

Application Number	17/00396/AS	
Location	Land Parcels 8 & 10 Former Rowcroft and Templer Barracks site, Templer Way, Ashford, Kent	
Grid Reference	9988/4536	
Ward	Godinton	
Application Description	Reserved matters application for 62 residential apartments including affordable housing, together with flexible employment floorspace (B1/ A1/ A2/ A3/ A4 or A5 Use Classes), 7 mixed use units comprising flexible ground floor employment floorspace (A1/A2/A3/A4/A5/B1 or D1 uses classes), associated landscaping, infrastructure and earthworks.	
Applicant	Persimmon Homes South East c/o Agent	
Agent	Mr Tom Ashley, Barton Willmore LLP, The Observatory, Southfleet Road, Ebbsfleet, Dartford, Kent, DA10 0DF	
Site Area	0.65 hectares (ha)	
(a) 227/2+	(b) -	(c) KXXH&T X, EHM X, PO(DRAINAGE) X, SW X, KCC:F&WM X,

Introduction

1. This application is reported to the Planning Committee because it involves a major development and requires determination by the Committee under the Council's current scheme of delegation and a sufficient number of Members requested that it be determined at the Committee.

Site and Surroundings

2. The application site covers two separate land parcels (8 and 10), which measure 0.2165ha and 0.4261ha respectively.
3. Both land parcels are located on the northern side of Repton Avenue also known as the High Street. Parcel 8 site is due north of Waitrose.
4. To the west of Parcel 10 is located northwest of the Repton Manor Barn complex comprising Grade II listed buildings. To the west of parcel 10 is an open parcel of land designated for Health Facilities and the community centre which is currently

under construction. Beyond this lies Repton Manor Primary School and Repton Park Nursery. To the north is residential development. Figure 1 below shows these relationships.



Figure 1 Site Location

Proposal

5. Reserved matters approval, across both parcels is sought for 62 residential apartments including affordable housing, together with flexible employment floorspace (B1/ A1/ A2/ A3/ A4 or A5 Use Classes), 7 mixed use units comprising flexible ground floor employment floorspace (A1/A2/A3/A4/A5/B1 or D1 uses classes), associated landscaping, infrastructure and earthworks.
6. The split of the development is as follows:

PARCEL 10

Site Area: 0.43ha

Commercial Floorspace (G/Floor)

2 x commercial units

7 x Live/Work Units

Residential (First floor and above)

42 apartments (incl. 20 x Affordable units) with the following split:-

13 x 1-bed

28 x 2-bed

0

PARCEL 8

Site Area: 0.22 ha

Commercial Floorspace (G/Floor)

4 x commercial units

Residential (First floor and above)

20 apartments with the following split:-

10 x 1-bed

10 x 2-bed

Scope of the application

7. The application is for the approval of the following reserved matters defined in Condition 2 of the outline planning permission 02/01565/AS in so far as they relate to development of Parcels 8 and 10:-
 - 2a – Access to phase for vehicles, pedestrians and cyclists
 - 2b – Siting of all buildings, routes and open spaces
 - 2c – Layout, position and widths of all proposed roads, cycleways and footpaths, means of connection to the existing highway, details of materials to be used for surfacing and details of any street furniture
 - 2d – Scale and design of all buildings including the colour and texture of facing and roof materials etc
 - 2e – Layout and design of foul sewers and surface water drainage facilities
 - 2f – Treatment of any existing watercourses or ditches
 - 2g – Provision to be made for parking, turning, loading and unloading of vehicles
 - 2h – Alignment, height and materials in construction of walls, fences or other means of enclosure
 - 2i – Finished levels of the ground floor of all proposed buildings and the relationship of those levels to existing ground levels etc
 - 2j – Tree Survey not more than 12 months prior to the submission of the reserved matters application
 - 2k – soft and hard landscaping scheme

Application made in tandem for approval pursuant to other conditions

8. An application has also been made to approve certain other details reserved for approval by the Council pursuant to other conditions of the outline planning permission. In practice, there tends to be a degree of overlap between these other conditions and the details that are required to come forward as part of a reserved matters application and so dealing with both at the same time is sensible. Unlike the reserved matters application, such other matters do not legally necessitate public consultation and it is not the Council's practice to do so.
9. For completeness, the following list comprises those conditions of the outline planning permission where submissions have been made in respect of Parcel 14:-

Condition 5 – Statement with all submission of reserved matters describing accordance with the adopted Development Brief

Condition 6 – Proposal in respect of disposal of sewage

Condition 8 – First occupation related to the provision of various elements of proposed public highway

Condition 18 – Scheme for the provision and implementation of a surface water regulation system for a phase where development is proposed to take place

Condition 21 – Design Statement to accompany each submission of reserved matters

Condition 22 (ix) – The management and location of utility services within the development

Condition 24 – Vehicle turning areas provided in each phase prior to occupation in accordance with an approved reserved matters application

Condition 36 – Updated survey information in respect of protected species including any proposed mitigation in the light thereof

Condition 38 – Bat surveys carried out between June- September in the year preceding any submission of reserved matters and details of any proposed mitigation in the light thereof

Amount

10. The Design Code sets out that the High Street should be developed to a density range of 45 dph to 55 dph and identifies that there will be a strong correlation between density and intensity of use, continuous frontage and gateways, which will correlate to the highest densities.
11. The applicant highlights that it is important to consider the density of these parcels in the context of achieving the overall density range and not solely on an individual basis because uses and design requirements vary, especially along the high street, where there are increased building height requirements (minimum 3-storeys) and enclosure of space as a place-making consequence which in turn increases residential numbers.
12. The high street is made up of a number of development parcels and several in the stretch located to the north of the CTRL line do not comprise residential development. These include:
 - The community centre land (circa 0.41ha) (building & car park);
 - PCT Land (circa 0.23ha) ; and

- Repton Manor and Barns (circa 0.7ha).
 - Parcel 16 (high street frontage only), 8, 9, 10 and the Waitrose site have /or are proposed to be developed for a mix of uses comprising employment/retail floorspace on the ground floor (including mix used units) with residential above.
 - Parcel 13a to be developed exclusively for 40 extra care units, in line with the S106, which accompanies the outline permission.
 - Parcel 9 to be developed for 41 apartments above ground floor commercial space.
13. Combined, the parcels above have a site area of circa 4.75ha and would provide a total of 218 dwellings, equating to a development density of 46dph, which is considered within the density ranges set out in the Design Code.

Commercial Floorspace

14. A total of 458.9 sqm GIA employment floorspace is proposed across both land parcels subject of the application. The balance, taking the total to 929 sqm (as required by the S.106 agreement for the site) would be delivered on adjacent Parcel 9, and is the subject of a separate application also being considered on this agenda.

Layout



Figure 2 Parcel 8 Site Plan

15. The layout of the individual parcels has been informed by the outline planning permission, the Development Brief and the Design Code.
16. Both parcels lie on the northern side of Repton Avenue (a primary/vehicle/pedestrian/cycle route) and are important contributors to the creation of this new 'High Street', helping to contain the space and define the commercial centre of the whole development.
17. Parcel 8 – the site layout for which is shown as Figure 2 above - is at a gateway into the development and the layout has been designed to reflect its importance in setting the tone of the Repton Avenue environment and drawing people into the new space and commercial hub. The site lies opposite the new Waitrose supermarket.
18. Parcel 10 – the site layout for is shown as Figure 3 below – is located at a focal point in the street context and is part of the setting of the listed Repton Manor.



Figure 3 Parcel 10 Site Plan

19. The layout of both Parcels has been designed with the following key design principles:

- Place-making and respecting the original desire to create a new high street environment
- Continuous public frontage being created along Repton Avenue
- Active frontages with commercial uses being created on ground floor and residential above
- Buildings being placed around the outer edges of the individual development blocks, creating enclosed central parking courtyards and providing enclosure to the street
- Parking courtyards being accessed from the new road network, extending between the new built forms; parking spaces interspersed with clear planting zones
- Focus buildings being created at south-western and south-eastern corners of the individual parcels
- Clear distinction created between public fronts and private backs
- Preservation of the public open space immediately adjoining Parcel 10
- Main entrances to the commercial and residential uses to be created from the street
- High permeability and connectivity to local services, amenity spaces and public transport connections
- Buildings to be designed with adaptable internal floor layouts
- Respect to be given to nearby TPO trees

Scale

20. The outline permission, Development Brief and Design Codes set out the key objectives for the scale of development and acknowledge that building heights should be varied to reflect the different character areas and mixed land uses.

21. The proposed developments follow these objectives, with varied height and scale, typically found in local high streets.

Parcel 8



Figure 4 Parcel 8

22. Parcel 8 – shown in Figure 4 above - would be 4 storeys in height with the 3rd floor set back to match the scale of Waitrose. The proposals utilise a set-back to add variety in roof height and articulation of the building to help break up its scale and bulk.
23. The south-eastern corner of the building has the greater height and scale and marks the corner. Although it sits at the entrance to Repton Avenue it has not been conceived as a 'gateway' building. Its height and scale are designed to be subservient to the larger proposed building at Parcel 9, the square and Repton Manor. Its form, geometry, and articulation propose a simple elegant building – reacting to and complimenting the contemporary Waitrose Building directly opposite.
24. The building's primary elevation, fronting Repton Avenue, proposes a double height brick colonnade (a design suggestion taken from the adopted Development Brief), a 'larger' scale urban element, permitting good visual access to the ground floor commercial offer and space for signage etc. It also 'contains' projecting balconies on this south facing facade and it helps to frame the secondary fenestration of the individual apartments behind. In addition, it provides visual interest with the aim of aiding orientation and legibility and creating a visually rich environment.
25. Western Red Cedar is proposed for the 'lightweight' cladding on the set back third floor, as this would complement the buff coloured brick and 'heavy' base building.

Parcel 10

26. Parcel 10 – shown below as Figure 5 - is of similar proportions and mixed height and scale, primarily 4 storeys, with 3–storey sections, again with focus buildings on the south-eastern and south-western corners, adding visual interest. Vertical scale is enhanced through use of steeply pitched roofs.



Figure 5 Parcel 10

Appearance

27. The appearance of the proposed buildings on both Parcels is illustrated below.
28. The applicant states that both schemes are unashamedly urban in character both to reflect their location but also to highlight the special nature of the Manor and Barns. A traditional/pastiche proposal would in the applicant's view serve to undermine and devalue the listed Manor building complex.
29. Parcel 8 is contemporary in character with flat roofed elements, strong geometric shapes, balconies, brickwork without traditional embellishment such as soldier courses or brick arches. The entrance corner would have a subtle square proportioned roof level feature on the stepped back façade that would give additional high level light into the accommodation below as well as skyline visual interest. Figures 6 and 7 below illustrate all of these elements.



Figure 6 Parcel 8 Southern Elevation Facing Waitrose



Figure 7 Parcel 8 View from Entrance to Repton Park

30. Parcel 10 – shown in Figure 9 below - is traditional in form with gable roofs, tripartite vertical division of the façade, and timber boarded elements.
31. Both of the buildings at Parcels 8 and 10 are designed as ‘focus buildings’, with a dynamic rhythm to help reflect their prominent High Street location.
32. When read together Parcels 8 & 10 are intended to appear as individual buildings which have developed organically/over time rather than appearing as a single ‘set piece’. The elevational treatment of each building therefore responds to its immediate environment.



Figure 8a - Parcel 10 View from South West



Figure 9b Parcel 10 Southern Elevation to Repton Avenue/High Street

33. Key design features include:

- Punctuated roofline to create varied roofscape
- Variety in scale to create visual interest
- Traditional and contemporary forms and shapes
- Variety in materials
- Verticality of forms
- Architecturally distinctive
- Buildings designed to turn corners and create focal markers
- Design articulation in the form of bays, balconies and differentiated materials

- Contemporary fenestration pattern and strongly vertical emphasis, but with traditional
- regularity
- Contemporary shopfronts at street level
- Entrances directly onto the street

Materials

34. The Design Code makes direct reference to a mixed, yet limited palette of materials as being appropriate throughout the wider development. With this example the developments are proposed to be constructed with the following materials:

Parcel 8:-

- Buff brick (the same brick used for the Council's Farrow Court development)
- Vertical cedar boarding
- Glazed balconies
- Standing seam metal roofs

Parcel 10:-

- Red brick
- Horizontal timber boarding
- Glazed balconies
- Slate effect roofs

Landscaping

35. The Design Code suggests inclusion of tree planting, specimen shrubs, climbers and lighting to enhance the quality of the space within the court and to soften the view of the car park from the perimeter block.
36. The central parking courts would be primarily hard surfaced. The intention is to create pockets of landscaping in between the individual parking spaces, with specimen trees and ground cover. The proposed planting would be provided to enhance the ecological value of the site and for habitat creation.
37. The proximity of Parcel 8 to Waitrose, the location of exiting services and the bus stop all combine to make the provision of further street trees in front of Parcel 8 impossible. The landscaping approach has therefore focused on the delivery of a high quality hard landscaped environment.
38. That mentioned, the entrance to the site from the junction is already heavily greened on its northern side (adjacent to Parcel 8) by the existing mature TPO Lime trees, which help mark the site entrance.

39. The high street is then broken down into a series of spaces, where the building line opens out to create focal pocket spaces, including the square to the front of Repton Barns and the public open space area to the front of Repton Manor (known as POS14), which incorporate tree planting and seating opportunities.
40. Further along the high street, there are other areas where the building line is set back to create green spaces to the front of buildings, such as to the front of the community facilities land and Repton Manor Primary School. Linking these spaces, and where space allows, street planting is proposed. This follows the guidance in the adopted Design Code which advises that trees will line the high street at relevant sections where the public realm opens out (para 4.2.1.b).
41. The proposed buildings are positioned close to the back edge of the footway to maximise the visibility of the commercial floorspace on the ground floor and to create the tightly enclosed continuous formal frontage as envisaged in the adopted Design Code.
42. The potential occupiers/users of the employment floorspace and mixed use units are currently unknown. In the case of the employment floorspace, units could be amalgamated to make larger units to meet the needs of potential occupiers. A high quality hard landscape environment has therefore been employed so not to fetter the use of these units and allows (where appropriate) uses to spill out onto the street i.e. a café. To differentiate between the adopted highway and space to be made over to the employment/mixed use units, there would be changes in surface materials.
43. Surface finishes co-ordinate with the materials already used along the high street. Within the parking areas a light coloured block paving is utilised for pedestrian routes and parking bays to help visually soften the area of hard surfacing.
44. Boundary treatments would consist of ball topped black railings which would match the adjacent residential parcels and the existing POS 16 play area railings. Where the railings demarcate private residential areas these would be backed with evergreen hedging in order to provide a degree of privacy (as well as visual softening).
45. Railings, rather than a wall treatment, are proposed along the length of the northern interface with POS 16. A wall is not suitable due to the impact that the foundation excavation would have on the root protection areas of the adjacent mature trees (protected by tree preservation order) in POS 16. The provision of railings would have the benefit of providing some natural surveillance benefitting both the public open space and the car parking areas and visually coordinating with the existing railings to the play area.

Ecology

46. The applicant's ecology survey and statement concludes that no harm to Great Crested Newts (GCN), reptiles, Dormouse, Badger and breeding birds would be

incurred providing all of the mitigation/avoidance measures as detailed are adopted.

47. In summary, this would require the following:

- Vegetation clearance within previously translocated areas to be undertaken in an ecologically sensitive manner under a PWMS for reptiles, breeding birds and in accordance with EPS licence 2016-23806-EPS-MIT;
- Clearance of semi-natural habitat to be undertaken outside the reptile and amphibian hibernation period so as to avoid the accidental killing/injury of animals (November to March inclusive and where temperatures are not below 10°C);
- Clearance works to avoid the recognised breeding bird season (March to September inclusive), however, it is recognised that this may not always be possible due to constraints associated with other protected species (amphibians and reptiles). In this instance, all vegetation would be thoroughly checked by a qualified ecologist immediately prior to removal. Any active nests would need to be protected by at least a 5 metre buffer zone demarcated by hi-visibility tape until all young have fledged;
- Any newts/reptiles found to be released in adjacent suitable habitat off-site (the receptor site) at a safe distance from construction activity;
- Incorporation of bird boxes within the fabric of proposed dwellings; and
- A pre-construction Badger Survey to be conducted prior to the commencement of all works and appropriate action taken in the event that setts are discovered.

Parking Strategy

48. Maximum standards in respect of non-residential development are set out in the KCC SPG4 at Policy TRA3(b). This sets out maximum standards for different use classes – there is no minimum standard.
49. 'Flexible' commercial floorspace is proposed within each parcel, with permission sought for Use Classes A1, A2, A3, A4, AS and B1, with slightly different standards applied to each. As such applying a single standard at this stage is not possible.
50. Given the position of the proposed blocks, within a residential area, near to a large footprint convenience retail store (Waitrose), it is reasonable to assume that the commercial floorspace would be occupied by A1 Non-food retail businesses serving predominantly local needs of Repton Park residents as opposed to being a destination for visitors from further afield.

51. Applying the A1 Non-food retail standard, the table below sets out the maximum parking requirement arising from the commercial floorspace proposed on each parcel.

Parcel	Commercial Floorspace	Maximum standard	Maximum requirement.
8	267m ²	1 Space per 25m ²	11 Spaces
10	591		24 Spaces

52. The parking strategy for these two parcels recognises fundamentally that this site is a sustainable mixed-use location, with good access to public transport and that these parcels sit in the highest density, most sustainable position within the entire site.
53. These small units are not likely to be destinations in their own right and are more likely to either derive custom from the immediate area – which is highly permeable / connected / walkable or from shoppers who would be visiting the Waitrose site in any event.
54. The parking strategy for the site recognises that parking demand for the commercial units would primarily arise during day in the week, with parking demand for residential units primarily arising during the evenings and overnight. As such there are opportunities for efficiencies to be achieved with unallocated/visitor parking providing a 'dual' use – helping provide adequate parking whilst maintaining a high quality public realm.
55. It is also noted that the types of uses and activities that are likely to be accommodated in the flexible commercial uses are likely to be meeting local needs (for the reasons set out above) unlikely to be significant trip generators, and thereby will not give rise to significant parking demand.
56. Finally, it is noted that, in practice the unallocated visitor parking across the sites will operate together, with that proposed in the separate application for Parcel 9 (which proposes 54 spaces), alongside the existing supermarket parking, again allowing for efficiencies to be achieved.

Parcel 8		Allocated	Unallocated/Visitor (Dual Use)	Dual Use Total	Requirement
	Residential	20	7	27	27
	Commercial	6		13	11
Grand Total 33					

Parcel 10		Allocated	Unallocated/Visitor (Dual Use)	Dual Use Total	Requirement
	Residential	51	15	68	63
	Commercial	9		24	24
Grand Total 71					

57. The tables above demonstrate that, the parking standards are achieved or exceeded for both residential and commercial uses, by implementing an efficient but appropriate 'dual use' parking space strategy. This notwithstanding it is recognised that there is always pressure for residential spaces and as such the strategy ensures that each property has at least one allocated space – which given the central and urban location is consistent with the approach in the Town Centre.

Surface water drainage – Parcels 8 and 10

58. Within the site-wide strategic surface water design, Parcel 8 has been allocated one separate point of discharge. This outfall discharges to the west of Parcel 8 into the existing gravity surface water sewer situated on Repton Avenue that is adopted under a Section 104 agreement.
59. Within the site-wide strategic surface water design, Parcel 10 has been allocated one separate point of discharge. This outfall discharges to the west of Parcel 8 into the existing gravity surface water sewer situated on Repton Avenue that is adopted under a Section 104 agreement.
60. In accordance with the approved drainage strategy, the flows are unrestricted based on the impermeable area.
61. These surface water sewers within the adjacent road network were technically approved and inspected by Southern Water Services, and were communicating with the public sewers within Templar Way. They are vested by Southern Water Services under The Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011, and are therefore now classified as public sewerage.

Foul water drainage – Parcels 8 and 10

62. Within the site-wide strategic foul water design, Parcel 8 has been allocated one separate point of discharge. This outfall discharges to the west of Parcel 8 into the existing gravity foul water sewer situated on Repton Avenue.
63. Within the site-wide strategic foul water design, Parcel 10 has been allocated one separate point of discharge. This outfall discharges to the west of Parcel 8 into the existing gravity foul water sewer situated on Repton Avenue.
64. These foul sewers within the adjacent road network were technically approved and inspected by Southern Water Services, and were communicating with the public sewers within Templar Way. They are vested by Southern Water Services

under The Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011, and are therefore now classified as public sewerage.

65. It has been confirmed with Southern Water that there will be no flow restriction required across the development site as all downstream reinforcement works were completed when the CTRL works were carried out.

Trees

66. No trees are located within the site boundaries and therefore the proposed development will not require any tree removal. All adjacent arboricultural features shall be protected throughout the proposed development.

Planning History

Determined

- 02/01565/ AS – Outline planning permission for up to 1250 dwellings
67. In addition the following applications have been approved adjoining the application site.
- 09/01463/AS- Linear Park - Public Open Space including play facilities and landscaped areas and discharge of conditions pursuant to 02/01565/AS.
 - 10/01046/AS - Reserved matters application for the construction of 63 dwellings (including 9 live work units) on Parcel 13b and 16 in Phase 2 North, together with associated roads, parking, landscaping, public open space and infrastructure.
 - 12/00133/AS – Reserved matters application for development on Parcel 14 (Phase 2B North) for 40 dwellings, together with associated car parking, landscaping and infrastructure.
 - 15/00315/AS – Land Parcels 31 – 33 Reserved Matters Consent for
 - 15/00589/AS - Parcel 18 Reserved matters consent for 59 dwellings
 - 15/01518/AS - Parcel 15 Reserved matters consent for 24 Dwellings
 - 16/00549/AS – Land Parcels 19 -23 Reserved Matters Consent for landscaping only, for the development of Parcels 19-23 for 105 dwellings together with access roads, footpaths, drainage, associated car/cycle parking, provision of associated groundworks and infrastructure. The original Outline application was accompanied by an ES.

Under Consideration

- 16/00808/AS – Land Parcels 34-37 Reserved Matters application for 86 dwellings – under considerations
- 17/00597/AS – Land Parcel 13a Reserved matters application for 40 affordable extra care apartments and communal facilities, together with associated landscaping, infrastructure and earthworks.
- 17/00578/AS – Land Parcel 9 Reserved matters application for 31 residential apartments together with flexible employment floorspace (B1/ A1/ A2/ A3/ A4 or A5 Use Classes), associated landscaping, infrastructure and earthworks pursuant to outline planning permission 02/01565/AS -

Consultations

Ward Members: One of the Ward Members is a member of the Planning Committee

KCC Highways & Transportation: Raise no objection

Neighbours: 227 neighbours directly consulted; 2 letters of general comment received raising the following concerns:

“While I support the application, I am concerned about the lack of parking facilities for visitors to the apartments and business units. Most of Repton Avenue is already heavily congested and the pavements are blocked by parked cars making walking anywhere along this road very awkward. In my view where possible parallel parking bays should be installed the entire length of Repton Avenue and where no bays are available measures such as wooden bollards as used in various other parts of the estate are installed to prevent cars from being able to drive along and obstruct the pavements.”

[HDSS comment: Consistent with the approach adopted on all recent applications at Repton Park - where feasible (i.e. subject to highway safety, bus stops, pedestrian flow and utilities parking) on-street has been fully maximised during the consideration of this application.]

ABC Corporate Property and Projects (Drainage): No objection subject to minor corrections to drawing references and further information being secured by condition.

Southern Water: No objection subject to informative

KCC: Flood & Water Management: No comments subject to errors in the submitted information being corrected and ABC drainage reviewing the proposals.

Environmental Health Manager: No objection subject to conditions

Planning Policy

68. The Development Plan comprises the saved policies in the adopted Ashford Borough Local Plan 2000, the adopted LDF Core Strategy 2008, the adopted Ashford Town Centre Action Area Plan 2010, the Tenterden & Rural Sites DPD 2010, the Urban Sites and Infrastructure DPD 2012, the Chilmington Green AAP 2013, the Wye Neighbourhood Plan 2015-30 and the Pluckley Neighbourhood Plan 2016-30. On 9 June 2016 the Council approved a consultation version of the Local Plan to 2030. Consultation commenced on 15 June 2016 and closed after 8 weeks. Proposed 'Main Changes' to the draft Local Plan were approved for further consultation by the Council on 15 June 2017 and consultation has now ended. At present the policies in this emerging plan can be accorded little or no weight.
69. The relevant policies from the Development Plan relating to this application are as follows:-

Ashford Borough Local Plan 2000

- TP6 – Cycle Parking
- EN32 – Important Trees and Woodland
- S22 – Land at Former Rowcroft and Templar Barracks

This is a site specific policy which states the following: The former Barracks site is proposed for a mix of residential and commercial development to be built over a number of years. An institutional use, able to reuse existing buildings, would also be appropriate. In this Plan's timescale (to 2006) it is estimated that 500 dwellings could be provided together with employment development of 10 hectares. (In the period after 2006 the site has capacity for a mix of housing and employment uses which may involve the redevelopment of existing buildings). A development brief and design code have been formally adopted by the Borough Council and inform/guide proposals for this site.

Local Development Framework Core Strategy 2008

- CS1 – Guiding Principles
- CS2 – The Borough Wide Strategy
- CS4 – Ashford Urban Area
- CS9 – Design Quality: Development proposals must be of high quality design.
- CS11 – Biodiversity: Development proposals should protect biodiversity.
- CS12 – Affordable housing

CS13 – Type and range of housing

CS15 – Transport: Development proposals must show how all highway, public transport, walking and cycling needs arising from the development will be satisfied.

CS20 – Sustainable Drainage: All development to include appropriate sustainable drainage systems (SUDS) for the disposal of surface water

CS21 – Water Supply and Treatment: Major proposals for new development must demonstrate there will be adequate water supply and wastewater treatment facilities in place

Urban Sites Development Plan

U0 – Sustainable Development

Ashford Local Plan to 2030

SP1 – Strategic Objectives

SP2 – The Strategic Approach to Housing Delivery

SP6 – Promoting High Quality Design

HOU12 – Residential Space Standards

HOU15 – Private External Open Space

ENV1 - Biodiversity

ENV9 – Sustainable Drainage

70. The following are also material to the determination of this application:-

Supplementary Planning Guidance/Documents

Public Green Spaces & Water Environment SPD adopted July 2012

Sustainable Design and Construction SPD adopted April 2012

Residential Space and Layout SPD adopted October 2011

Residential Parking and Design Guidance SPD adopted October 2010

Sustainable Drainage SPD adopted October 2010

Affordable Housing SPD adopted February 2009

Ashford Barracks Design Codes (March 2007)

Ashford Barracks Development Brief (March 2003)

Informal Design Guidance

Informal Design Guidance Note 1 (2014): Residential layouts & wheeled bins

Informal Design Guidance Note 2 (2014): Screening containers at home

Informal Design Guidance Note 3 (2014): Moving wheeled-bins through covered parking facilities to the collection point

Government Advice

National Planning Policy Framework (NPPF) 2012

71. Members should note that the determination must be made in accordance with the Development Plan unless material considerations indicate otherwise. A significant material consideration is the National Planning Policy Framework (NPPF). The NPPF says that less weight should be given to the policies above if they are in conflict with the NPPF. The following sections of the NPPF are relevant to this application:-
72. Of particular relevance in NPPF is the presumption in favour of sustainable development (para 14), requiring good design (para 56), sustainable design and construction (para 95).

Assessment

73. In light of the policies listed above, the following matters need to be considered, whether:
 - a) The proposals contribute to the strategic housing and making the best use of land
 - b) The layout of the proposals would result in a sense of place and be well connected to neighbouring sites
 - c) The proposals would result in a high quality form of built development
 - d) An appropriate mix of dwellings and sizes is provided
 - e) The proposals provide sufficient resident and visitor parking
 - f) Internal and external space standards are acceptable

- g) Refuse collection is appropriately considered
- h) Surface water and drainage have been detailed appropriately,
- i) The Impact of the development on trees is acceptable
- j) The Impact of the development on ecology/biodiversity is acceptable
- k) Landscaping

a) Do the proposals make the Best Use of Land?

- 74. Development plan policies CS1, CS2, CS4, SP1 and SP2 advocate residential development in a strategic/allocated manner with brownfield sites being utilised first.
- 75. ABLP 2000 policy S22 allocated the Barracks, a brownfield site for residential development. The development of this site, the level of residential development, broad relationships to neighbouring sites and connections were considered under planning ref: 02/01565/AS and subsequently approved in 'outline' in 2007.
- 76. This RM application seeks to approve the details pursuant to the outline permission. The principle of this development is therefore accepted and compliant with the aforementioned policies.

b) Would the Layout help contribute to a sense of place?

- 77. Policies S22, CS1, CS9 SP1 and SP6 state that all development should seek to create a distinct character, with a strong sense of place and identity. Further, development should seek to provide a logical site layout that takes all opportunities to connect into existing connections surrounding the application site.
- 78. All streets within the application site contain active frontages to all publicly accessible areas to ensure a good degree of activity within the street scene and natural surveillance overlooking for safety.
- 79. The proposals would ensure a series of streets with different characters, reinforcing the hierarchy of the street network and aiding legibility in the process.
- 80. In conclusion, I am satisfied that the proposals would comply with policies S22, CS1, CS9 SP1 and SP6 and general themes of the Development Brief and Design Code, where they exist.

c) Do the proposals exhibit Design Quality?

81. Limited amendments that have been made through negotiations would enhance the visual appearance of the proposed buildings. The amendments made to buildings seek to provide further visual richness through fine detailing such as brick colours, brick decoration.
82. The Repton Park Design Codes (paras 3.7.2 & 3.7.3) identify the application parcels as forming as Gateway 2 - Templar Way Entrance and High Street Frontage 3.
83. Figure 10 below is an extract from the Design Code setting out the vision for Parcels 8, 9 and 10 and Figure 11 below is the proposed street scene.



Figure 10 High-street as envisaged in Design Code



Figure 11 High-Street as proposed by this application

84. The proposed buildings are contemporary in form and of an appropriate scale to enclose and frame the public square to the north of the Manor and associated barns. I am satisfied that the buildings would relate well in scale to the existing Waitrose building and would not appear overbearing in relation to the Manor or modern residential development which sits to the north of the two application sites. The proposals comply with the Design Code in terms of scale, where up to five stories is identified as being permissible.
85. Each façade is richly articulated and would provide visual interest to the street scheme at the same time as providing an active shopping frontage to the street and natural surveillance.
86. I am satisfied that Parcel 8 with its contemporary form would create an attractive but not exaggerated 'gateway' into the development, when seen in connection with Waitrose – itself a modern form of architecture.

87. The proposed mix of materials accords with the aims of the Design Code and are, in my view, high quality.
88. Taking reference from the sketch provided in the Design Code – I am satisfied that the proposal would deliver the aims of the original vision for Repton High-street.
89. Perimeter estate railings to the ground floor units on Parcel 10 combined with hedging are proposed in order to provide definition to spaces and to enhance the visual setting of the buildings. This is an appropriate approach.
90. I have negotiated additional trees to be planted, including those that are larger and will mature with bigger canopies and give further benefits in terms of shade, habitat, and positive moderation of micro-climate. This approach complements the use of more fastigate street trees where that approach is more appropriate in terms of proximity to dwellings, proposed visual character, sub-surface services and vehicle movements.

d) Is the proposed mix of tenures acceptable?

91. The proposed application provides 20 affordable units as required by the s106 agreement. The remaining units are all for private sale in appropriate mix of 1 and 2-bedroom units.
92. I am satisfied that the proposed mix supports the place-making decisions informing the approach to the detailed design of the Parcel and is in my view a reasonable one and complies with policy CS13.

e) Is the level of parking provision acceptable?

93. The development proposals maximise the level of parking provision both within the private courtyards and within the streets. The applicant has demonstrated how the available parking would be utilised to provide adequate parking for both residents, business users and visitors.
94. Kent County Council Highways and Transportation have reviewed the application and are satisfied that the proposals are acceptable and would not result in harm to highway safety.
95. Retail and leisure developments generally generate a demand for mainly short stay car parking that would be used by several different occupiers at varying points in the day. Small local centre locations such as Repton Park and Godinton (to the south) are not destination locations and seek to serve the needs of local residents who live in close to the facilities. In such cases, visitors will tend to walk, especially in areas well connected by footpaths and so the need for car parking is for those persons looking to call-in as part of a car journey from

elsewhere (such as on the way home) or to elsewhere. The need for parking in this location, given the limited scale of the offer, is therefore likely to be low and the approach to parking therefore has to be proportionate to this context.

96. I acknowledge that around the Waitrose development there are instances of cars parking on the street. However, unlike the current proposals - Waitrose is a destination retail outlet, which attracts car borne customers from a much wider radius. Waitrose is well served by a multi-level car park and those customers parking on the road are doing so not due in response to a lack of parking within the Waitrose site but as a result of a personal decision. Appropriate action can be taken against this through the making of a Traffic Regulation Order and its enforcement.
97. I do not envisage that the small amount of retail proposed in this application would attract customers from far afield. It is more likely that it will be Waitrose shoppers who will use them as part of a linked trip.
98. It should be remembered that Repton Park was approved at a time when the parking standard for residential development was much lower than has been implemented on the site since 2010. As a result there is today far more parking available in the street network (and purposely designed in to it) than was originally envisaged.
99. Overall, I consider that the appropriate balance has been struck between providing parking for residents as a priority together with an appropriate level of on-street parking for visitors both commercial and residential and the need to ensure that a local centre of a high quality with a sense of place is delivered.
100. Acceptable provision for the secure storage of cycles is made.
101. I am satisfied that the level of parking provision would meet the needs of the occupants and would not harm the character of the resulting street scene. As a result, I consider that the proposal would accord with emerging policy TRA3 (a) & (b) albeit that limited weight can be afforded to that policy because of its emergent status in terms of the Development Plan.

f) **Do the proposals comply with adopted Space Standards?**

102. The proposals are in accordance with the Government's Technical Housing Standards - Nationally Described Standards for minimum internal space for new residential developments, and therefore emerging draft ALP policy HOU12.
103. Communal on-plot amenity space is not provided as required by the policy. However, the apartments are located adjacent to open space and within a 1 minute walk of the linear park. Members' have previously accepted this approach where flats are close to good sized areas of public open space and

flats also have individual private balconies/terraces. I consider that this remains is a reasonable approach in the context of these Parcels.

104. In this respect the proposal does not fully accord with the space standards SPD and 'emerging' policy HOU15 – which can only be afforded limited weight.

g) Is refuse collection adequate provided for?

105. All refuse bin pull distances for both householders and bin operatives are within the distances specified within the British Standard and Part H of the Building Regulations. Whilst there are a handful of pull distances that fall below the stricter good practice distances set out within the Council's Residential Layouts and Wheeled Bins guidance (Dec 2014) this relates to very few properties and the arrangement is straight and simple, with as few turns as possible.

106. I am satisfied that an appropriate balance has been struck with the aim of keeping distances to pull bins manageable for the occupiers together with a layout that delivers good design and strong place-making building on the approved Brief and Design Code for the site.

h) Does the proposal address surface water drainage?

107. Surface water drainage has been designed and is proposed to be constructed in line with the overall drainage strategy for the wider site. This is to ensure that there is no increase in surface water flood risk at the site or its downstream receptors. Following technical consultation and responses from the applicant I am satisfied that the applicant's approach to surface water drainage is acceptable and complies with Policies CS20 & ENV9 as well as the Council's SPD.

i) Would the development adversely impact protected trees?

108. Whilst no trees are located within the application sites, some do sit in proximity. Construction activity could, if appropriate measures are not provided, harm these trees. As such a construction exclusion zone is proposed (which includes all trees to be retained) and no works are proposed within root protection areas.
109. To conclude, I am satisfied that the proposed changes in the long term will enhance trees making an important contribution to the amenity and biodiversity of the area.

j) Does the development enhance ecology & biodiversity

110. The applicant proposes bat or bird boxes to be attached to buildings on both Parcels and a landscaping approach that balances visual interest and creation of spaces with different character with approaches that will generally help boost

biodiversity. Overall, I consider the way that biodiversity is approached within the scheme to be acceptable.

k) Is the approach to landscaping acceptable?

111. The broad approach to hard and soft landscaping is generally acceptable and broadly follows previous approvals flowing from the design information in the adopted Brief and Code as well as practical experience gained thus far.

l) Would residential amenity be protected from the impact of the ground floor commercial development?

112. The Council's Environmental Health Manager is satisfied that subject to planning conditions relating to extraction and ventilation the proposed commercial units would not give rise to residential amenity harm

Human Rights Issues

113. I have also taken into account the human rights issues relevant to this application. In my view, the "Assessment" section above and the Recommendation below represent an appropriate balance between the interests and rights of the applicant (to enjoy their land subject only to reasonable and proportionate controls by a public authority) and the interests and rights of those potentially affected by the proposal (to respect for private life and the home and peaceful enjoyment of their properties).

Working with the applicant

114. In accordance with paragraphs 186 and 187 of the NPPF, Ashford Borough Council (ABC) takes a positive and proactive approach to development proposals focused on solutions. ABC works with applicants/agents in a positive and proactive manner as explained in the note to the applicant included in the recommendation below.

Conclusion

115. The proposed development is well designed and would result in a high quality, legible and well landscaped environment with a distinct sense of place on a brown field site.
116. The proposals would provide sufficient parking provision and the ability to collect refuse.
117. I am satisfied that the proposals would not harm the interests of ecology and biodiversity and the loss of some trees is both necessary and suitably mitigated.

118. The proposals accord with the Development Plan as a whole and the emerging policies in Draft Local Plan and the NPPF.
119. In accordance with the NPPG, a number of planning conditions detailed in the report are required to ensure that the development fully complies with policy.

Recommendation

Permit

Subject to the following conditions and notes:

1. The bird nesting boxes to the Plots shown on drawing no. P8-10/L01 Rev C and P8-10/L07 Rev C (or any subsequent variant to that drawing agreed in writing by the Local Planning Authority) shall be installed prior to first occupation of the dwellings at those Plots.

Reason: To help sustain and enhance biodiversity.

2. No development above ground floor slab level shall be commenced until the following details have been submitted to and approved by the Local Planning Authority in writing:-
 - 1:20 scale details of porch canopies (including materials and finish, details of any supporting posts and related brick plinths and roofing materials)
 - 1:20 details of chimneys
 - Details of any other external fittings to dwellings and their locations (including aerials, dishes and amenity lighting)
 - Brick boundary wall pier and coping details
 - All joinery including the glazed stair cores.
 - All proposed railings and gates within railings including style, detailing and final finish colour
 - Extract vents and Flues
 - Brick Mortar specification and colour
 - Brick bond and decorative brick work
 - 1:10 and 1:20 details and sections of the Aluminium window frames
 - 1:20 details of the balconies including materials, fixings and soffit's
 - 1:20 details and sections of the timber infill panels to show extent of coverage and depth of recess from the facade brick work
 - Details of the column up lighting and night-time illumination of the ground floor commercial facades - such details shall include hours of operation,

details of the fixtures themselves and flush mounting into the ground, location and parties responsible for maintenance

- Details sufficient to show the brick frame and confirmation that the brick work would wrap continuously around the soffit/underside.
- Depth of window reveals
- Glass balconies enclosures
- Coping to gables
- Parapet capping, materials and fixings
- Details of down pipes and guttering to match the colour of joinery
- Mature hedges to plots 8, 9 and 10 on Parcel 10.
- a brick wall with inset railings to the northern boundary of the car park to Parcel 9 to secure the car park for security and visually
- Stair core glazing, joinery and infill panels

Thereafter, dwellings shall only be constructed in accordance with the approved details and all approved details shall be retained unless any variations have been approved in writing by the Local Planning Authority.

Reason: Further details are required in order to ensure that the external fine detail of dwellings is of a high design quality.

3. The flats at Plots 8, 9 and 10 (Parcel 10) shall not be occupied until the approved boundary railings and wall have been installed. Thereafter, the approved railings and wall shall be retained unless the written permission of the Local Planning Authority for their removal has been obtained in writing.

Reason: Boundary details are considered a component of place-making in these locations and they establish a particular type of demarcation between private and public space. Delays in the provision of railings will unnecessarily affect the realisation of place-making as well as give rise to uncertainty for owners and occupiers that may result in less visually successful approaches being adopted as a consequence.

4. Within the ground floor living/working area of Plots 1 to 7 (Parcel 10), no radiators shall be installed on the street facing elevation.

Reason: A radiator installed in such a location would adversely affect the external visual quality of the ground floor to the property, the design approach for which has been specifically designed to visually emphasise the flexible live/work use authorised for the property and to allow easy adaptation between uses including the commercial display of goods/services.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) or any other Order or any subsequent Order revoking or re-enacting that Order, no street name signage shall be installed within any public highway land unless otherwise agreed to in writing by the Local Planning Authority.

No flat may be occupied until a scheme for the provision of all street name signs has been agreed in writing by the Local Planning Authority (in consultation with Kent Highway Services) and street name signs have been provided in accordance with the approved scheme. The scheme shall comprise the following:-

- (a) Details of the precise positioning of street name signs to be attached to the elevations of buildings through submission of a 1:100 scale drawing
- (b) Copies of the easements in relation to the Plots concerned to allow installation and periodic maintenance by the local authority.

Reason: In order to de-clutter and improve the visual appearance of the public realm and to help limit damage to street name signs generally with attendant implications for long term maintenance at public expense.

6. No flat shall be occupied until the details identified below for the relevant block have been submitted to and approved by the Local Planning Authority in writing and subsequently provided.

- (a) Details of secure access arrangements for communal cycle stores.

Thereafter, the approved secure access arrangements shall be retained in working order.

Reason: To ensure communal cycle stores are secure and accessible by only those authorised to access the interior of the store in order to prevent crime and encourage the benefits of cycling for local everyday journeys. To ensure that car courts serving flats are secure by design and to help ensure that they are well-used by residents as a consequence.

7. The development shall be carried out in accordance with the plans listed in the section of this decision notice headed 'Plans/Documents approved by this decision'.

Reason: To ensure that the development is carried out in accordance with the approval and to ensure that the quality of development indicated on the approved plans is achieved in practice

8. Prior to the commencement of Parcel 8 an arboricultural impact assessment shall be submitted to and approved by the Local Planning Authority in writing. Thereafter the approved mitigation measures shall be implemented and maintained in throughout the construction of Parcel 8. The arboricultural impact assessment should include a schedule of trees to be retained and removed, evaluate the likely effects of construction works on retained trees including post development pressures and provide recommendations on mitigation measures to be implemented. It should also include a Tree Protection Plan which shall include details which are in accordance with BS5837: 2012 "Trees in Relation to Construction" (Table 1).

The protective shall be erected before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

Reason: In order to prevent damage to the protected trees located to the north of the site.

9. Prior to the first occupation of Plot 9 (Parcel 8), details of the final internal wall finish to covered allocated parking spaces located beneath said dwelling shall have been submitted to and approved in writing by the Local Planning Authority and shall thereafter be implemented prior to the first occupation of any of the residential units to which the parking spaces serve.

Reason: In the interests of the visual amenity of the area and to ensure a high quality environment for residents.

10. Prior to the occupation of any plot on either Parcel 8 or 10 details of metal gates to serve the access to communal parking area shall be submitted to and approved by the Local Planning Authority in writing and shall thereafter be implemented and maintained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenity of the area and to ensure that the parking area serving the dwellings are secure by design

11. Prior to commencement of any plot on either Parcel 8 or 10 details of the composite cladding and the hidden fixing system shall be submitted to and approved by the Local Planning Authority in writing and thereafter implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenity of the area.

12. Prior to the operation of the premises, a scheme for the control of noise and vibration of any plant (including ventilation, refrigeration, air conditioning and air handling units) to be used in pursuance of this permission shall be submitted to and approved in writing by the Local Planning Authority. This shall then be so installed prior to the first use of the premises. The equipment shall be maintained and operated in compliance to the approved scheme whenever it is operation. After installation of the approved plant, no new plant or ducting system shall be used without the prior written consent of the Local Planning Authority.

Reason: To prevent the transmission of noise and vibration into any neighbouring properties to protect amenity.

13. Prior to the first operation of the premises, a scheme and maintenance schedule for the extraction and treatment of fumes and odours generated from cooking or any other activity undertaken on the premises, shall be submitted to and approved in writing by the Local Planning Authority. Any equipment, plant or process provided or undertaken in pursuance of this condition shall be installed prior to the first operation of the premises and these shall thereafter be operated and retained in compliance with the approved scheme.

Reason: To prevent the transmission of fumes and odours into neighbouring properties to protect amenity

14. Prior to the occupation and prior to new occupation of the flexible use commercial ground floor space, an acoustic assessment and scheme of insulation shall be submitted to the planning authority for approval and installation prior to use. Such an assessment and scheme of insulation shall be based on the proposed use class in order to ensure that the residential properties are sufficiently protected against noise transmission between the flexible use commercial ground floor space and the residential units.

Reason: To prevent the transmission of noise and vibration into any neighbouring properties to protect amenity

15. Prior to any construction above ground floor finished slab level hereby approved details of the Shop Frontage Requirements Guidelines to be conveyed from the owner to tenants, which shall set out the restrictions to matters such as joinery, glazing and advertisements including size and position and other details of all window treatments including but not exclusively areas for blinds, opaque treatments shall be submitted to and approved by the Local Planning Authority in writing. No shop frontage shall be treated (including the placing of advertisements and treatment of windows) other than in accordance with the approved requirements and shall thereafter be implemented and maintained in accordance with the approved details unless otherwise agreed in writing by the

Local Planning Authority and copy of the approved requirements shall be given to each tenant by the owner.

Reason: To ensure the development provides active frontages that relate to people in the street and to ensure the continued vitality of the street scene.

16. With the exception of bricks written details including source/ manufacturer, and samples of all materials to be used externally shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced and the development shall be carried out using the approved external materials.

Reason: In the interests of visual amenity.

Notes to Applicant

1. Working with the Applicant

In accordance with paragraphs 186 and 187 of the NPPF Ashford Borough Council (ABC) takes a positive and proactive approach to development proposals focused on solutions. ABC works with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service,
- as appropriate updating applicants/agents of any issues that may arise in the processing of their application
- where possible suggesting solutions to secure a successful outcome,
- informing applicants/agents of any likely recommendation of refusal prior to a decision and,
- by adhering to the requirements of the Development Management Customer Charter.

In this instance

- the applicant/agent was updated of any issues after the initial site visit,
- was provided with pre-application advice,
- the applicant responded by submitting amended plans, which were found to be acceptable and permission was granted
- The applicant was provided the opportunity to submit amendments to the scheme/ address issues.
- The application was dealt with/approved without delay.

The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.

Background Papers

All papers referred to in this report are currently published on the Ashford Borough Council web site (www.ashford.gov.uk). Those papers relating specifically to this application may be found on the [View applications on line](#) pages under planning application reference 17/00396/AS.

Contact Officer: Llywelyn Lloyd

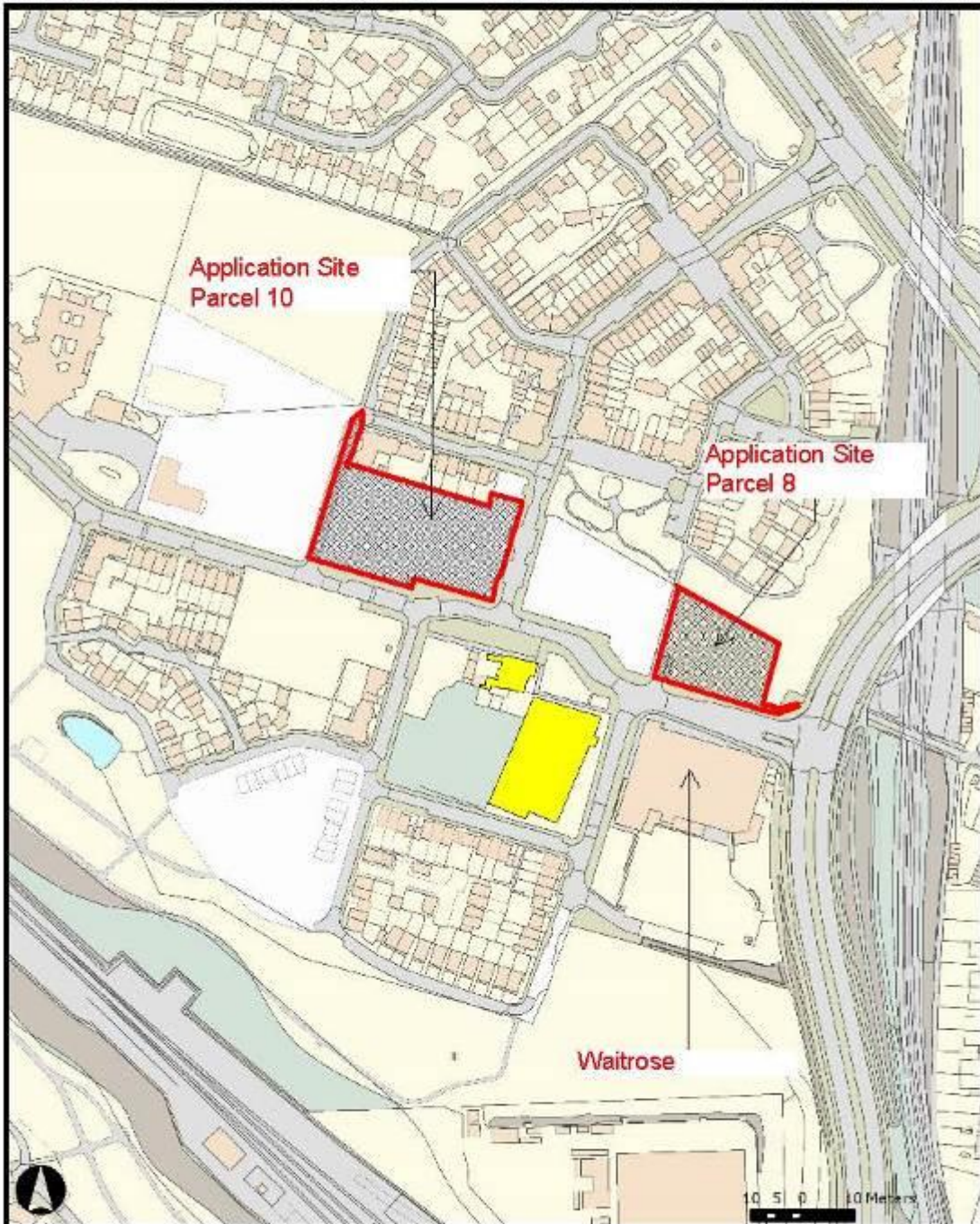
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Annex 1



Appendix 1 Planning Committee Site Plan 17/00396/AS



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