



Design, Access & Planning Statement

Project Address:

**Former Costcutter Site
(Also known as New Blue Barn Store)
Ashford Road
St. Michaels
Tenterden
Kent
TN30 6PR**

Applicant:

San Roque Kent Ltd

Client: San Roque Kent Ltd

Document Title: Design, Access and Planning Statement

Local Planning Authority: Ashforde Borough Council

Parish: Tenterden

Our Ref: 2264-B

Proposal: Redevelopment of Former Costcutter Shop, Store and Site to provide a three-storey property with no.4 flats, associated parking and a community amenity garden along the A28



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2.0 Instructions

2.1 Price Whitehead has been instructed by San Roque Kent Ltd who is the applicant and property owner for this proposal.

2.2 This application is for the redevelopment of the site, which comprises a former shop, stores, and land to provide a property containing 4No. flats, with associated parking, private space, and a community amenity garden.

3.0 Site / Location

3.1 The former Costcutter store is located along the A28 in St. Michaels village centre. The rear of the land fronts Swain Road. A cottage, Kenmure, has been refurbished by the Applicant and is now rented in accordance with an Assured Shorthold tenancy. Kenmure does not form part of the application site and is outside of the red line for the application.

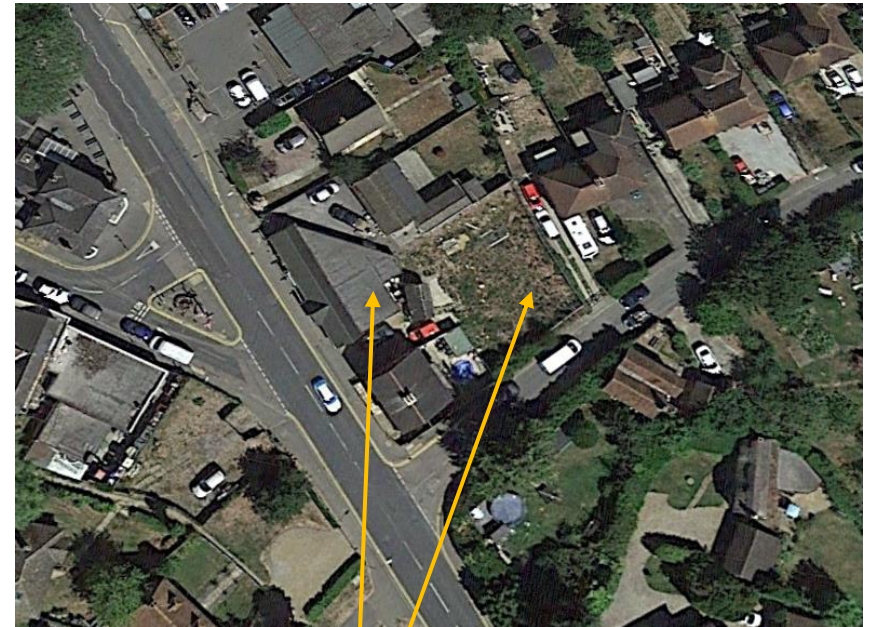
3.2 The site area extends to 0.065 hectares (651 sq. metres) as defined within the red line area on the location plan accompanying the proposal.

3.3 The site has highway access from the A28, and this road provides several bus routes to a number of places including Tenterden, Maidstone and Ashford.

- Bus stops are within easy walking distance of the site, with the nearest just a few metres away, and buses regularly stop.
- The site lies alongside the tarmac pavement that links to all village services.
- There is a primary school within a short walking distance of the site within St. Michaels service centre, via a tarmac footpath alongside

the A28, as well as senior school also within easy walking distance of the site.

- St. Michaels amenities include a variety of shops and take-aways, a post office, church, village hall, pub, primary school, bus stops and a secondary school located between St. Michaels and Tenterden., and Tenterden service centre is accessible on foot or by bus or bicycle.
- The site lies within the 30 miles per hour speed restriction zone.



Site

3.4 The former shop building is single-storey, and provided a sales area of 1527 sq. ft /142 sq. m with internal storage of 69 sq. ft and external storage of 116 sq. ft. The construction is largely brick and blockwork.

3.5 The shop and site are vacant, and the shop has not operated for more than six years and is extremely dilapidated, having also suffered vandalism issues as a result.

3.6 The existing shop premises requires very considerable investment to merit it being reused for retail purposes. The lack of use in the last several years have allowed further deterioration to occur.

3.7 Site access is currently from the A28 at present, and parking is extremely limited with no turning head to enable safe highway access.

3.8 The site flanks residential properties to the rear, commercial premises, and residence to the side, and Swain Road and the A28 to the front and side.

3.9 There is a large Southern Water drainage pipe that passes right through the site, which is shown on the accompanying drawings. This requires any development to be a minimum of 3 metres clear from the pipe route (area shown hatched on drawing no. 2264-B D01 Location Plan and Existing Site Plan). This is a considerable factor in securing a reuse and redesign of the site.

3.10 The site benefits from mains electricity, mains water and mains drainage services. The central location of the property to the village service centre provides ideal linkage to all key services and public transport and is entirely sustainable. Opposite top – Shop and bottom Kenmure.



4.0 Proposal & Background Information

4.1 The site was originally owned and operated by the Applicant many years ago. However, he sold the premises as a going concern to concentrate on the main business premises 'Shop Around the Clock' at the opposite end of the village.

4.2 With new owners and changing economics, trade from the shop began to fall away a long time ago. These factors were couple with the difficult location of the premises, as there is no parking and users have therefore been largely within the immediate footfall of the shop. The business ultimately failed, and the owner put the shop up for sale and/or rent. The premises was on the market for more than two years before a buyer was eventually found, being the Applicant.

4.3 The village is well served for convenience stores in the centre and to the south. Since early 2020, the impact of the pandemic has also altered the way in which people work and operate. The usefulness of the premises as a local service resource, coupled with the significant cost to upgrade and remodel the premises for commercial use that would be compliant with building regulations is not viable economically or practically, and a reuse is therefore sought.

4.4 Pre-application advice was obtained from the LPA in 2020. The two schemes proposed in that submission provided a mixed design of three terraced cottages facing Swain Road, and retention of a small commercial unit facing the A28, and the second a pair of cottages fronting Swain Road and retail unit fronting A28.

4.5 The advice received suggested that neither layout were suitable, with resistance to fronting the development towards Swain Road and what was proposed was considered cramped:

- The LPA favoured a residential arrangement that entirely fronted the A28.
- However, the Applicant wished to try and provide housing that does not front the noisy A28 as much as possible and is also keen to create separation from the A28 because the current house Kenmure sits right on the Roadside as does the shop front.
- A scheme was lodged under reference 21/00891/AS for 1No. three bedroom detached and 2No. three bedroom semi-detached dwellings. This was refused. The application for a 3No. house scheme was thought to be too cramped on the plot and not provide adequate garden amenity for the two semi-detached plots accessed off Swain Road.
- Further, it is important to note that a critical factor in the design process has been the drainage pipe, which has made designing the proposal extremely difficult due to the physical constraint that this placed on the site.

4.6 A further scheme for 2No detached cottages both facing the A28 was not determined by the LPA and therefore was decided through the Appeal process. This appeal was dismissed and the application refused because of the effect on the Conservation area and highway safety.

4.7 Further reflection and consideration followed, and a pre-application scheme was submitted to the LPA for a single property providing a 4 flat scheme. This is the subject of the application herein following receipt of the advice as below:

- *The application has addressed previous concerns regarding the character and density of the surrounding area.*
- *The proposal in its revised scale and form would enhance the character and appearance of the site and respect established pattern and grain of development*

-
- *A good standard of residential amenity for the future occupiers would be provided.*
 - *I do not consider the new dwelling would result in significant or unacceptable harm to the amenity of neighbouring occupiers.*

4.8 The proposal also includes biodiversity and landscape enhancement through the planting of new indigenous hedgerows and judicious tree planting, which are of a suitable type to live alongside built forms.

4.9 The site has been the subject of further decay during the long planning process that has occurred and has had windows smashed and trespassers damaging the two existing buildings further. A planning solution is urgently sought by the Applicant to draw this phase to a close.

5.0 Design Statement

5.1 The existing shop is of timber construction over lower blockwork and rendered walls, with a felt tiled pitched roof to the front and flat roof to the rear. There is also a small brick outbuilding that is in poor repair, and much of the roof is missing.

5.2 Nearby, the housing stock is eclectic, with brick and tiled exteriors, white weatherboard in period constructions, and modern twentieth century brick and concrete tiles elsewhere.

5.2 Given the construction elements of the most immediate dwellings to the proposed site, which are mainly unique cottages in style, it was considered that the new dwelling should have a similar vernacular to traditional buildings in the immediate locality, particularly, the larger properties opposite the site were discussed in detail at pre-application.

- Reflection of how a design could be presented confirmed that a single building that had the appearance of a large traditional house in this setting,

but internally divided into flats, would produce a complementary vernacular and be sympathetic to the nearby Conservation Area and other period housed nearby.

- Such detailing will also assist in grouping the new building alongside the existing form.

5.3 The proposed materials for the new dwelling will therefore comprise:

Walls – ground floor to be brick in stretcher bond, with white timber cladding to first floor elevations

Roofs – Slate roof tiles a pitch 38 degrees.

Windows – White Upvc double glazed cottage style casements with horizontal bar. Obscure glazing to prevent overlooking to front elevation bedroom windows and bathroom windows. Velux rooflights where stated are 140cm x 78cm each. There is a glazed Juliet balcony to the top floor Flat 4 and a feature round window to the stairwell facing the front elevation.

Doors – White composite doors with cottage style double-glazed insets where detailed in the drawings. Upvc double glazed French doors serving the ground floor flats on the rear elevation.

Gutter and Downpipes – White Upvc round profile.

Paving and Paths – Patio paving – Indian sandstone or similar, permeable paving setts to paths and parking areas.

Driveway and turning area – Tarmac to dropped kerb with granite sets to rear line of public highway and permeable paving setts to parking areas to ensure excellent accessibility for all users.

Porch – Covered porch with slate pitched roof over painted timber canopy.

Fencing and boundaries – low brick wall with picket fencing to front curtilage alongside A28 to match adjacent Kenmure and close board fence sited on top of 1.5m brick wall with indigenous hedgerow behind.

5.4 Accommodation:

5.4.1 Front entrance door into fire protected stairwell with entrance doors into flats 1, 3 and 4.

5.4.1.1 Flat 1 will provide the following accommodation:

- Entrance hall
- Bathroom
- Kitchen/Living room
- Bedroom

5.4.1.2 Flat 2 External Door into:

- Hallway
- Kitchen/Living
- Shower room
- Bedroom

5.4.1.3 Flat 3 on the first floor:

- Hallway
- Open-plan Kitchen/living room
- 2 Double Bedrooms
- Bathroom

5.4.1.4 Flat 4 on the second floor (within the roof profile)

- Hallway
- Kitchen
- Sitting room
- Bathroom
- Double bedroom with eaves storage

5.4.2 External Areas

5.4.2.1 Garden space:

- Flat 1 will have a private garden accessed from the French doors from the kitchen and provide 77m².
- Flat 2 will have a private garden accessed from the kitchen French doors and provide 50m² of space.
- Flats 3 and 4 will have the use of a communal garden area of 84m²

5.4.2.2 Soft Landscaping – The garden areas will be laid to lawns with borders and trees as shown on the drawings. New hedgerows will be planted alongside new fencing using indigenous species – See proposed site plan. There will also be bike storage for up to 6 bikes sheds for the private garden area and a bin store. The details can be seen within the proposed site plan 52264-B D04 rev 1 Proposed Site Plan.

5.4.2.2 Hard Landscaping – As detailed above, new paths and driveways will be laid in Permeable paving setts to the parking area, free draining type 1 to A28 pedestrian access as existing and Indian sandstone or similar paving to patio at flat 2.

5.4.2.3 Parking – The existing vehicle access from the A28 will be retained as pedestrian access. This will lead to the parking area for all flats being at the rear of the proposed site. Communal parking for 5 vehicles is proposed.

The access for these vehicles is via a new highway access off Swain Road provided with a dropped kerb. This can be seen within plans reference 2264-B D04 rev 1 Proposed Site Plan and 22640-B D05 Proposed Vehicle Tracking and Highway Sightlines.

5.4.2.4 Biodiversity – Bat box, bird box and swift nesting box and hedgehog house are to be included within this proposal to enhance biodiversity on the site. This can be seen in plan reference 2264-B D04 rev 1 Proposed Site Plan.

5.5 Dimensions and Sizes

5.5.1 Flat 1_The gross internal floor area for flat 1 will provide 46m²

5.5.2 Flat 2_The gross internal floor area for flat 2 will provide 47m²

5.5.3 Flat 3 The gross internal floor area for flat 3 will provide 70m².

5.5.4 Flat 4 The gross internal floor area for flat 4 will provide 65m²

5.5.5 The overall plot size for the building footprint is 119m²

5.5.6 The eaves height will be 5.25 metres, and the ridge will be 8.74 metres, being slightly taller than Kenmure at 8.2m.

5.6 BNG Statement

5.6.1 The application is subject to a 10% statutory mandatory BNG requirement for this development, as the proposed development will affect more than 25 square metres of on-site habitat. However, there is no priority habitat present within the redline of the development area or in the immediate surroundings.

5.6.2 The existing footprint of the site area (red line) is 647 square metres. This land is a mix of developed land (building footprints), unsealed land (gravel footpath), developed land (path through rear), and derelict land (rear wasteland).

5.6.3 It is demonstrated in the above design statement that the ecological mitigation hierarchy has been applied throughout the design and preparation of this application, beginning with avoidance, followed by mitigation, and concluding with a compensation strategy.

5.6.4 The calculation shows that the baseline habitat unit is 0.14, while the post-development unit is 0.07, representing a 0.07 loss in habitat units following the implementation of the proposal. This is following proposed grass, hedgerows, trees and permeable parking areas and a reduction in building footprint. Although there are positive additions to the proposal in biodiversity terms, as this proposed land use is residential this benefit and enhanced biodiversity cannot be used within calculations for the BNG metric. This loss will be mitigated by the purchase of off-site credits following approval.

5.6.5 The compact site is not sufficient to allow for the mitigation required as part of this application and therefore the Applicant will seek creation off site as per the requirements of such application sites in the form of off-site credits.

5.6.6 The headline results of the small sites metric calculation are shown in the table below, confirming the trading result as explained and how many credits are required to meet the net gain on this site.

Site Name	Former Costcutter store, TN30 EPR	
Sheet Name	Headline Results	
Headline Results		
Headline	BNG Targets Not Met ▲	
Trading Rules	Trading Rules Not Satisfied ▲	
Next steps	Scheme alterations or offsite units required	
Baseline Units	Habitat units	0.1368
	Hedgerow units	Zero Units Baseline
	Watercourse units	Zero Units Baseline
Post-development Units	Habitat units	0.0683
	Hedgerow units	0.7669
	Watercourse units	0.0000
Total net unit change	Habitat units	-0.0685 ▲
	Hedgerow units	0.7669
	Watercourse units	0.0000
Total net % change	Habitat units	-50.07% ▲
	Hedgerow units	% target not appropriate
	Watercourse units	% target not appropriate
Habitats units required to meet target	0.0822	
Hedgerow units required to meet target	0.0000	
Watercourse units required to meet target	0.0000	

5.7 Climate Statement

5.7.1 In response to the climate mitigation strategy adopted by the local and national planning policies, the proposal includes the installation of two electric vehicle charging points at the parking area.

5.7.2 Solar panels are included within this scheme as shown within plans reference 2264-B D03 rev 1 Proposed Plans and Elevations and showing on the South facing roof elevation on plan reference 2264-B D04 rev 1 Proposed Site plan which also addresses the LPA climate mitigation policy requirements.

5.7.3 Two 250L water butts are proposed for installation to the ground floor flats. This will collect rainwater from the roof gully, which can be used for gardening or other domestic cleaning purposes, thereby efficiently supporting the reuse of water resources. As shown in plan reference 2264-B D03 rev 1 Proposed Plans and Elevations and 2264-B D04 rev 1 Proposed Site Plan

6.0 Access Statement

6.1 The site currently has access directly off the main A28 highway which always served the shop. This provided access for van deliveries. The proposal aims to retain the existing A28 access as pedestrian only to increase safety for occupiers.

6.2 The existing access point is to be connected with a new proposed entry/exit point on Swain Road which is a C classed road. The Swain Road access will provide an exit point so that vehicles do not need to enter the highway onto the A28. The new entrance will have a dropped kerb to service these dwellings.

6.3 The communal garden (for flats 3 and 4) is accessed from the communal parking area.

6.2 The proposed parking for both properties lies within the site area as shown on drawing number 2264-B D04 rev 1 Proposed Site Plan with five car parking spaces proposed. Drawing number 2264-B D05 shows the sight lines for highway entrances. The A28 and Swain Road lie within the 30mph restriction. Providing this new access point off Swain Road serves a practical requirement to create safe and adequate space for vehicles to turn around and manoeuvre safely within the site onto and off the proposed driveways.

6.4 There are no public rights of way within the site. Pedestrian pavements flank two sides of the site.

6.5 The properties have been designed to ensure compliance with Part M of the building regulations for disabled access, with level thresholds to each unit. Circulation space and flow around the property also ensures level accessibility for users within the ground floor flats.

6.6 Access for a refuse service can be provided as the bin store is very close to the proposed access off Swain Road.

7.0 Heritage Statement

7.1 Part of the site (communal parking area) is set within a designated Conservation Area, see map in Planning Statement.

7.2 The closest Listed Building is Isleden which is located 36m to the southwest of the proposal site. The listed house is set back off Swain Road, and the proposal will front the A28.

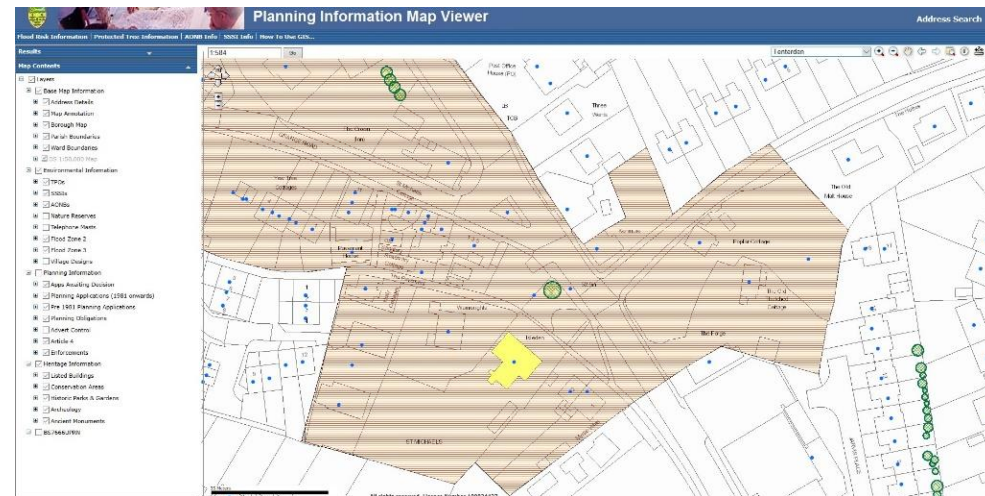
7.3 The proposed building has been designed to complement the Conservation area and will introduce good quality design and materials in the setting and located north of Kenmure and away from the asset, with the road also creating a physical distancing. Currently, the site is rundown and of little aesthetic quality. The proposal will be an improvement on the existing outlook of the Grade II listed asset and introduce new planting and attractive grounds to the proposed flats.

7.4 It is considered the proposal will not harm the setting of this asset and will enhance the wider Conservation Area once the development is completed and landscaping has established.


8.0 Planning Statement

8.1 With consideration of site-specific designation relating to the Ashford Borough Local Plan to 2030, it is confirmed that: -

- The site lies immediately alongside and partly within the Conservation Area for St. Michaels as defined within the Local Plan 2030 – see below image in brown hatch.
- The site is not within an area designated as being at risk from flooding – see below.
- There are no listed buildings immediately abutting the site. The map below shows the nearest listed building in yellow.
- The Roman Road archaeological designation lies some distance to the north of the site and is physically separated by many houses in between.
- The site does not form part of a wildlife, SAC, SSSI site or nature reserve.
- There are no TPO's on the subject land, nor any nearby to the site.

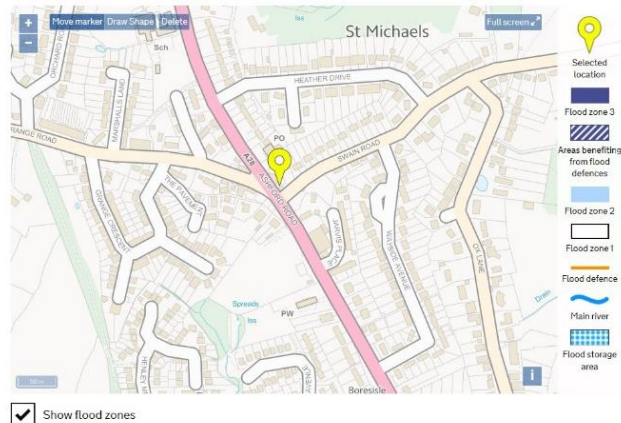


Likelihood of flooding in this area

You can move the marker  on the map to identify a specific location.
Alternatively draw a shape to identify an approximate site boundary.

[How to draw a shape](#)

[Download printable map \(PDF\)](#)



[View flood zone summary map and more guidance](#)

You can use this information as part of a [flood risk assessment for a planning application](#)

has been mitigated within this newly proposed development and will not detrimentally impact any amenities of existing residents. No harm will result from the proposal to landscape, heritage or biodiversity, and enhancements that contribute to these are included in the development proposal.

The scheme has been demonstrated through design to accommodate parking, and no new street lighting will be required, as this already exists in the immediate area. Therefore, the site already benefits from safe pedestrian access.

The redevelopment of the site will not displace a community facility because the trading shop premises at this site ceased operating over five years previously, and it has been proven by the long-term marketing of the site that reuse for this purpose is not financially or practically viable, (see 4. below).

2. HOU12 – Residential Space Standards (Internal).

The spatial standards checklists accompanying the application confirm compliance with these standards.

3. HOU15 – Private External Open Space.

This proposal provides modest private gardens to two flats and communal garden area for the remaining two flats that comply with the standards for amenity space as the flats require 5m² amenity garden per flat. It is also important to note that the proposed flats are located within an extremely short distance of St. Michaels recreation ground, which is opposite the site, separate only by the A28 highway. This is considered a benefit to the provision of housing in this locality.

The proposals also incorporate electric charging points for cars located within the parking areas proposed.

8.2 Local Planning Policies Considered contained within the ABLP2030

8.2.1 The following Local Policies have been assessed in the production of this application:

1. HOU3a - Residential Windfall Development Within Settlements.

The application adheres with the provisions contained within policy HOU3a as a residential development and infilling of a scale that can be satisfactorily integrated into the existing settlement and within the built-up confines of Tenderden and St. Michaels.

The layout, design and appearance of the proposal are compatible with the surrounding vernacular and any harm to the density previously considered

4. EMP2 - Loss or Redevelopment of Employment Sites and Premises.

The site has not employed anyone for more than four years. It is no longer appropriate to be used as a shop due to its poor condition and lack of staff facilities and accessibility coupled with the aforementioned present issue of vandalism. As stated below, there are already competing retail premises of the same character and type in the immediate locality that meet the service provision and following a sustained and lengthy period of advertising by the commercial agent Stafford Perkins, it was not possible to find a tenant or buyer to take the premises on as a going concern. This period of advertising was more than two years in length.

The proposal therefore accords with the criteria set out within EMP2 on this basis.

5. EMP10 – Local Centres and Villages.

The proposal omits the replacement of a commercial/retail shop on this site. There are two retail shops that provide the same type of goods as the former Costcutter Store provided. One is next door-but-one to this site just to the North. This is a grocery and dry goods provision provided within the Post Office Stores at St. Michaels. The other is within 511 m of the site, and is the Shop Around the Clock premises, which is a mini supermarket. The post office shop has replaced trade that might have gone to Costcutters prior to its closing, and which trade was already falling well before that time because of local competition. Both these competitors have free parking on the forecourts to each premises where the Costcutter site has no customer parking at all.

Further, the existing unit is no longer viable for the purposes of a grocery shop, given its extremely poor condition, and lack of customer parking. Because it has remained vacant for a number of years now, despite genuine

and sustained attempts by Stratford Perkins to let it/sell it to retail users originally, this further proves that its continuation for this purpose is not feasible.

The above concludes that the site is suited for residential redevelopment and that the proposal meets the policy criteria contained within EMP10.

6. TRA3 (a) - Parking Standards for Residential Policy.

The proposal has been designed to ensure compliance with TRA3 (a). The correct sightlines have been demonstrated on 2264-B D05 Proposed Vehicle Tracking and Highway Sightlines drawing and offer a significant improvement to that which presently exists in terms of highway safety.

7. ENV1 – Biodiversity

The scheme introduces new indigenous planting, to provide a mix of species with different fruiting and cover qualities at different times of the year. This planting is also designed to link to the existing boundaries of the site to form new wildlife corridors. There are no priority habitats within the site, however the addition of bat boxes, nesting boxes and the new hedge and tree planting will enhance the overall biodiversity on this site considerably.

8. ENV3a - Landscape Character and Design Residential Development.

The proposal incorporates materials and planting schemes that will enhance the environment of the properties and the setting in this location as set out in 7. above. The enhancements will introduce new hedges and planting to provide a good scope of 'greening' to this site. The design accommodates materials and detailing expected in this locality and of vernacular that is commensurate with the setting. The proposal will thus adhere with the policy requirements.

9. ENV14 - Conservation Areas

The adjacent unrelated property Kenmure, and part of the rear of the site falls within the Conservation Area for St. Michaels. Currently, the site provides a run down and dilapidated eyesore right in the middle of the settlement. The intention is to provide a high-quality small development alongside Kenmure to complement the existing modest three-bedroom dwelling, with a single building comprising of 4No flats in a style which compliments existing housing stock.

The design of this proposal takes some of its design features from Kenmure and of dwellings opposite, to produce a similarly individually styled building that will provide its own unique charm and character along the A28 frontage and adjacent to the Conservation Area.

A new fence is proposed to the frontage providing attractive curtilage boundary with privacy to this main road setting.

Two of the flats have private rear gardens which have a planting scheme and provide a green area to enjoy outside amenity space. The first and second floor flats are to share the communal garden area which sits behind the ground floor gardens and is accessed via the parking area. This is to the rear of the plot so provides a more secluded area to enjoy.

Off street parking, which will be laid to permeable paving setts and surrounded by a new close boarded fence to 1.8 metres which will form the private boundary, and behind this, new indigenous planting will grow into a natural screen, which will be managed at 1.8 -2 metres top height, this being a traditional way of forming private gardens in settings like this. The new hedges will also be linked to those already in Swain Road.

The above illustrates sensitive detailing in terms of hard and soft landscaping for this development in this location, as well as the design detailing to the

proposed cottages, thus ensuring a high-quality redevelopment of the site in this setting.

The use of residential dwellings is appropriate to and compatible with the character, appearance and historic function of the area, and the proposed number of dwellings will not generate levels of traffic or other environmental problems that would cause substantial harm to the character, appearance, and significance of this site in the Conservation Area.

2No. New Trees are to be planted (Rowan and Flowering Cherry) within the new dwelling gardens that will enhance the appearance and character of the Conservation Area, together with new hedge planting.

Therefore, it has been demonstrated in the above that the proposal adheres with ENV14 criteria as required.

10. ENV9 Sustainable Drainage

The proposal is based within the urban catchment are within the centre of St. Michaels and the site is smaller than 0.25ha, so requires that the development should achieve a maximum discharge of 2L/s in accordance with this policy. Sustainable drainage is provided in accordance with the SPD and includes on site features that will meet the requirement for the first 5mm of rainfall accommodated and disposed of on site.

8.2.2 National Planning Policy

8.2.2.1 Section 4 of the NPPF advises Applicants to seek pre-application advice from their LPA's. This opportunity was taken advantage of in this instance. It has not been possible to entirely match up the design desires of the LPA with those of the Applicant in this proposal, but it is believed that fair compromise design has been achieved, particularly given the extremely difficult shape of the development plot and also the location of the main drain

that passes through it, which prevents building work within the buffer area shown on the accompanying plans.

8.2.2.2 Within Section 5 of the NPPF the Government seeks to deliver a sufficient supply of sustainable homes.

8.2.2.3 In this application, the site is located within the built-up confines of the settlement of St. Michaels and Tenterden and is within easy reach of all key facilities and services. Four flats are proposed on the plot, all of which are within a more affordable price band, being one and two bedrooms. This accords directly with paragraph 68 of the document that identifies that small sites can make an important contribution to meeting housing requirement for an area.

8.2.2.4 Within Section 5, paragraph 74 advises that a five-year supply of deliverable housing sites needs to be demonstrated by the LPA through adopted planning process or subsequent annual position statement. It is known at the current time that Ashford is unable to deliver its five-year housing supply, and therefore, the proposed development herein, will enable a modest contribution to that threshold.

8.2.2.5 In terms of achieving sustainable development the proposed scheme meets the three overarching objectives required by the NPPF, which are at the heart of the framework, and which has a **presumption in favour of sustainable development**:

1. The economic objective is met by releasing a development site that is no longer suited to commercial activity as evidenced above, and which proposal will regenerate the site in the centre of the community. The construction phase creates work for local contractors and the creation of housing within a community supports existing jobs and services.

2. The new housing will supply the community with a further stock of lower cost housing to enable families to live and work in the locality rather than having to commute from elsewhere. The site is readily accessible to all services and also has recreation ground right on its doorstep. Occupants will therefore derive social benefit from easy access to services and to the environment, ensuring community health and well-being.
3. The proposed development reutilises a previously developed site that has become redundant and neglected. The effective reuse as proposed, using suitable vernacular and materials for the area will enhance the landscape quality of the area, the immediate and wider setting of the Conservation Area and be linked to infrastructure that already exists on site. New landscaping features will encourage wildlife. The proposal will meet the environmental objective of the NPPF.

8.3.3 Neighbourhood Planning Policy

8.3.3.1 The Neighbourhood Plan for Tenterden (TNP) has now been adopted. The policy contained in that has thus been considered in the production of the revised scheme for this site and supporting details.

8.3.3.2 Policies TEN NP3 Conserve and Enhance Biodiversity, TEN NP4 - Design and New Development Conservation, TEN NP5 – Tenterden and St Michaels Conservation Areas are adhered with in this scheme as follows:

- TEN NP3 – The proposal will not have a significant impact upon any wildlife rich habitat or protected species. It will enhance the site with habitat enrichment by introducing new hedgerows and tree planting, bird and bat boxes located and selected in appropriate locations and for habitat and wildlife food production, therefore adhering with the policy.

- TEN NP4 – The design details use materials appropriate in the locality that complement existing vernacular to produce a single building which mimics a single larger dwelling but houses flats, with exposed rafter feet, timber weather board and red brickwork. This emphasizes the richness of design in the immediate setting and street scene. The designs ensure that proposed heights are commensurate with adjacent dwellings, and that boundary treatments enhance the landscape character through appropriate materials and planting, also using granite setts to footway edges and appropriate paving and material within the landscaping that enhances detail whilst also achieving SuDS. This ensures compliance with the policy.
- TEN NP5 – The proposal is partially within the Conservation, with the main building outside of. As set out above, the design incorporates high quality materials and detailing to reflect the conservation status and individual characteristics of nearby dwellings and cottages thereby enhancing the setting. The proposal ensures that the space around the proposal is not cramped and integrates landscaping that will also enhance the setting, which will protect the character and appearance of the area. The layout also aligns with Kenmure thereby protecting the setting of the conservation area in this regard also and adhering with the policy.

8.3.3.3 Therefore, the application demonstrates that the design and layout ensure compliance with the key local planning policies required by the community of Tenterden in addition to the Borough and National Planning Policy criteria already listed above.

9.0 Conclusions

9.1 The proposal is to provide 4No. flats on the site of the former Costcutter shop premises.

9.2 The re-use of the retail premises and store has been demonstrated herein to be uneconomic and no longer viable in terms of other immediate local competitors, coupled with the cost of repurposing the premises for this use, and the knowledge that an independent commercial agent attempted to sell the premises as a going concern for more than four years.

9.3 The proposal is demonstrated to adhere with local planning policies, particularly in terms of the Conservation Area.

9.4 The proposal is demonstrated to comply with national planning policy requirements.

9.5 There are no ecological, archaeological, or other constraints on the site that would prevent the proposal from being taken forward.

9.6 The site can be brought forward for new housing quickly in terms of construction and availability, and falls outside of the Stodmarsh catchment area, so that it will not be held up by the present issues presented in that part of the Borough.

9.7 The proposed scheme follows previous planning pre-application advice and the receipt of refusal of planning for a number of other very different schemes on the site. The proposal addresses key concerns raised in previous refusals and incorporates further advice following a pre application submission. The LPA pre-app advice received, considered this new proposal favourably as it will overcome concerns raised in previous applications lodged.

9.7 For these key reasons, we invite the LPA to grant consent for this proposal.



10.0 Caveats

10.0 The statement is provided on behalf of San Roque Kent Ltd and is produced for the specific purpose of providing a Design, Access Heritage Planning Statement in connection with a planning application.

10.1 No responsibility whatsoever is accepted to any person other than the Applicants. The details are for planning consideration purposes.

11.0 Appendices

PROW map

Public Rights of Way Map

Track a Fault
Log in

Search Map

search

- Town/Village
- Street Name
- Postcode
- Parish
- Grid Reference e.g. TQ765555
- Path code e.g. CB422

tn30 6pr

Search

Current Location

Go to Current Location

Save Location

Go to My Saved Location

Set My Saved Location

The map shows all of the public rights of way in the county. To report a fault, firstly log in, then select the 'Report a Fault' menu item.

To find a location use the Search options to locate paths, settlements or parishes. If your device has a GPS you can centre the map on your current position by pressing the 'Current Location' button.

To zoom into a specific area when using a mouse: hold the shift key and drag a box to zoom in. When using a touch device: pinch or drag a box to zoom in.

Map Legend

Enlarge Print Map

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