



Land at Appledore Road, Tenterden, Kent

Pre-Application Document | October 2023

Vistry Housebuilding



EXISTING POND

PROPOSED POND

PROPOSED POND

LAP

FIRE TURNING

PROPOSED POND

DITCH

B6

B4

B4

B4

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A landscape led development delivering sustainable homes together with enhanced connectivity, publicly accessible open space and sports provision.

Vistry Housebuilding

CLIENT

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PLANNING



RESIDENTIAL DESIGN



LANDSCAPE DESIGN



ECOLOGY



TRANSPORT



ENGINEERING

Job No.	CB_98_293
Rev	-
Date	OCTOBER 2023
Signed off by	A

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I. INTRODUCTION

About this Document

1.1 This pre-application document has been written on behalf of Vistry Group Kent to explain the emerging design thinking for the site known as Land at Appledore Road, Tenterden, Kent, and to assist discussion.

1.2 This document sets out the site's context, the constraints and opportunities and the design proposals in terms of land use, structure, landscape design, access and movement.

Site Location

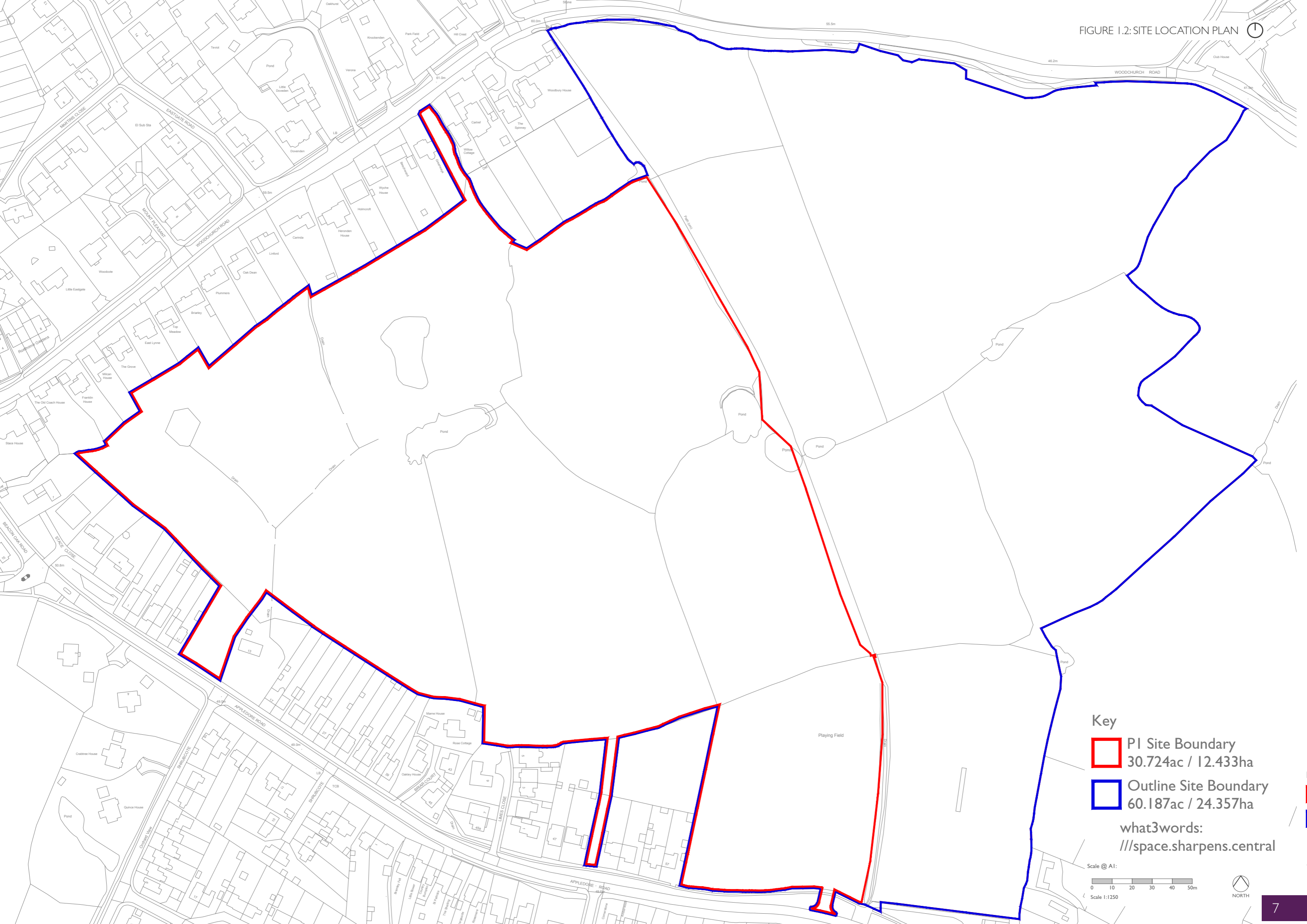
1.3 The site is 30.724 acres / 12.433 hectares and is located in the town of Tenterden. The land is bound by Woodchurch Road to the north, existing greenfields to the east, existing residential development and Appledore Road to the south and existing residential development to the west.

1.4 Vehicular access is proposed from Appledore Road, and has been approved in detail with the Outline Planning permission.



FIGURE I.1: STRATEGIC LOCATION PLAN 

FIGURE I.2: SITE LOCATION PLAN



Key

- PI Site Boundary
30.724ac / 12.433ha
- Outline Site Boundary
60.187ac / 24.357ha

what3words:
///space.sharpens.central

Scale @ A1:
0 10 20 30 40 50m
Scale 1:1250



2. SITE CONTEXT

Planning Context

2.1 The site benefits from Hybrid Planning Consent granted at appeal on the 30th March 2022. Under this Hybrid Consent the site has full, detailed planning consent for the development of a Country Park, a Sports Pavilion, Sports Pitches, Access and drainage, broadly on the eastern half of the site and it has Outline consent with all matters reserved apart from access for the development of 141 homes (including 50% affordable) on the western half of the site.

2.2 Ashford Borough Council cannot currently demonstrate a five year housing land supply, with a supply of circa 3.5 years as of March 2022 as set out in the Inspectors' Report for the scheme. It is in this context and the chronic housing shortage that the country is facing, particularly the south east, that this scheme should be considered.

2.3 When preparing the proposals we have had regard to not only the Outline Planning Permission for the residential area and the parameters and constraints set out within the submission documents, but also the opportunities and constraints on site and the relevant Planning Policies as set out below.

- The NPPF
- The Ashford Local Plan 2030
- Fibre to the Premises SPD
- Dark Skies SPD
- Affordable Housing Provision
- Landscape Character SPD
- Sustainable Drainage SPD
- Residential Space And Layout SPD
- Public Green Spaces SPD
- Residential Parking SPD
- The Emerging Tenterden Neighbourhood Plan



FIGURE 2.1: APPROVED SPORTS PAVILION

FIGURE 2.2: APPROVED COUNTRY PARK AND FORMAL SPORTS PROVISION

Landscape Context

2.4 The proposed development site is located on the eastern settlement edge of Tenterden, with residential development making up the south-western site boundary and part of the north-western boundary. The High Weald AONB is located to the east of the site.

2.5 The character of the site is defined by undulating pasture fields enclosed by mature but gappy hedgerows, with mature trees. There are various small ponds located within the site boundary. A Public Right of Way footpath runs along the eastern site boundary, with views towards St. Mildreds Church. A low ridge divides the residential parcels from the proposed Country Park to the east.

2.6 An LVIA was carried out by SLR consulting as part of the Outline Planning Application, which set out the principles of the proposed development, alongside mitigation measures. These have been taken into account when developing the detailed layout and landscape proposals, they were as follows:

- Offset of dwellings from PRow and the country park;
- Location of the play area within the residential parcel;
- Retention of existing hedgerow and tree lines with new hedgerow and tree planting introduced where gaps occur;
- Greenways to emphasise the existing landscape structure and historic field structure, as well as improved grassland habitats;
- Retention of views towards St. Mildred's Church;
- Introduction of scrub / grassland mosaic to enhance biodiversity;
- Dwellings fronting onto greenways.



FIGURE 2.3: CONTOUR MAP PRODUCED BY SLR CONSULTING

Existing Facilities

2.7 The site is located within the town of Tenterden which benefits from a range of social and commercial facilities in the area which will be supported and utilised by the proposed development.



Amy's Pantry, Cafe - 14 minute walk



Tenterden Golf Club - 14 minute walk



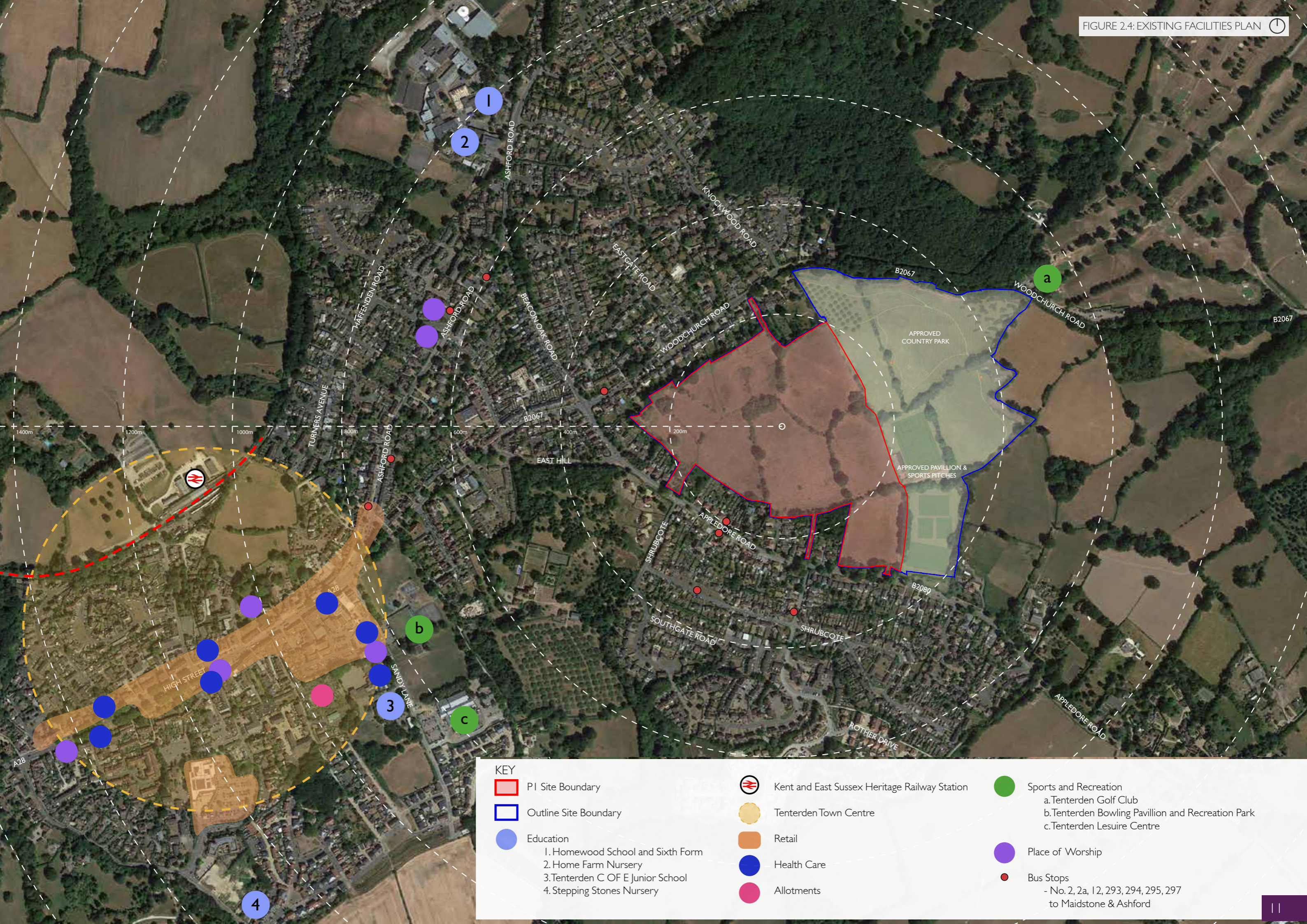
This Ancient Boro, Pub - 14 minute walk



Waitrose, Supermarket - 17 minute walk



FIGURE 2.4: EXISTING FACILITIES PLAN



KEY

PI Site Boundary

Outline Site Boundary

- Education
 - 1. Homewood School and Sixth Form
 - 2. Home Farm Nursery
 - 3. Tenterden C OF E Junior School
 - 4. Stepping Stones Nursery

K&ES Kent and East Sussex Heritage Railway Station

Tenterden Town Centre

Retail

● Health Care

● Allotments

- Sports and Recreation
 - a. Tenterden Golf Club
 - b. Tenterden Bowling Pavilion and Recreation Park
 - c. Tenterden Lesuire Centre

- Place of Worship
- Bus Stops
 - No. 2, 2a, 12, 293, 294, 295, 297 to Maidstone & Ashford

Constraints & Opportunities

2.8 A series of constraints and opportunities are located on the site, which are subject to a series of surveys and other technical and non-technical assessments, which are still ongoing at the time of this document.

2.9 These include:

- Topography survey
- Drainage assessment
- Utilities assessment
- Ecological surveys
- Arboricultural survey
- Planning policy appraisal
- Assessment of character
- Archaeological assessment
- Transport

Topography

2.10 The highest point of the site is in the centre and slopes south and north-east and has influenced the overall site drainage strategy.

Vegetation

2.11 Notable trees are to be retained and incorporated in the design in line with the outline planning application. A significant amount of planting will be provided to integrate the development within its setting.

Site Access and Transport

2.12 A single vehicular access point will be located off Appledore Road with potential for additional pedestrian connections, to access the local bus services, which connect to Maidstone and Ashford. The Outline we will be providing two new bus stops on Woodchurch Road, thereby improving the public transport offer for the area and the site.

Connections

2.13 Public Right of Way (KT|AB|12) runs to the eastern boundary of the RMA site, north to south and will be utilised and enhanced through increased landscaping and additional connection points.

Drainage

2.14 Due to the landfall, suitable SuDS features will need to be incorporated to the south of the site, in line with the outline drainage strategy.

Flooding

2.15 All residential development will sit outside of any flood zone.

Services

2.16 All services will come from Appledore Road.



FIGURE 2.5: VIEW OF THE SITE FROM APPLIEDORE ROAD

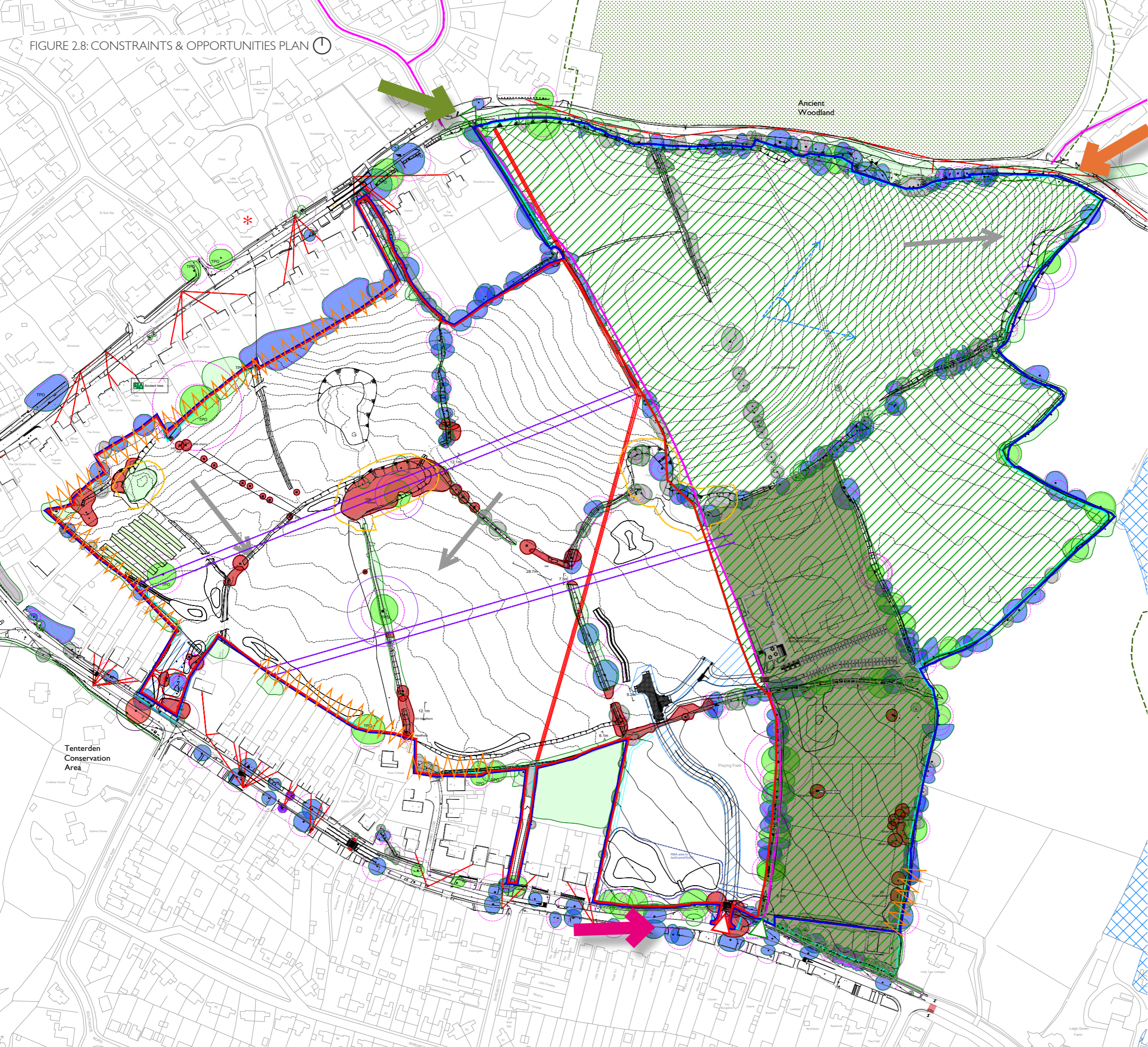


FIGURE 2.6: PROW ACCESS FROM WOODCHURCH ROAD



FIGURE 2.7: VIEW OF THE SITE FROM WOODCHURCH ROAD

FIGURE 2.8: CONSTRAINTS & OPPORTUNITIES PLAN



- Key**
- Outline Site Boundary
 - PI Site Boundary
 - Site Access
 - Pedestrian Access
 - Contours
 - Direction of Fall
 - Existing Development Backing on to the Site
 - Ancient Woodland with 15m Buffer
 - AONB (Area of Outstanding Natural Beauty)
 - PRoW (KTJAB12)
 - Existing Overhead Cable
 - Existing Bus Stop
 - Listed Building
 - Vista to AONB
 - Key Views to St Mildred's Church
 - Existing Ridge and Furrow
 - Category A Tree of High Quality and Value
 - Category B Tree of Moderated Quality and Value
 - Category C Tree of Low Quality and Value
 - Category U Tree of Poor Quality and Value
 - Root Protection Area
 - 5m Offset To Pond With GCN
 - Detailed application areas - Re-Format LLP and SLR
 - Detailed application areas - RSK drainage plans
 - RSK-C-ALL-05-03-01 Proposed Surface Water General Arrangement (Sheet 1 of 2)
 - RSK-C-ALL-05-03-02 Proposed Surface Water General Arrangement (Sheet 1 of 2)
 - RSK-C-ALL-05-05-01 Proposed SuDS Features & Overland Flow Routes
 - RSK-C-ALL-05-07-01 Critical Hydrological Features
 - RSK-C-ALL-01-02-01 Existing ditch, ponds & drainage features
 - RSK-C-ALL-01-03-01 Existing Overland Flow Routes and Catchment Areas
 - Detailed application areas - SLR plans:
 - 403.06269.00058.landscape2 - Landscape masterplan for the country park and sports facilities
 - 403.06269.00058.landscape3 - Landscape masterplan for the pavilion area
 - 403.06269.00058.landscape4 - Landscape masterplan for the orchard
 - Detailed application areas - iTransport plans:
 - ITL9289-GA-100 - Proposed site access arrangement, pedestrian, cycle & emergency access at land adjacent to number 13 Appledore Road
 - ITL9289-GA-102 - Proposed site access arrangement, school land
 - ITL9289-GA-113 - Proposed site access arrangement, pedestrian & cycle access from Woodchurch Road
 - ITL9289-GA-114 - Proposed internal street design towards sport pitches
 - Detailed application areas - Sport pitch and pavilion plans:
 - TGMS1044.18-1 rev 8 - Proposed and Existing Levels - Fields F10 and F14
 - 7657 03 01 rev D - Block Plan - Proposed Clubhouse Building - Land at Appledore Road Tenterden
 - 7657 03 02 rev F - Floor Plan - Proposed Clubhouse Building - Land at Appledore Road Tenterden
 - 7657 03 03 rev F - Elevations - Proposed Clubhouse Building - Land at Appledore Road Tenterden
 - Proposed flow control device
 - Check dam
 - Proposed cellular storage
 - Proposed swale/ditch
 - Proposed attenuation pond
 - Possible attenuation feature for sports pitches
 - Existing ditches to be retained and form part of the site wide drainage strategy

Existing Character

2.17 An initial assessment of the surrounding development character has been carried out to inform the future design and elevational treatment of the proposed housing.



A - Woodchurch Road

2.18 Woodchurch Road neighbours the western boundary of the site and consists of large, detached dwellings, all set within large plots, along with 1.5 storey bungalows. Roof lines vary, however hipped are most common and comprise of red and brown tiles. Facing materials range from light colour render, tile hanging and red and brown brick and windows are white and of simple casement style. Dwellings are set back from the roadside with large front gardens, drives, hedgerows or fencing.

B - East Hill

2.19 Further to the west of the site lies East Hill where dwellings vary in style and size, ranging from 1 storey bungalows to large 2 storey detached houses. Roof styles vary, however gables are common throughout and prevalent materials are red and brown brick, as well as tile hanging. Window styles are predominantly white casement. Houses are generally set back from the road with generous front gardens with drives and enclosed with a fence or low level wall.

C - Appledore Road

2.20 Appledore Road bounds the southern extent of the site and comprises of predominantly semi-detached and detached 2 storey dwellings. Roof styles are mostly front-to-back and materials range from red and brown brick, light colour render and tile hanging. Window styles are generally white casement. Houses are set back from the road with generous landscaped front gardens with front drives.

D - Appledore Green

2.21 Appledore Green is the latest development local to the site and is currently under construction by Redrow Homes PLC. The site is mostly made up of large detached houses with the occasional semi-detached and apartment blocks. Hipped roof forms and feature gables are most common and red and brown brick, tile hanging and light colour cladding are the main facing materials. Windows are of simple casement style and the majority of dwellings are bound from the road by a small grass verge and hedging, with the occasional property set behind a range of fenced enclosures.



Summary

Building Types

2.22 A range of housing forms exist locally with an emphasis on detached and semi-detached dwellings.

Roof Line & Building Heights

2.23 There is a mixture of roof forms across the area with hipped, gable and front-to-back style. The majority of dwellings are 2 storey.

Materials

2.24 An eclectic mix of typical vernacular materials are found including red and brown brick, tile hanging, light shades of render and weatherboarding. Roof tiles are a mix of red tiles and hues of brown.

Fenestration

2.25 Window forms are predominantly simple casement styles with the majority white uPVC.

Detailing

2.26 Detailing is generally simplistic with a selection of brick soldier course head and cills and projecting brick bands.

Boundary Treatments

2.27 Hedge and grass verges provide more natural boundary definition and are the most common feature across the area along with low brick walls.

3. DESIGN EVOLUTION

Preliminary Sketch Layout

3.1 The layout has been produced from the approved outline design principles, local policy guidance and the current understanding of the sites constraints and opportunities.

3.2 Key features include:

- ① Significant tree retention;
- ② A Country Park with publicly accessible footpaths;
- ③ SuDS basins with a central feature pond;
- ④ Play Area;
- ⑤ Future Spots Pavilion and spots pitches;
- ⑥ New publicly accessible open space;
- ⑦ A circular mown path;
- ⑧ 50% affordable housing provision is in excess of local policy, but is in accordance with the requirement agreed at Outline Stage and contained within the S106.



FIGURE 3.1: INITIAL SKETCHES ①

FIGURE 3.2: PRELIMINARY SKETCH LAYOUT



Pre - Application Layout

3.3 The layout has been produced from the approved outline design principles, local policy guidance and the current understanding of the sites constraints and opportunities.

3.4 Key features include:

- ① Vehicular Access will come from Appledore Road, with series of connected pedestrian and cycle links to the surrounding context;
- ② The approved Country Park with publicly accessible footpaths;
- ③ The approved Sports Pavilion and sports pitches;
- ④ A series of focal spaces are proposed through the development to give it pockets of character and interest;
- ⑤ A series of SuDS features are proposed to facilitate the development and ensure water run-off from the site is controlled within the development;
- ⑥ Existing vegetation is being retained wherever possible to support local ecology and landscape character, with further planting to enhance the development;
- ⑦ An existing Public Right of Way (KT|AB|12) runs to the east of the site north to south and is utilised and enhanced through increased landscaping and additional connection points.
- ⑧ Play areas are incorporated within the development and along key pedestrian routes.
- ⑨ A circular mown path is part of a wider route to walk that also retains an open / green buffer around the outer edge of the site providing publicly accessible open space, a buffer to existing development and the opportunity to create a natural setting for an outwards facing development.

FIGURE 3.3: PRE-APPLICATION LAYOUT ①



4. DEVELOPMENT CHARACTER

Outline Design Proposals

4.1 The outline design proposals establish a clear framework for development, working with the existing features of the site and providing green links around and through the site. We have sought to follow these principles with enhanced technical investigations set out in the constraints and opportunities plan.



FIGURE 4.1: PLACE MAKING PLAN TAKEN FROM THE OUTLINE DESIGN AND ACCESS STATEMENT



FIGURE 4.2: DESIGN CONCEPT PLAN TAKEN FROM THE OUTLINE DESIGN AND ACCESS STATEMENT



FIGURE 4.3: ROAD HIERARCHY PLAN TAKEN FROM THE OUTLINE DESIGN AND ACCESS STATEMENT



FIGURE 4.4: FRAMEWORK PLAN

Development Framework

4.2 The proposed framework responds to the constraints and opportunities of the site, ensuring the existing landscape and vegetation enclosing the site is given prominence within the development. Residential homes are to be integrated within the landscape setting, enabling the overall development to deliver a sequence of desirable, yet meandering routes, streets and spaces.

4.3 The block structure is highly permeable with strong degrees of natural surveillance, through the perimeter block forms and with all views terminating on buildings or vegetation to enable a heightened sense of legibility.



FIGURE 4.5: BLOCK STRUCTURE PLAN

LAND USE PLAN

FIGURE 4.6: LAND USE PLAN

Land at Appledore Road, Tenterden, Kent

REF	COLOUR	ACRES (AC)	HECTARES (HA)
SITE BOUNDARY		30.724	12.433
RESIDENTIAL		13.658	5.527
INFORMAL OPEN SPACE inc. EXISTING VEGETATION		14.124	5.716
PLAY AREA		0.315	0.127
EXISTING PONDS		0.774	0.313
PROPOSED SuDS		1.068	0.432
INFRASTRUCTURE		0.784	0.317
GRAND TOTAL		30.724	12.433



Land Use

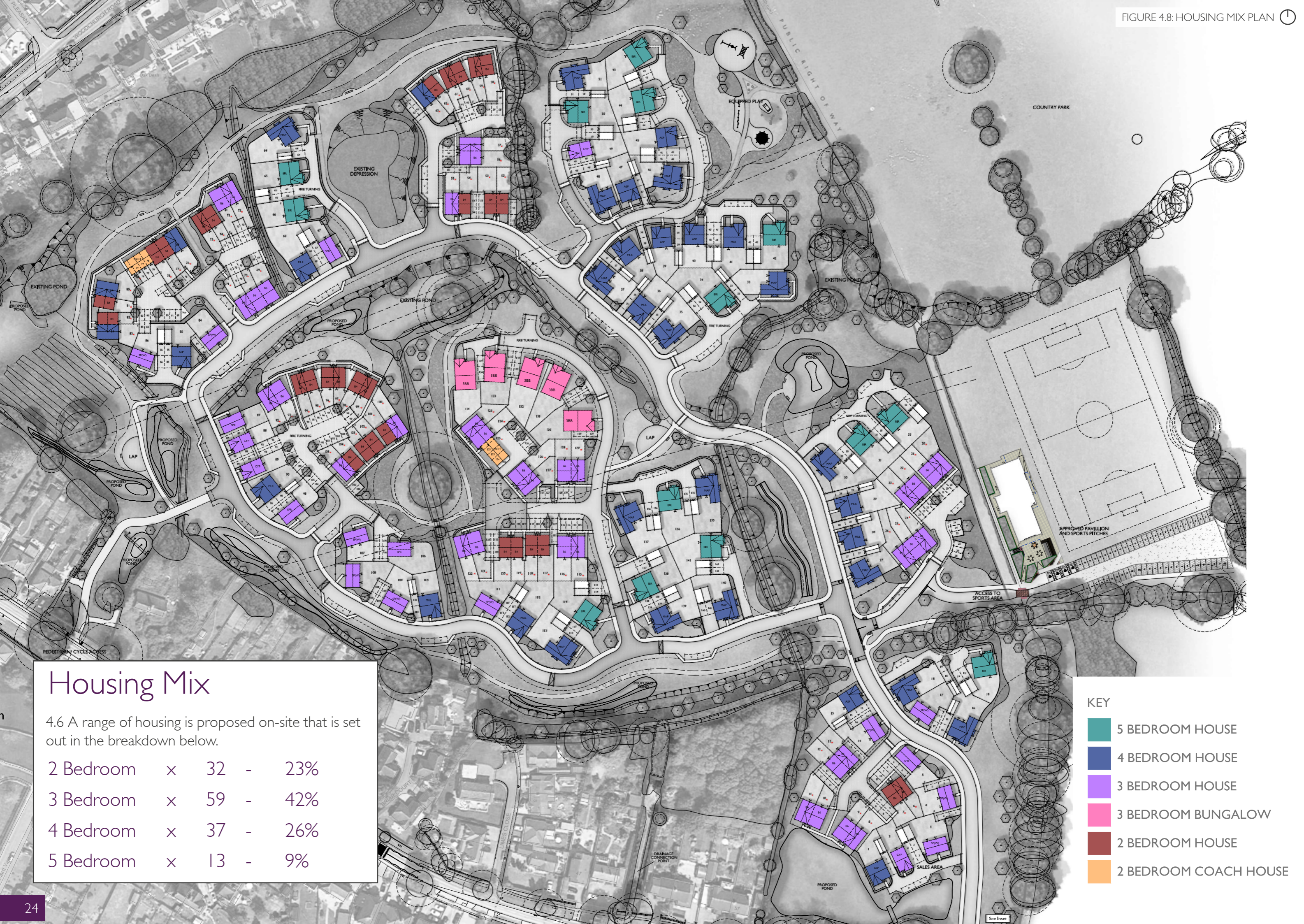
4.4 The development is to provide 141 residential dwellings with extensive informal open space and landscaping that will help deliver a sustainable community.

4.5 Open space and play equates to: 14.124ac/5.716ha.



FIGURE 4.7: THE OPEN SPACE STRATEGY FOR THE SITE AT THE OUTLINE STAGE





Housing Mix

4.6 A range of housing is proposed on-site that is set out in the breakdown below.

2 Bedroom	x	32	-	23%
3 Bedroom	x	59	-	42%
4 Bedroom	x	37	-	26%
5 Bedroom	x	13	-	9%

KEY

- 5 BEDROOM HOUSE
- 4 BEDROOM HOUSE
- 3 BEDROOM HOUSE
- 3 BEDROOM BUNGALOW
- 2 BEDROOM HOUSE
- 2 BEDROOM COACH HOUSE

Building Heights

4.7 Building heights within the site will be in keeping with the town with 2 storey dwellings and the occasional single storey bungalow.



FIGURE 4.9: BUILDING HEIGHTS PLAN

FIGURE 4.11: THE OUTLINE PARAMETERS

Affordable Housing

4.8 This application proposes 50% affordable housing located across the development. The design of the units are to be tenure blind and will ensure the affordable housing is well integrated within the development.



FIGURE 4.10: AFFORDABLE HOUSING PLAN

5. ARCHITECTURAL DESIGN

Proposed Character Areas

5.1 The proposed development has been set out into 3 character areas listed below, defined by building materials, design, urban form, landscape treatment and planting. The designs do not seek to create stark variation, but subtle changes that make the development feel cohesive yet varied, and responding to the neighbouring context to integrate the development with its immediate context.

- CA01: PRINCIPAL ROUTE
- CA02: GREEN EDGE
- CA03: CORE AREA



See Inset

Proposed Street Scenes

5.2 The proposed materials for the site reinforce the variation in character across the development. Materials and detailing have been designed to take a simplistic, traditional approach and will be reflective of the traditional local vernacular. The proposals are to use two main bricks that alternate as feature bricks to create variety and differentiation between character areas, as well as the use of tile hanging, white and black timber boarding to create interest to focal buildings. The following imagery sets out some of the key features proposed within the architectural elevations.

01 CA 01: PRINCIPAL ROUTE

VARIATION IN ROOF FORMS BREAK UP THE STREET SCENE, WITH A MIX OF RED & BROWN ROOF TILES USED



A VARIETY OF BRICK DETAILING IS USED TO CREATE INTEREST TO THE ARCHITECTURE

02 CA 02: GREEN EDGE

DARK RED MULTI BRICK AS THE PRIMARY MATERIAL



WHITE BOARDING TO FOCAL BUILDINGS WILL BE REFLECTIVE OF THE TRADITIONAL LOCAL VERNACULAR

WHITE CASEMENT WINDOWS WITH GLAZING BARS

SPLAYED BRICK HEADERS



03 CA 01: CORE AREA



BAY WINDOWS PROVIDING STRONGER SURVEILLANCE TO THE STREET

04 CA 01: CORE AREA



THE CORE AREA CONSISTS OF A MIXTURE OF RED MULTI AND DARK RED MULTI BRICK, ALONG WITH DARK AND WHITE BOARDING TO FOCAL BUILDINGS, LINKING KEY ELEMENTS AND RESPONDING TO THE OTHER CHARACTER AREAS ARCHITECTURALLY.



RED MULTI BRICK AS THE PRIMARY MATERIAL

THE PRINCIPAL ROUTE RESPONDS TO THE APPROVED SPORTS PAVILION WITH THE USE OF BLACK BOARDING TO FOCAL BUILDINGS

RED ROOFTILES USED TO CHARACTERISE THE AREA AND FRAME THE GREEN EDGE



LOW HEDGEROW CREATES A SOFT BOUNDARY BETWEEN THE DWELLINGS AND THE STREET

FOCAL BUILDINGS UTILISING TILE HANGING CREATES INTEREST TO THE GREEN EDGE



RED AND GREY ROOFTILES

SINGLE STOREY BUNGALOWS PUNCTUATE THE STREET SCENE

WHITE FASCIAS & SOFFITS THROUGHOUT THE SITE

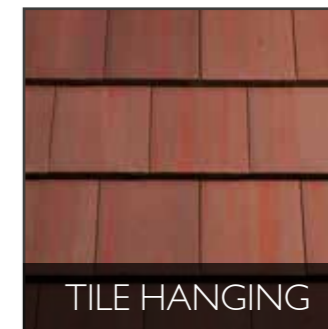


ARCHED BRICK DETAILING



FIGURE 5.2: STREET SCENE LOCATION

Materials



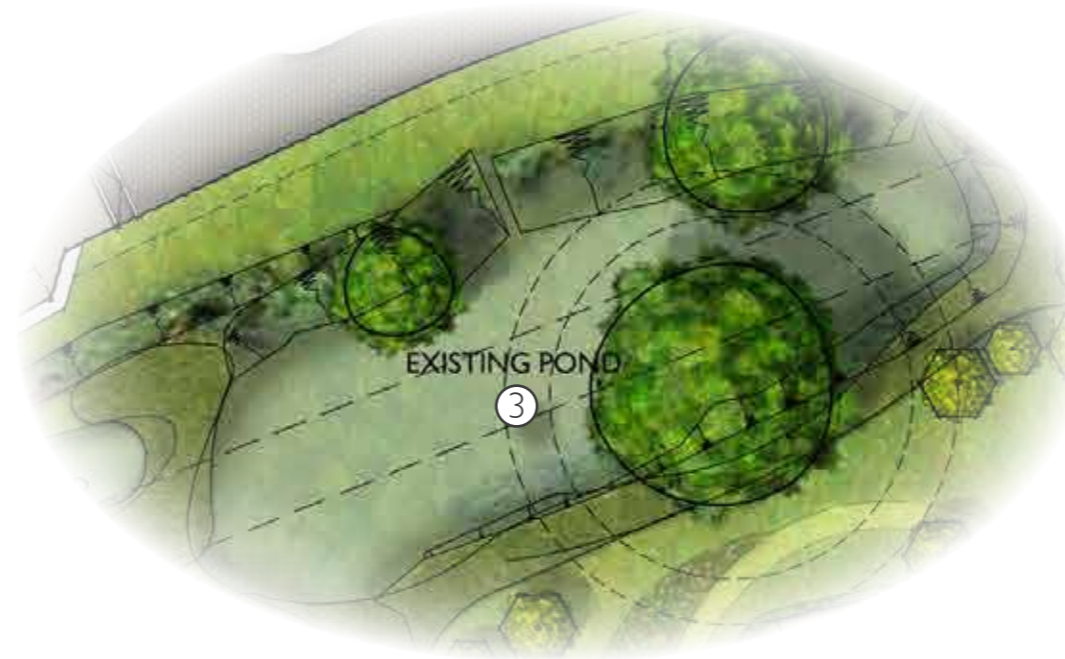
6. LANDSCAPE DESIGN

Landscape Strategy

6.1 The proposed framework responds to the constraints and opportunities of the site, with the existing landscape features given prominence within the development. Residential homes are to be integrated within its setting, enabling the overall development to deliver a sequence of routes, streets and spaces of varying character. This will ensure the development has a distinctive sense of place that will respond to the historic landscape and edge of town setting.



- ① The existing Public Right of Way forms an important green route north to south through the site, connecting the site with the wider landscape and setting.
- ② A new play area is located near existing footpaths will incorporate natural play features such as winding paths, grassy play mounts, new trees and areas of sensory planting, as well as carefully chosen play equipment.



- ③ Additional planting arranged around an existing pond creates an attractive focal point and the potential for ecological enhancements are being explored.

- ④ Tree planting will provide a natural vertical element to the streetscape softening the built form. Tree planting is restricted to the edges of the greenways to emphasise the historic landscape structure.
- ⑤ Circular routes provide opportunities for recreation and take advantage of existing landscape features.





Garden Compliance

6.2 Consideration of how people will live in this development is key to its success. The proposals in the vast majority comply with the garden size requirements as per set out in the Ashford Borough Council residential space and layout SPD.

Key

- Garden Compliant - 118 (84% of Total)
- Garden within 10% Compliance - 14 (10% of Total)
- Non Compliant - 9 (6% of Total)

Total Number of Gardens - 141

Garden Length - min garden depth of 10m.
 Plots 4, 8, 28, 32, 55, 63, 69, 70, 74, 77, 80, 81, 82, 83, 91, 92, 93, 97, 99, 102, 103, 104, 105, 107, 128, 129 - Non Compliant

Note:

- Private Gardens - Minimum Size of 10m x the width of the dwelling.

See Inset



EQUIPPED PLAY

PUBLIC RIGHT OF WAY

EXISTING POND

FIRE TURNING

PROPOSED POND

7. LIFESPAN

Public, Private and Semi-Private Designations

7.1 Clear designation between public and private spaces have been created and are demarcated in various ways.



Public

7.2 Public areas are generally open space and play areas with designated areas of movement defined by footpaths. All of these areas are overlooked by surrounding development and will be managed by a management company or other management process to be agreed with the Local Authority.



Semi-Private

7.3 Semi-private spaces are the areas which are shared, but which are principally for the new residents of the development, such as parking areas. These areas are accessible to residents and are demarcated with a change of material and often a strong sense of enclosure, defined by landscaping and the building forms that also provide natural surveillance to the space.



Private

7.4 Private spaces are defined by the use of landscaping and built form. Private residences will have privacy strips or front gardens which are defined by walls, fencing, hedging and / or planting. Back-to-back development adds to the sense of security and ensures that the backs of dwellings are not exposed, meaning access into the private areas is restricted to either through the house or via a side gate/car port.

Overlooking

7.5 As with all new proposed development, set back and separation distances are generally adhered to with 20m back-to-back distances and 11m side on distances.

Community Safety

7.6 The design and lay out for the development parcels will need to create safe and well overlooked streets and spaces. The following section sets out some of the key elements considered to deliver a safe community and reducing opportunities for crime.

Access & Movement

7.7 Site access points are to be overlooked and fronted by development. Pedestrian and vehicular movement is generally separated across the site to ensure safety. This can be achieved through the use of designated footpaths in open spaces and raised pavements along the streets. Where shared surfaces are proposed low speed movement is promoted and is designed into the street.

Structure

7.8 The design and layout of the development provides permeable and legible forms, in accordance with the principles established within this chapter, offering users multiple ways through the site that are safe and overlooked.

Surveillance

7.9 All open spaces, parking areas and streets are overlooked by development with activity promoted onto the streets and spaces. Where walls face onto the street, adjacent development or surrounding development will provide natural surveillance to these areas.

Ownership

7.10 Clear demarcation of boundaries across the site will need to be established and will be defined by a combination of built form and landscape treatment.

Physical Protection

7.11 Defensible measures to private property derive from the overall proposed block structure and placement of building form. Further protection is to be provided through physical measures that include walls, fenced areas, landscape treatment, gates and doors.

Activity

7.12 Activity on the site is to occur within the open space and public areas that are overlooked by surrounding development. All principal access points into housing is from front doors that address the streets and open spaces.

Maintenance and Management

7.13 The high quality open space proposed is an integral component of the development character and will need to be maintained to a high standard. It is proposed that these areas will be placed within a management company to ensure regular maintenance.

7.14 The site's open spaces and landscape will be delivered through a management company.



8. ACCESS & MOVEMENT

Street Hierarchy

8.1 The vehicular site access into the development is to come from Appledore Road to the south of the site, and a proposed emergency access is also to come from Appledore Road south west of the site, to facilitate emergency movements if the main vehicular access is blocked. The principal route will link the site, with lower order roads connecting from it, with an emphasis on private drives adjoining the landscape assets of proposals and providing a softer edge to the development.



FIGURE 8.1: STREET HIERARCHY PLAN

Permeability

8.2 The site is highly permeable, offering pedestrian routes throughout and into the proposed open space, as well as connections to strategic routes, such as PRoW KT|AB|12.



FIGURE 8.2: PERMEABILITY PLAN



KEY

- ALLOCATED PARKING SPACES = 274
- ALLOCATED CAR PORT = 6
- GARAGES = 51
- VISITOR SPACES = 50
- TOTAL = 381**

Parking

8.3 Parking has been designed to meet local standards within the Ashford Borough Council's Residential Parking and Design SPD, as well as to reduce the dominance of parking across the layout with limited use of parking courts. Visitor parking has been distributed across this development for the convenience of those not residing on the development.

9. CONCLUSION

9.1 The proposals set out within this pre-application document directly respond to the constraints and opportunities of the site. The development form has been guided by the constraints and evolved with emerging technical requirements and assessments both in terms of on-site drainage, utilities, but primarily existing trees and ecological needs.

9.2 The site has no impact on the wider landscape setting due to the enclosed nature from the existing vegetation and existing developments, and work within the approved parameters.

9.3 Sustainability has been a key driver to the design process in all aspects from the overall layout, drainage design, planting, connectivity and housing design. The comprehensive approach will ensure the longevity of the development, mitigate the impact of the development on the immediate and wider area.

9.4 Attention has been taken to respect all current guidance and to design an attractive landscape-led development, comprising a range of dwelling types, that will integrate into the town and it's immediate setting.





Vistry Housebuilding