the development to the south.

9 Summary and Conclusion

- 9.1.1 This planning statement has been prepared to support the planning application for the erection of 6 three bedroom dwellings, parking and access at Land East of Cemetery Road, Snodland.
- 9.1.2 The scheme has been designed with careful consideration of National and Local Policy, site specific details and surrounding development. Due to the emerging Local Plan not having been through examination with the Inspector, it still holds little weight and therefore this scheme has been designed in line with the currently adopted Local Development Framework.
- 9.1.3 Three bedroomed houses are proposed which are much needed in the area and each has two off street parking spaces. The proposal retains the build quality of other Berkeley developments whilst maintaining the character of the local area.
- 9.1.4 Overall, the proposal will deliver a high quality, well-designed development which will further enhance the character and appearance of the locality. The development helps to address the need for additional homes in the borough as the Council are currently unable to demonstrate a 5 year supply of housing, and accords with the policies of the Development Plan and Framework within the NPPF. Therefore the presumption in favour of sustainable development applies and the scheme should be approved without delay.