Orchard Farm

**Jack & Leah**
Prospective self-builders at Orchard Farm

# Phase 1 Design Statement

Orchard Farm, Kennington, Ashford

Version: 02-03-2023

Land at Orchard Farm,
Kennington, Ashford

Reserved Matters Application for Layout, Scale, Landscaping, Internal Access Arrangements and Appearance pursuant to Condition 1 of Outline Permission Reference 19/00834/AS

**Design Statement**

**Part 1: Masterplan**
**Part 2: Phase 1 Design and Access Statement**

On behalf of Orchard Farm Kent Limited

# Contents


Orchard Farm

# 1. Introduction

This Design Statement has been prepared by Orchard Farm Kent Limited (OFKL) in support of the development of Land at Orchard Farm, Canterbury Road, Kent, (hereafter referred to as 'the Site').

Our vision for Orchard Farm is to create the first sustainable Self-Build community in Kent.

As a developer our overarching purposes is to empower Self-Builders to be able to shape their environment: as individuals but also as part of a community. We encourage them to express their unique identities, by offering freedom of choice, within a framework of specific regulations which help create a cohesive and distinctive neighbourhood.

Our aim to create a community with a distinct sense of place. Our inspiration in shaping the Orchard Farm community has been informed by the distinctive characteristics rural East Kent. Guided by the typical configuration of individual farms and small hamlets located in Kent we have developed an inventive spatial plan. Buildings will be set within this framework, allowing individual expression yet respectfully integrating the best of the local East Kent character.

Self-build at Orchard Farm provides an incredible opportunity for anyone to create their next home, with their design their builder. We want to enable anyone who wants to build their own home to do just that.

## 1.1 PHASE 1 RESERVED MATTERS SUBMISSION

This application relates to Phase 1 of Orchard Farm and seeks approval for Reserved Matters for layout, scale, landscaping, internal access arrangements and appearance pursuant to Condition 1 of Outline Approval Reference 19/00834/AS.

Submitted alongside this is and accompanying application for Release of Conditions 3 (site wide masterplan), 4 (boundary treatment), 8 (civil engineering details), 13 (parking arrangements), 15 (surface water drainage), 20 (refuse storage), and 21 (landscaping) of Outline Approval Reference 19/00834/AS.

## 1.2 DELIVERY STRATEGY

The scheme for which this application is seeking approval, represents Phase 1 of a larger development on the Site. The balance of the site is subject to separate outline planning application.  In total development at Orchard Farm will provide up to 122 dwellings.

A comprehensive 'site wide' approach is being taken to the delivery of the Site. An overarching, detailed masterplan for the entire Site has been designed. The Phase 1 Reserved Matters proposals have been prepared within the framework of the site wide masterplan. This statement sets out the design rational and justification for the site wide Masterplan, before describing the detail of the Phase 1 proposals.

## 1.3 ORCHARD FARM KENT LIMITED

Orchard Farm Kent Limited (OFKL) is a partnership between Steenvlinder and Urbanise created to deliver the first sustainable Self-Build community in Kent at Orchard Farm.

Steenvlinder was founded in 2015 by Marnix Norder and Hans Sparreboom. The company employs 50 people working within the Netherlands and United Kingdom and has delivered  2,000 homes in the Netherlands. Steenvlinder is currently investing in new markets, including England.

Urbanise is a Kent-based developer led by architect Adam Roake and marketing professional Catriona Campbell.

## 1.4 STRUCTURE

The Design Statement comprises two parts:

Part 1: Masterplan. This is set out for the entire site and comprises:

- Analysis of constraints and opportunities.
- Explanation of the design vision.
- Discussion of the design development process.
- Description of the key design principles and development parameters.

Part 2: Phase 1 Design and Access Statement. Within the framework set by the Masterplan, this sets out the detail of the Phase 1 proposals.

This Statement should be read alongside the other submissions that have been made pursuant to this application:

- Forms & Certificates
- Location Plan
- Drawings (see separate drawing list)
- Planning Statement (including Affordable Housing Statement)
- Statement of Community Involvement
- Drainage Scheme
- Infiltration Testing
- Ecological Mitigation Method Statement
- Ecological Design Strategy
- Archaeological Written Scheme of Investigation
- Nutrient Neutrality Report
- Habitats Regulations Assessment Report

# PART 1:
# **MASTERPLAN**

# 2. Site Context

## 2.1 LOCATION

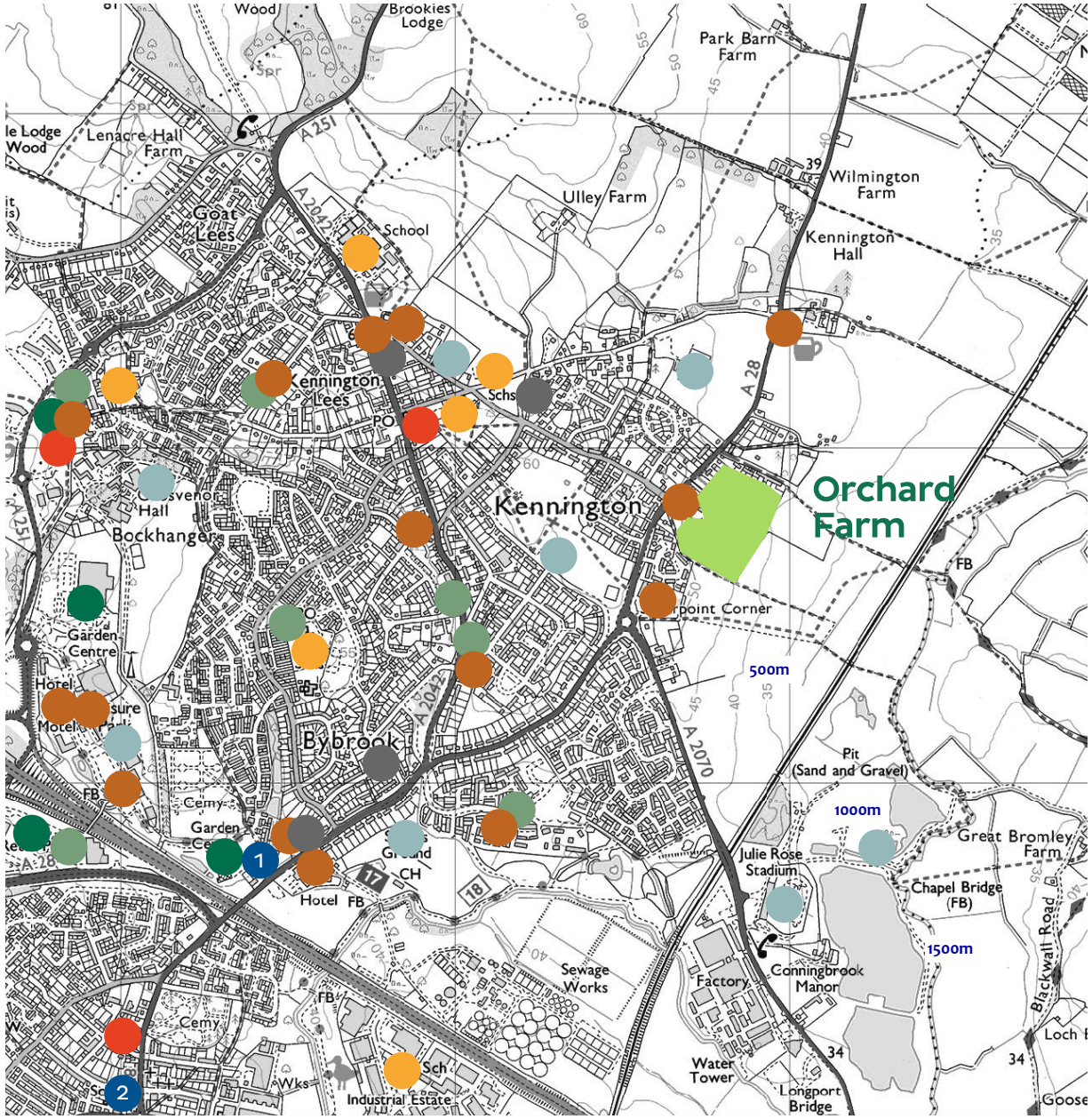
The Site comprises 5.7 hectares of derelict farmland situated on the north-eastern edge of Ashford. The Phase 1 Reserved Matters Application relates to an overall area of 1.2 hectares located in the northern corner of the wider site.
The Site is positioned in a highly sustainable residential location, adjoining the Ashford Urban Area and abuts residential areas on three sides.

The Site adjoins the edge of the built area confines of Kennington village, which is now part of the Ashford Urban Area, located only 650m from Kennington High Street (Faversham Road). Kennington has a range of services, all within easy walking distance from the Site, including two primary schools, a secondary school, two pubs, two hotels, doctor and dentist's surgeries, local shops, playing fields and open green spaces etc.

Ashford is a major regional centre and as well as the facilities one might expect, it benefits from an International Railway Station with regular trains to London St Pancras, Paris, Brussels and beyond. There are a number of bus routes running past the site, which provide a regular connection to Ashford Town Centre and the Railway Station (3.2km to the southwest), the William Harvey Hospital (3.4km to the southeast) and Canterbury (20km to the northeast).




Canterbury
Wye
18
18
Ashford


- **Convenience Shop**
- **Dentist**
- **Doctor**
  1 New Hayesbank (9 doctors)
  2 Hollington Surgery (2 doctors)
- **Other Retail**
- **Place of Worship**
- **Pub, Hotel or Restaurant**
- **School**
- **Sports Facility**

## 2.2 SITE DESCRIPTION

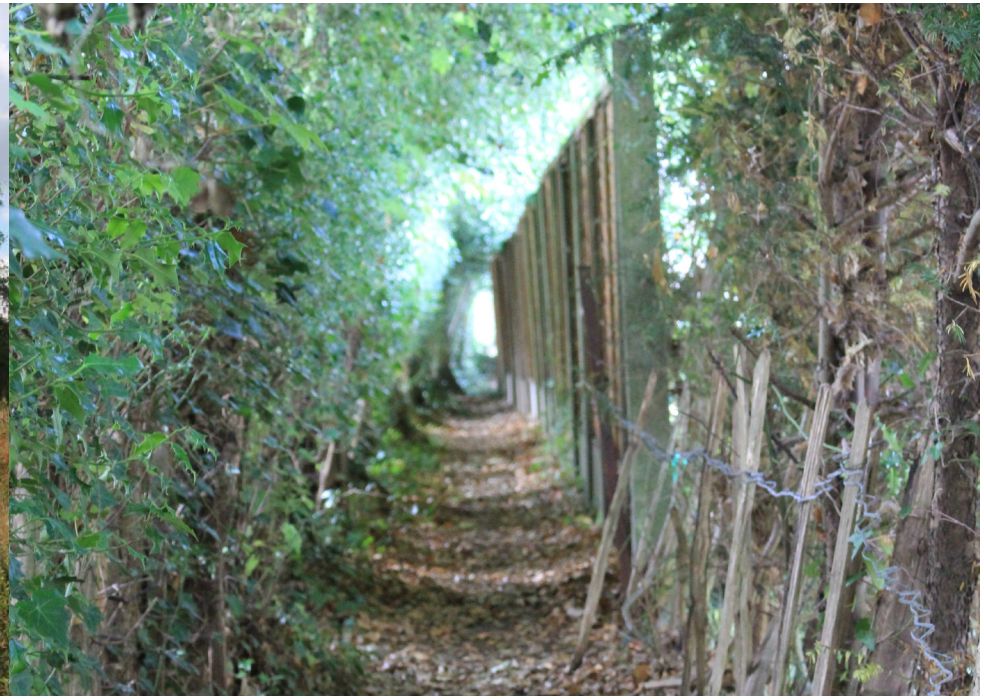
The site is roughly rectangular and comprises derelict farmland. It adjoins existing housing development along its northeast, northwest and southwest boundaries. It also includes a group of redundant small farm buildings in its centre on the west side and a number of other agricultural sheds in various states of disrepair scattered across the site.

The land falls gently from west to east and continues to fall across the adjoining fields towards the Canterbury to Ashford railway and the Great Stour River beyond. The Site is mostly laid to rough grass with some trees, particularly in the field that used to be an orchard, and with some areas of dense bramble and nettle. There are derelict fences and remnants of hedgerows and paddock boundaries. The Site has limited landscape value with limited views into the Site from public receptors.

A substantial proportion of the Site is surrounded by residential development. Currently the Site adjoins residential property along 60% of its boundary and the remaining 40% fronts onto open fields to the east.

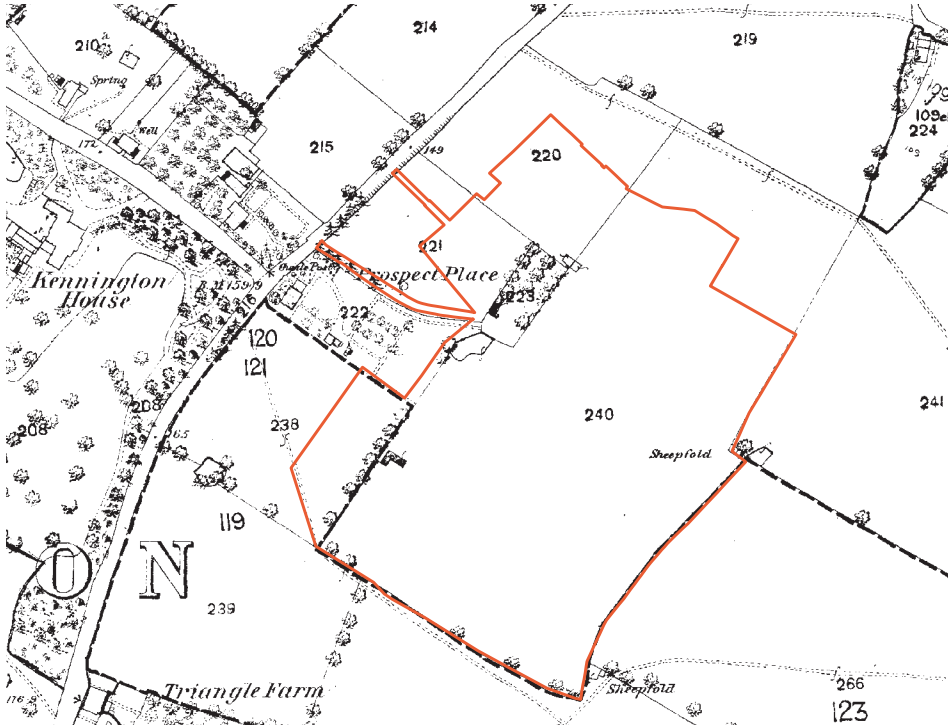
Apart from the relatively high-density development at Canon Wood's Way (approx. 29 dph) located to the southwest of the Site, the majority of the housing around the Site are built to a lower density. Most of the surrounding local residential areas comprises detached one or two storeys dwellings on large plots, a typical suburban edge of town development.


SITE
CANTERBURY ROAD
ORCHARD LANE
THE STREET
TRITTON FIELDS
THE GROVE
HILLCREST CLOSE
CANON WOODS WAY
East Mountain Lane Cottages
East Mountain Lane Cottages
Vermont
Ruin
The Grange
The Croft Hotel
Orchard House
Orchard Farm
Pylg Site
Contour lines
Foliage
Trees and Bushes
Site Boundary

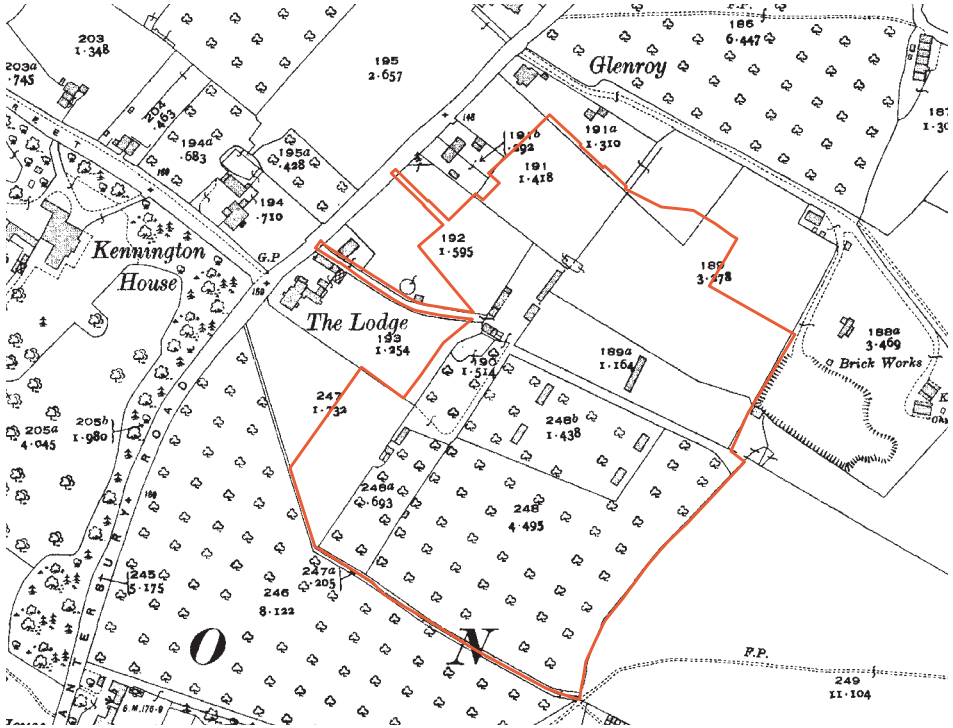


## 2.3 HISTORY

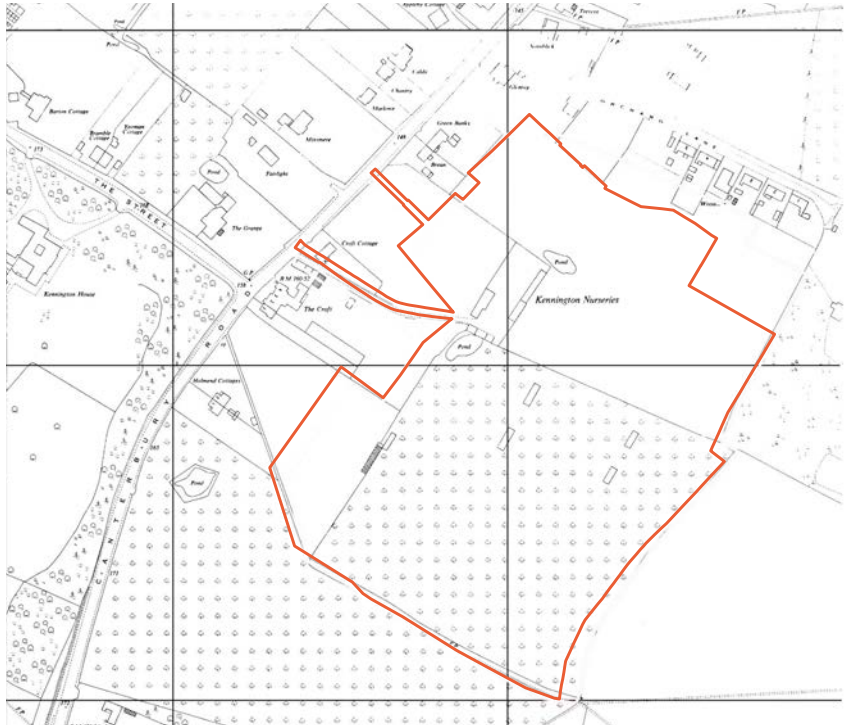
The plans that follow illustrate the development, transformation and historic context of the Site and its surrounding areas.



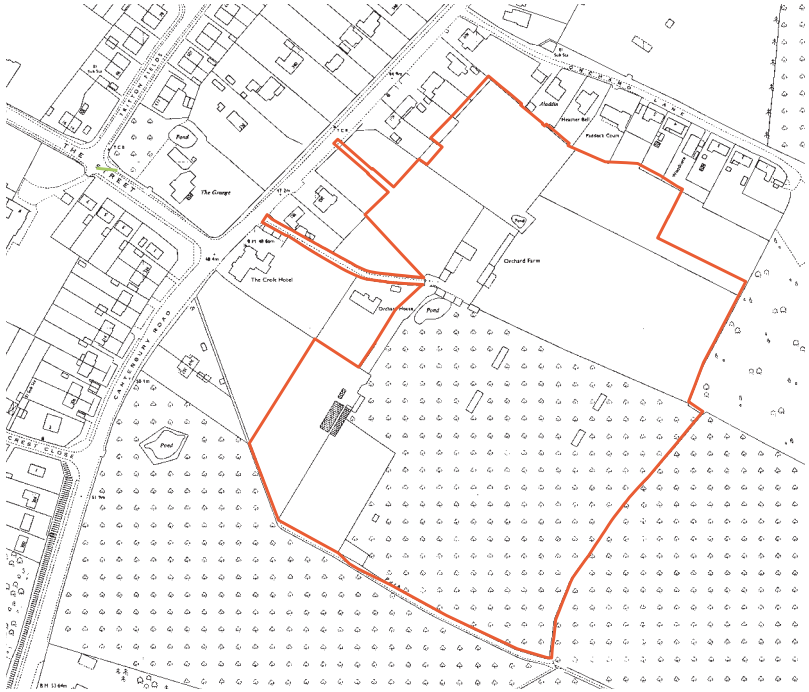

**1871.** The Site is principally farmland and there would appear to be buildings where the current main group of small farm buildings are located on the site. The Croft Hotel is marked as Prospect Place and is connected with the Site. There are no other buildings located along the Canterbury Road. Orchard Lane does not exist yet, other than as a public footpath.




**1933.** The site is still farmland and the group small farm buildings are completed. The Croft Hotel is now named “The Lodge” and the first residential homes nos. 383, 401, 403 and 409 have been built. The former Orchard and its additional four buildings are constructed and operational. Orchard Lane is now built, whilst there is no development along its length, the lane it provides a direct access to a brick works located along the East of the Site.




**1958**. The Croft Hotel is now marked as “The Croft”, and the group of existing farm buildings are now marked as “Kennington Nurseries”. There is no further development along Canterbury Road, However six new houses have been built along the South side of Orchard Lane adjoining the Site.



**1977**. The Croft has become an hotel and Orchard House has been built behind the accessed off the farm lane. Nos. 385, 405 and 407 have now been built and the whole of the south side of Orchard Lane has been developed. The southern half of the Site is now designated as an orchard.

## 2.4 MOVEMENT AND ACCESS

The Site benefits from two access points onto Canterbury Road, (the A28 trunk road between Ashford and Canterbury) the original farm lane, between 381 Canterbury Road and Stubbs Restaurant, and the road between 387 and 399 Canterbury Road.

The original farm access lane is about 4.8m wide and whilst it would be capable of providing for two-way traffic, the sightlines toward the southwest at its junction with Canterbury Road are somewhat limited. The Site benefits from an Outline Planning Permission 19/00834/AS confirming that access between nos 387 and 399 Canterbury Road could be used to serve a new residential development of at least 25 dwellings.

In addition, Planning Permission 19/00025/AS was granted subject to a section 106 agreement obliging the landowner and developer to provide a vehicular access to the eastern boundary of Orchard Farm at no cost and of sufficient capacity to provide access for additional residential development as part of Orchard Farm community which was not included in outline planning permission 19/00834/AS.

The Site has frontages on to a public footpath AU20 which runs along the southwest boundary. Providing further pedestrian access from Canterbury Road. This footpath links The Street, Kennington to the Stour Valley Walk, which runs from Lenham via Ashford and Canterbury to Pegwell Bay.


EXISTING MOVEMENT AND ACCESS
Primary Access
Secondary Access
Public Right of Way
Site Boundary

## 2.5 ECOLOGY AND HABITAT

The site comprises a large field which has been left fallow and was formerly used as a flower farm.

The historical farm methods used on the site limits the biodiversity through the use of pesticides and herbicides and organic fertilisers. The site is dominated by ragwort, a notable weed under The Weed Act 1959.

The site is dominated by semi-improved grassland, which is grazed by rabbits. Scattered mature trees occur around the periphery of the site, with occasional trees also within the field. Tall ruderals ragwort, common nettle and creeping thistle dominate the northern and western boundary where rabbits are less prevalent. There are areas of dense bramble scrub at the periphery of the site along the boundaries and around the derelict buildings.

An Extended Phase 1 Habitat Survey Report (Hone Ecology, 2020a), Reptile Survey Report (Hone Ecology, 2020b) and Bat Activity Survey Report (Hone Ecology, 2019) have been prepared for the entire site and are submitted in support of the planning applications.

In addition, a walkover survey of the site was undertaken by Julie Merrett of Hone Ecology Ltd on 9th December 2022 which confirmed no changes in habitats on site. See the Phase 1 Habitat map (below) from the Extended Phase 1 survey report.

## 2.6 DRAINAGE

The site is undeveloped land with no existing foul or surface water drainage infrastructure. Following the topography of the site, surface water flows across the site from west to the east into an existing ditch along the eastern boundary. Beyond the site boundary the ditch connects into a semi-permanent pond, which over-tops and flows east over the land before draining into a ditch and then into River Stour.


- Existing buildings
- Broadleaved scattered trees
- Dense scrub
- Hedge with trees
- Tall ruderals
- Hardstanding
- Pond
- Site boundary
- SI semi-improved grassland

## CONSTRAINTS AND OPPORTUNITIES

# 3. Planning Context

## 3.1 POLICY DESIGNATION

The land has been allocated for housing within the Ashford Borough Council Local Plan 2030 as part of Site Policy S2 – land to the rear of Canterbury Road and A2070 Willesborough Road.

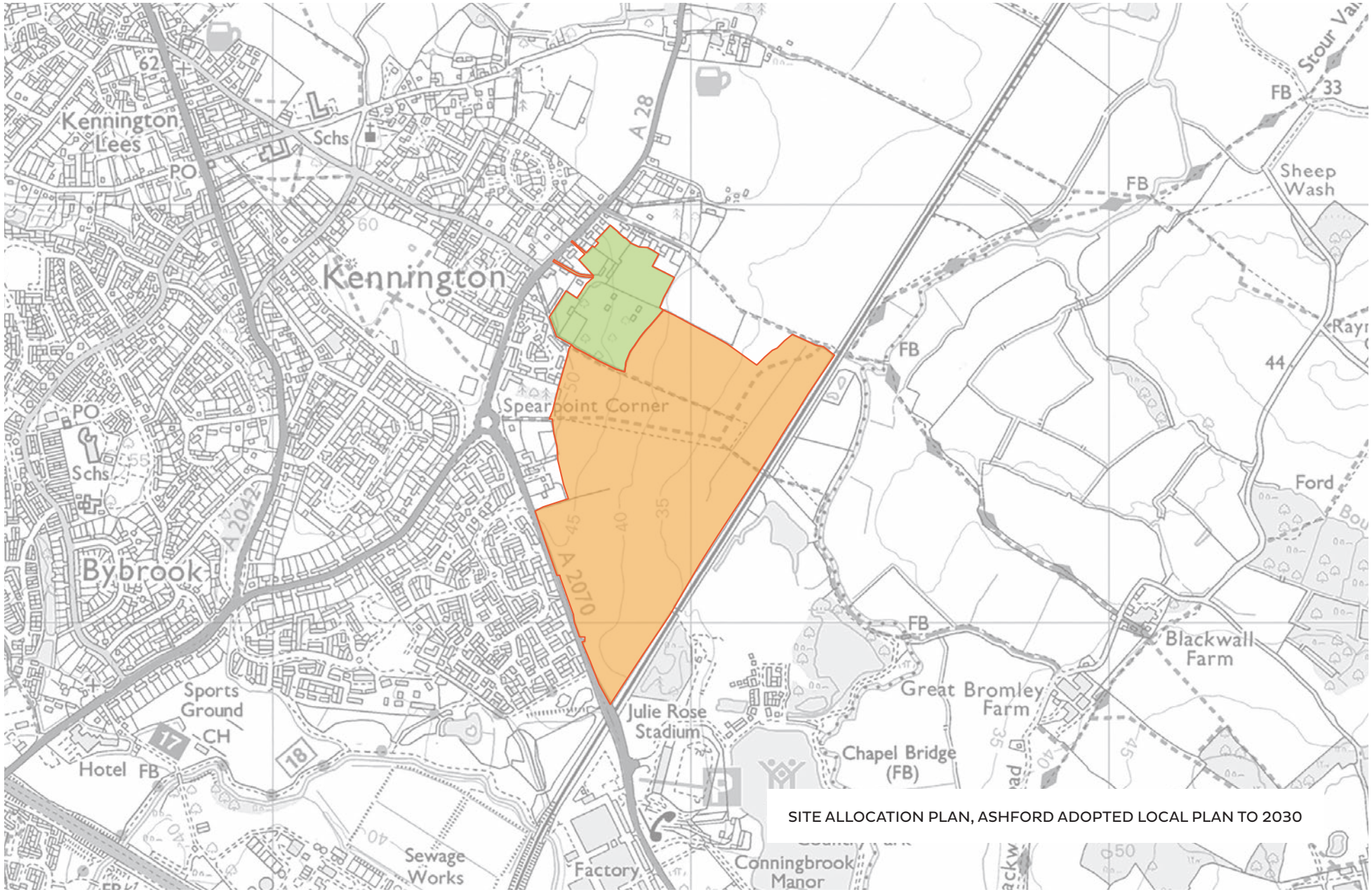
The Council has already granted planning permission for 725 dwellings, a 2 FE Primary School, a Bowls Club, a Commercial Centre and associated infrastructure and open space under planning approval 19/00025/AS.

## 3.2 PLANNING HISTORY

On 26th August 2020 Ashford Borough Council granted Outline Planning Permission Reference 19/00834 for up to 25 dwellings on part of the Site. This effectively comprises Phase 1 of our development.

The Outline Permission included various conditions requiring further detail through subsequent Reserved Matters applications as well as further technical information.

The Outline Permission was also subject to a Section 106 Agreement which required Affordable Housing provision and contributions towards: Adult and Social Care; Allotments; Children & Young Peoples Play Space; Community Learning; Health Care; Informal Natural Green Space; Libraries; Outdoor Sports; Primary Schools; Secondary Schools; Strategic Parks; Youth Services.




SITE ALLOCATION PLAN, ASHFORD ADOPTED LOCAL PLAN TO 2030

## 3.3 POLICY FRAMEWORK

The adopted development plan for the site comprises the Ashford Borough Council Local Plan 2030. The following development plan policies are relevant to the determination of this application:

- SP2 The Strategic Approach to Housing Delivery
- SP6 Promoting High Quality Design
- S2 Land North-East of Willesborough Road, Kennington
- HOU1 Affordable Housing
- HOU6 Self & Custom Build Development
- HOU12 Residential Space Standards
- HOU 14 Accessibility Standards
- HOU15 Private External Open Space
- HOU18 Providing a range and mix of dwelling types and sizes
- TRA3a Parking Standards for Residential Development
- TRA5 Planning for Pedestrians
- TRA6 Provision for Cycling
- TRA7 The Road Network & Development
- TRA8 Travel Plans, Assessments & Statements
- ENV1 Biodiversity
- ENV3a Landscape Character & Design
- ENV6 Flood Risk
- ENV7 Water Efficiency
- ENV8 Water Quality, Supply & Treatment
- ENV9 Sustainable Drainage
- ENV10 Renewable & Low Carbon Energy
- COM1 Meeting Community Needs
- COM2 Recreation, Sport, Play & Open Spaces

## 3.4 SELF AND CUSTOM BUILD

The Government has long had a clear agenda for supporting and promoting the Self-Build and custom-building sector. This is because self and custom build housing delivers a wide range of benefits alongside simply meeting housing needs. These benefits include:

- Supporting small and medium sized local builders and contractors, directly stimulating the local economy, and creating local employment and creating new skills.
- Encouraging and supporting the use of green technologies and sustainable construction measures (which are more actively used by self and custom builders).
- Encouraging and supporting the emerging Modern Method of Construction (MMC) sector (which are also more actively used by self and custom builders).
- Creating diversity and interest in the built environment.
- Supporting the community led housing sector.
- Supporting the diversification of the house building industry and reducing the reliance and dependence upon the national housebuilders to meet housing needs.
- Creating another route to helping deliver affordable and accessible housing.
- Reconnect housing with local people and local needs and strengthening the idea that housing is a positive enhancement for communities.
- Giving people choice about how they live their lives!

The Housing and Planning Act 2016 formally introduced the ‘Right to Build’ at Chapter 2. This 2016 Act under the ‘duty to grant planning permissions etc’ has placed a legal duty on the relevant authority to grant enough planning permissions to

meet the demand for Self-Build housing as identified through its register in each base period.

Following the Bacon Review in 2021 it appears likely that the Government will strengthen these provisions further by requiring planning authorities to give planning permission for the carrying out of Self-Build and custom housebuilding on enough serviced plots of land to meet the demand for Self-Build and custom housebuilding in the authority's area arising in each base period (i.e. that have been added to the register that year). It is noted that Policy HOU6 'Self and Custom-Built Development' specifically requires all sites within and on the edge of the towns of Ashford and Tenterden delivering more than 40 dwellings to supply no less than 5% of serviced dwelling plots for sale to self or custom builders. There is also a requirement for sites of 20 units or more in the villages to provide 5% Self-Build plots.

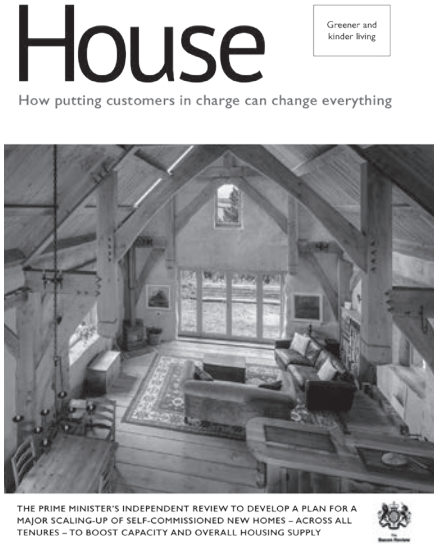
Whilst the Plan's acknowledgement and support for self and custom build is welcomed, it is understood that this approach has yet to deliver any self/custom build plots in Ashford Borough. Experience elsewhere in the country suggests that this Policy HOU6 is unlikely to meet the needs for Self-Build identified on the Register. This is because the delivery of self/custom build is a fundamentally different business model to traditional housebuilding model. Self/custom build is about enabling, it comprises a very different relationship between the developer and the customer, requiring a different type of customer service and a different approach to the physical development of a site. As such it can be difficult for self/custom build plots to be delivered as part of a traditional residential scheme.

Our proposals for Orchard Farm comprise a fundamentally different approach to the delivery of Self Build. It is our intention to deliver a dedicated Self-Build development, focused exclusively on enabling self-builders to realise their dream of creating their own home. Our proposal for Orchard Farm will thereby help Ashford Borough Council meet the need for Self-Build identified on the register and the hidden need that existing behind that.

Housing and Planning Act 2016

CHAPTER 22

Explanatory Notes have been produced to assist in the understanding of this Act and are available separately



# 4. Design Development

## 4.1 VISION

Our vision for Orchard Farm is to create the first sustainable Self-Build community in Kent.

As a developer our overarching purposes is to empower Self-Builders to be able to shape their environment: as individuals but also as part of a community. We encourage them to express their unique identities, by offering freedom of choice, within a framework of specific regulations which help create a cohesive and distinctive neighbourhood.

Our aim to create a community with a sense of place. Our inspiration in shaping the Orchard Farm community has been informed by the distinctive characteristics rural East Kent. Guided by the typical configuration of individual farms and small hamlets located in Kent we have developed an inventive spatial plan. Buildings will be set within this framework, allowing individual expression yet respectfully integrating the best of the local East Kent character.

To design and deliver Orchard Farm community we have developed guiding principles captured by four inspirational themes; Living with Nature, Share and Connect, Active Landscape and Homes for All. The principles will inform our design decision across all scales of the development.

## 4.2 DESIGN THEMES

To help us realise our vision for the site, we have developed a coherent set of design principles. These principles have underpinned and guided our approach how to the masterplan for the Site and are captured within the following four themes:

NORTH-EAST VIEW ORCHARD FARM COMMUNITY

## Living with Nature

- Take advantage of existing topography, landscape features, wildlife habitats, site orientation, and micro-climates.
- Establish strategic ecological connections, re-wild where appropriate and enhance the biodiversity.
- Create a living landscape which will include fruit orchards, micro allotments and edible vegetation including hedges.
- Bring water closer to people, maintain the natural water cycle and improve water quality within the boundary of the project and at a catchment scale.
- Encourage a low carbon lifestyle with efficient and adaptable homes, clean energy supply, e-bikes and an e-car club and facilities for local composting.

## Share and Connect

- Establish a culture of sharing, a community that grows through the process of exchanging experiences, essentials and ideas.
- All proposed public spaces are shared and will need to prioritise walking and cycling.
- Initiate and encourage human interaction through design for example by creating active frontages and well overlooked open spaces.
- Introduce wayfinding to enhance the character of the community, for example to reveal its history, as well as for guiding navigation.



## Active landscape

- Connect and integrate the existing and proposed local surrounding and network.
- All public spaces are to be designed as multi-functional, not only for circulation but initiating social Interaction and play.
- All children, young people and adults will be offered the possibility to be physically and socially active.
- Encourage and facilitate walking and cycling, connect to the surrounding wider network, introduce bike racks, storage and shared communal tools.

## Homes for All

- Orchard Farm will be a place built by and for people to start out in life and to stay.
- Create an inclusive community, by aiming for a wide mix of housing types, sizes and tenures across all development stages.
- Encourage social diversity, both regarding income and lifestyles by optimising mix of types of ownerships.

## 4.3 DESIGN INSPIRATION

Kent, and particularly East Kent, was settled in a relatively unusual way, compared to the majority of England. A typical English village can be described as 'nucleated'; it comprises a relatively dense collection of buildings and life was based on communally organised farming of the surrounding land.

In Kent, typically, individual farms are dispersed across the countryside and the parish church, usually at the centre of a nucleated village, in Kent is similarly an independent building located at an appropriate location toward the centre of the parish. Alan Everitt notes that some Kent parishes contained as many as sixty outlying farms, with no central settlement and he concludes:

**"The further back we go in time ... the fewer genuine villages do we find in Kent and the more evident does it become that they originated either as small hamlets or as single farms." (Continuity and Colonisation; the evolution of Kentish settlement; Everitt, A., 1986; Leicester University Press, Leicester).**

Taking this analysis of settlement patterns in Kent, we proposed the farmyard as a primary unit for the development. The access roads would become lanes partially lined with short terraces reflecting the worker's cottages prevalent in the area. These lanes would lead to farmyards, which would each comprise of a discrete cluster of about six houses arranged around a traditional semi-public shared farmyard. Finally, the farmyards would be linked by typical Kent rural lanes with their high windbreak hedges. It seems an entirely appropriate guiding principal for the site's location within the rural scenery of the Stour Valley and reflects a common historic development type seen throughout East Kent.

Typical farmyards were studied, including Boughton Corner Farm TN25 4ET and Spring Grove farm TN25 5EY, both on the edge of Wye; Ripple Farm, Crundale, CT4 7EB; Bulltown Farm, West Brabourne, TN25 5NB; Park Farm, Stowting Common, TN25 6BQ; Yockletts Farm, Waltham, CT4 5QH and Stowting Court Farm, Stowting, TN25 6BA.



From a study of these historic, edge of village settlements, a spatial development model emerged of a series of buildings arranged more or less formally around a rectilinear farmyard. Some basic building types emerged; farmhouse, barn, shed and Oast all predominantly detached buildings. A fifth building type also was evident, the worker's cottage. These generally created short, isolated streets between farms, most commonly terraces of three to five homes.

The buildings themselves could draw inspiration from the basic configurations of traditional Kent farm buildings as follows:

- Farmhouse – two storey rectangular building with 50% pitched roof; possible single or two storey extension to rear; gable ends or hipped main roof possibly with cat slide over single story rear extension.
- Barn – single storey deep plan rectangle with 50% pitched roof, which could accommodate a second floor with small roof lights; central cart arch on one or both sides; half or fully hipped roof on short ends
- Shed – single storey shallow plan rectangle with 50% pitched roof; could be cranked or a single long run of building. Hipped roof on short ends.
- Oast and Barn – square typically 2.5 storey Oast building with 60% pyramidal roof attached to two storey rectangular building with 50o pitched roof; gable end.
- Cottage – two storey terraces of typically 3 to 5 houses each with 5m frontage; 50o pitched roofs with gable ends



## 4.4 SPATIAL CONCEPT

The Orchard Farm community is shaped by the following four distinctive landscapes:

**Communal Courtyards**

Communal courtyard will be created be allowing a generous public space, defined by the front elevations of the surrounding properties. The spaces will be predominantly hard landscaped with moments of soft landscaping. The spaces will be pedestrian orientated shared spaces, with car parking prohibited and vehicle movements kept at slow speeds. Courtyard will provide an opportunity for residents to informally interact, to meet, to sit, to play, to be together.

**Shared Lanes**

The lanes not only accommodate circulation for all modes of transport but offer a place to play and socialise. The lanes will be designed to allow cyclists of all ages and abilities to get around the community safely, efficiently and enjoyably. The compact lanes will include soft landscape and grow wildflowers and perennial vegetation.

**Orchard Park**

Orchard Park will become the heart of the Self-Build community directly connected with the proposed local walking and cycling route. The park will be characterised by traditional orchard, a mix of native fruit growing (cherry, apple, pear etc) heritage, community and biodiversity. The footpaths along the Southern and Western boundaries will be dedicated for pedestrians only.

**Meadow**

The proposed meadows will feature native plants, attracting wildlife, support pollinators (like bees, and butterflies) and offering a changing view through the seasons. The meadows will integrate natural ponds to store surface water and offer a high quality wildlife habitat. The Self-Build homes along the meadow will be encouraged to maximise the interaction with the meadow natural landscape.

## SPATIAL CONCEPT

**Courtyards**

- The communal courtyards will need to be designed as shared open spaces.
- The red brick shared surface will at all times prioritise cycling, walking and communal activities.
- A two metre wide edge along the courtyard will be partly allocated for residents to informally occupy (small tables, benches and pot plants etc).
- Residents will be empowered to transform allocated communal spaces with activities, for example tables, benches, cycle and play facilities.
- Clusters of fruit and nut trees will be allocated across the courtyards, providing shelter and shade.
- The front façades will always be positioned along the plot boundary line.
- The taller buildings, at a maximum of 12 metres, will mark the entry of the courtyards.
- The eaves and ridges of all housing located along the courtyards should be parallel to the front elevation.
- Create active frontages, by orientating doors, (French) windows and balconies direct towards the courtyards.

**Lanes**

- Minimise the overall width of the red clay paving brick lanes to a maximum of five meters.
- The compact lanes, up to nine metres, will include soft landscape and grow wildflowers and perennial vegetation.
- The edges along the wider lanes, up to twelve metres, will incorporate side-walks and parking spaces.
- Native trees of various species and sizes are in a dispersed order located along one side of the lanes.
- Animated two metres wide front gardens will form an active threshold for all homes located along the lanes.
- The lanes not only accommodate circulation for all modes of transport but offer a place to play and socialise.
- All compact communal parking clusters are directly connected with the lanes.
- The eaves and ridges of all housing located along the lane should be perpendicular to the front elevation.
- Create active frontages, by orientating doors, (French) windows and balconies direct towards the lanes.

**Orchard Park**

- Implement traditional orchard, a mix of native fruit growing (cherry, apple, pear etc) heritage, community and biodiversity.
- Integrate existing trees and embrace contours of the land within Orchard Park.
- Orchard Park will become the principal public space, directly connected with the proposed walking and cycling routes.
- Extend the Orchard, across the lanes, up to the surrounding front garden hedges.
- The eaves and ridges of all housing located along Orchard Park should be perpendicular to the front elevation.
- Animated two metres wide front gardens will form an active threshold for all homes facing the park.
- The footpaths along the Southern and Western boundaries will be dedicated for pedestrians only.
- The elements of imaginary natural play will be shaped around the theme orchard, for example incorporating ladders, buckets and spades.
- Create active frontages, by orientating doors, Juliet windows and balconies direct towards Orchard Park.

**Meadows**

- Establish a meadow, feature native plants, attracting wildlife, support pollinators (like bees, and butterflies) and offering a changing view through the seasons.
- Integrate and expand existing natural character including hedges, trees and landscape contours.
- Integrate natural ponds in meadow to store surface water. All rear gardens facing the meadow will have a maximum depth of 4 meters.
- At least 45% of façades orientated towards the meadow will need to be transparent (this includes doors).
- A network of (in)-formal walking trails will be implemented within the meadow.
- Natural play will be introduced along the meadow and offering an active environment for all ages.
- Introduce active frontages, by orientating doors, Juliet windows and balconies direct towards the meadows.

# 5. Masterplan

## 5.1 LAYOUT

As explained above, the spatial concept for the site comprises series of **Courtyards**, (reflecting typical East Kent farmyards) which are linked by **Lanes**, with a central **Orchard Park** and a perimeter **Meadow**.

### Urban Framework

The Courtyards and the Lane comprise the two different 'urban' typologies that define this scheme. The scheme will comprise seven courtyards with the rest of the built area comprising lanes.

A set of clear urban design rules has been created for both the courtyard and the lane typologies. These urban design rules seek to ensure that the two typologies have a coherent character and framework. Specifically, the urban design rules will guide the approach to the building lines, the space between the buildings, the building orientation, materials and the landscape design. Further detail is set out in respect of these urban design rules below.

These urban design rules are codified in the layout and the Plot Passport for each plot. The development and design of each individual plot will be required to comply with these urban design rules. It is important to emphasise that a strong urban design framework is critical to the success of a Self-Build community. Whilst Orchard Farm will comprise a diverse range of architectural styles and approaches, these urban design rules ensure that the neighbourhood has a coherent character.


ILLUSTRATIVE MASTERPLAN
CANTERBURY ROAD
ORCHARD LANE
TRITTON FIELDS
THE GROVE
THE STREET
CANTERBURY ROAD
HILLCREST CLOSE
CANON WOODS WAY
CANTERBURY ROAD
Site Boundary

**Building Lines**
The building lines will be strictly defined in the Plot Passport: buildings must be built on the specified building line.

In the courtyards the building lines are hard up against the plot boundary, this will ensure that the courtyards are strongly defined urban spaces, reflective of the character of the farmyards that inspired these spaces.
Include image

In the lanes the building line is set back from the edge of the plot by 2m. This will allow soft landscaping to provide in the front garden of the plot which will create a softer space, in contrast to the harder courtyards.

**Building Orientation**
As a matter of principle all dwellings will be required to orientate towards the public realm, be that the lane or the courtyard. This will mean having active frontage fronting on to these public spaces. The Plot Passport will define specifically which elevation is required to be the front of the building.

In the courtyards the buildings will be required to have the ridge of the roof running parallel to the courtyard. In the lanes the buildings will be required to have the ridge of the roof running perpendicular to the lane.

**Phasing**
The Orchard Farm development will be delivered across three phases as set out in the table below.

**Phasing areas**

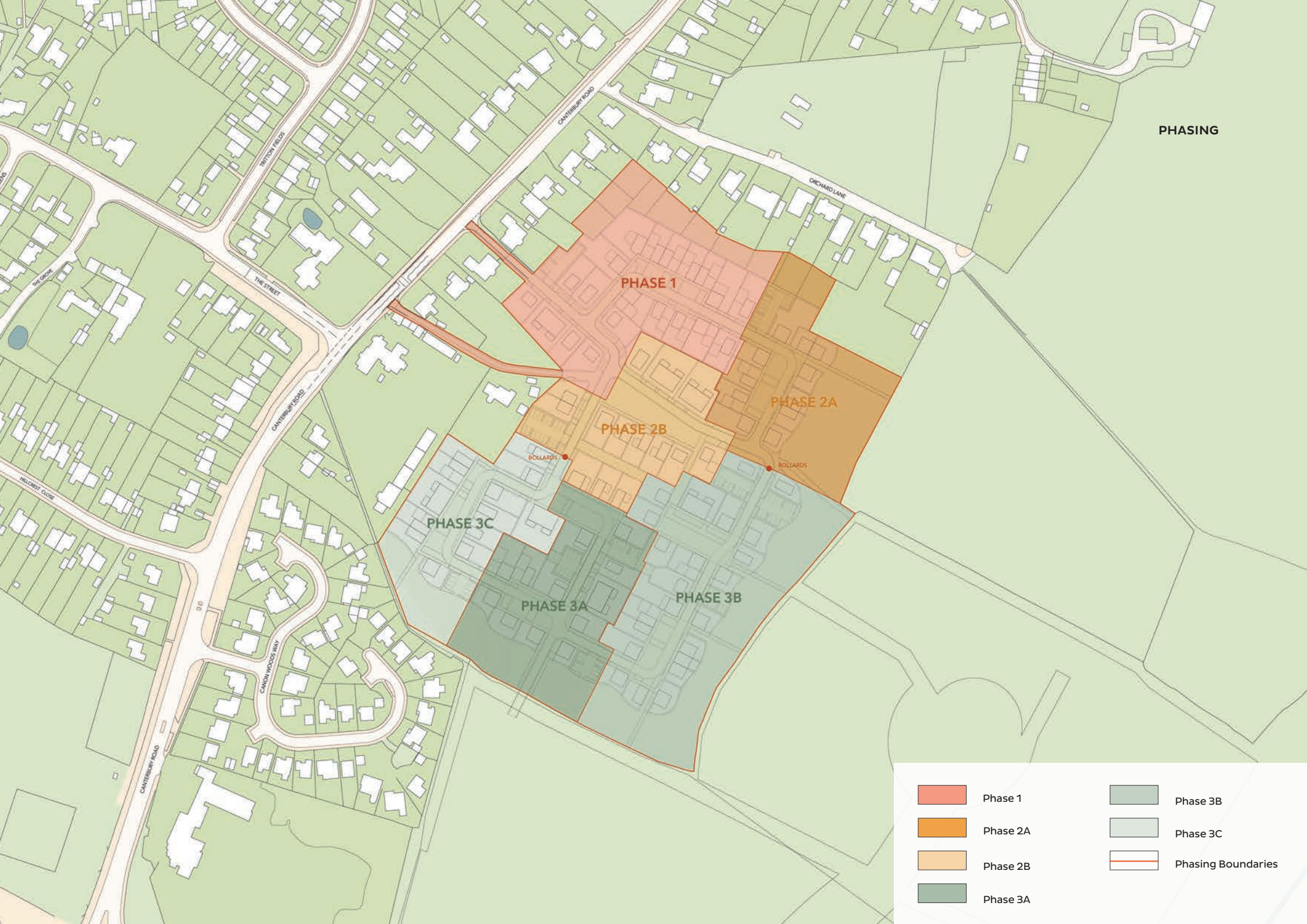
| Phase | No. Dwellings | Area Developed | Non Developed Area |
|---|---|---|---|
| 1 | 25 | 1.20 h | |
| 2a | 11 | 0.48 h | 0.32 h |
| 2b | 22 | 0.61 h | 0.07 h |
| 3a | 16 | 0.66 h | 0.18 h |
| 3b | 27 | 0.85 h | 0.52 h |
| 3c | 21 | 0.57 h | 0.14 h |
| **Total** | **122** | **4.37 h** | **1.23 h** |

## 5.2 CHARACTER AND APPEARANCE

The proposals for Orchard Farm have principally been driven by the 'East Kent' character, distinctiveness and sense of place. As explained in Section 4 the scheme has been directly inspired by the East Kent farmyard typology. This has directly informed the master planning and layout of the site which is formed around courtyards and lanes. The character and distinctiveness of East Kent has also be strongly reflected in the detailed landscaping proposals, through the creation of orchard and meadow landscape character areas and the use of local, native plant species.

Finally, the 'East Kent' character, distinctiveness and sense of place has been injected into the DNA of each plot, through the setting of the development parameters for each individual plot, as defined through the plot passport. Most notably the plot passport has clearly defined a pallet of materials, which is rooted in the character of East Kent. Similarly, the form of the buildings, notably the rooflines, has been inspired by the buildings of the East Kent farm yard.

# PHASING


CANTERBURY ROAD
ORCHARD LANE
TRITTON FIELDS
THE GROVE
THE STREET
CANTERBURY ROAD
HILLCREST CLOSE
CANON WOODS WAY
CANTERBURY ROAD
PHASE 1
PHASE 2A
PHASE 2B
PHASE 3C
PHASE 3A
PHASE 3B
BOLLARDS
BOLLARDS
Phase 1
Phase 2A
Phase 2B
Phase 3A
Phase 3B
Phase 3C
Phasing Boundaries

## 5.3 SCALE AND MASSING

The development will comprise a mix of one, two and two plus roof with some three storey at key locations within the landscape, which reflects the prevalent domestic scale within the immediate vicinity of the site. The eaves heights for the proposed buildings would vary between 3m and 7.2m and ridge heights would vary between 8.5m and 12m.

The height parameters for each plot are defined through the Site Layout Drawing and the accompanying plot passports. These documents define the maximum height that will be allowed within specified development zones within each plot. Some plots have two different height zones (i.e. single storey zone and two storey zone).

Careful consideration has been given to the scale appropriate within each plot. The development zones within each plot have been designed to create rhythm and pattern in the massing when read from the lanes . This is critical to the success of a Self-Build scheme as it helps create coherence within the lane scene even though the architecture and appearance of each home will be diverse.

## 5.4 LAND USE AND AMOUNT

**Land Use**

The scheme will deliver residential development within Use Class C3 only.

It is our intention that the proposed residential development will be delivered as 'Self-Build plots', in accordance with the definition of the Self-Build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016):

"The building or completion by individuals, associations of individuals, or persons working with or for individuals or associations of individuals, of houses to be occupied as homes by those individuals... [but] does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specifications decided or offered by that person."

**Amount**

The development will deliver a total of 122 Self-Build Plots. The development will also deliver XXha of open space. As is described in more detail within the development parameters, a 'Plot Passport' for each plot will define the following key (amount) parameters:

- Plot Area
- Building Footprint (Maximum)
- Building Height (Maximum)
- Gross External Area (Maximum)
- Net Internal Area (Maximum)
- Building Line
- Roof Orientation
- Parking Spaces

However, within the framework of the Plot Passport the overall building amount to be delivered for each plot will be based on the individual decisions by each of the plot holder and depending upon the design approach and resolution that they make and ultimately build. Given that the completed amount of development that will be accommodated on the Site is

unknown, this application has been prepared and assessed with reference to the maximum development parameters that can be accommodated on each plot.

**Open Space**

The scheme will deliver a total of 1.23ha open space. This will be designated as 'Informal/Natural Green Space' and will exceed the Green Space Standards set out in the 2012 SPD. In accordance with the Green Space Standard all other open space requirements will be met off-site via a financial contribution secured through the S106 Agreement. Further detail are set out in the Section 6 below.

## 5.5 MIX AND TENURE

**Mix**

It is critical to the success of Orchard Farm that it results in the creation of sustainable mixed and balanced community. As such a key principle of the development is that the scheme provides an opportunity for a diverse range of future residents to move to Orchard Farm Self-Build community and be offered the chance to build their own home.

To this end the plan will comprise a mix of different plot sizes, with compact plots available with smaller budgets of for those who wish to build smaller homes and larger plots for those who wish to build larger homes.

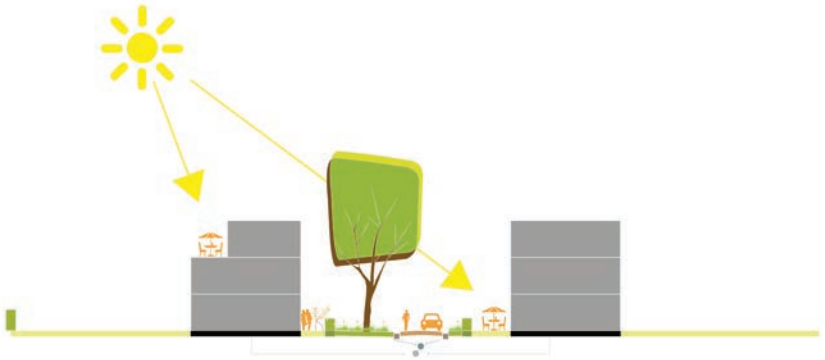
**Tenure**

In accordance with Policy HOU1 the scheme will deliver 30% affordable housing, delivered as 20% Shared Ownership/Shared Equity and 10% Affordable Rent.

Whilst it is our overall aspiration to provide affordable housing as Self-Build plots, we have until now not been able to find the right development mechanism to achieve this successfully.

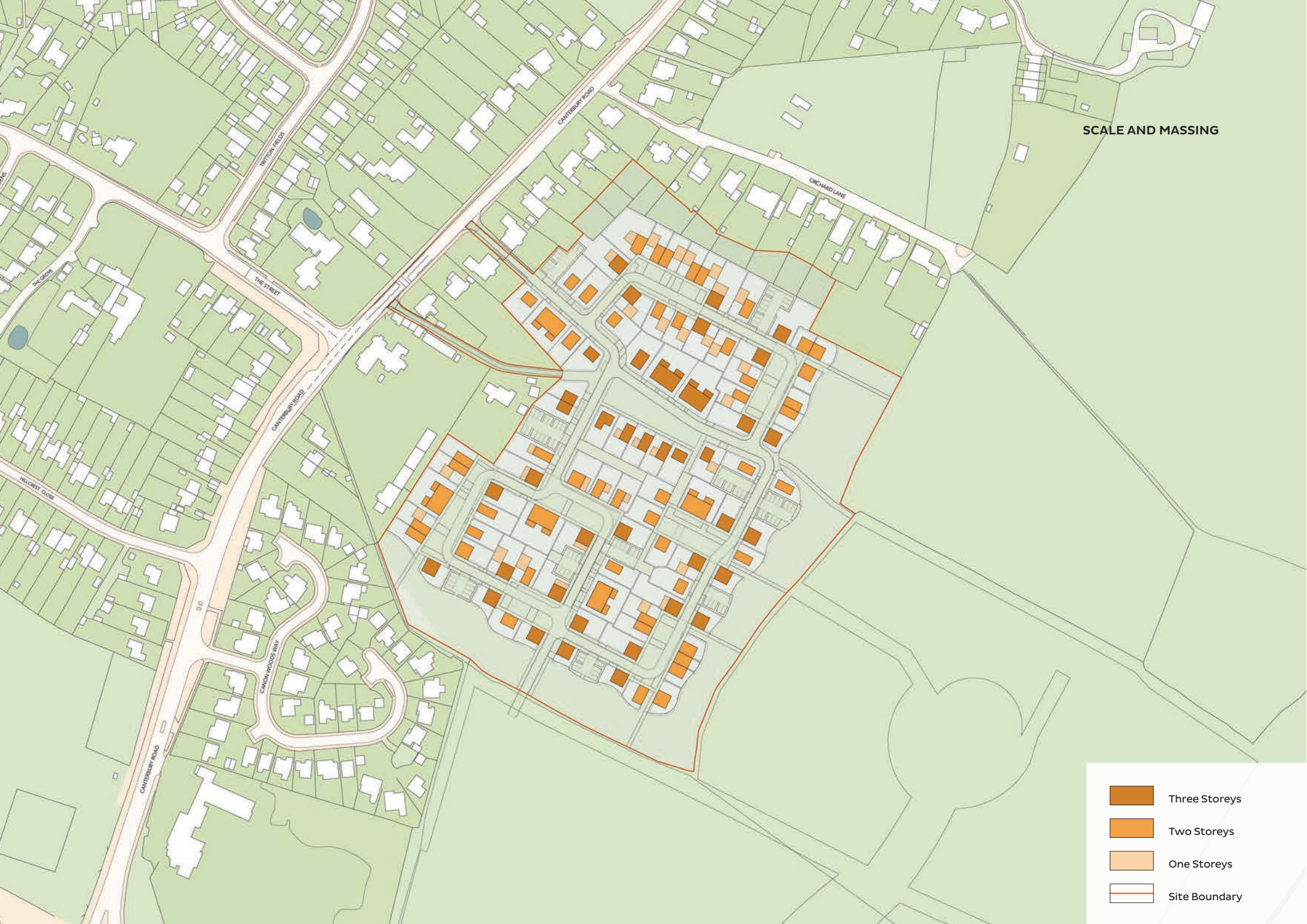
Whilst we will continue to explore the potential for delivering affordable housing as Self-Build. Our current default is to deliver the proposed affordable housing as completed dwellings. Depending on viability and management, we will consider if we can implement aspects of customisation.

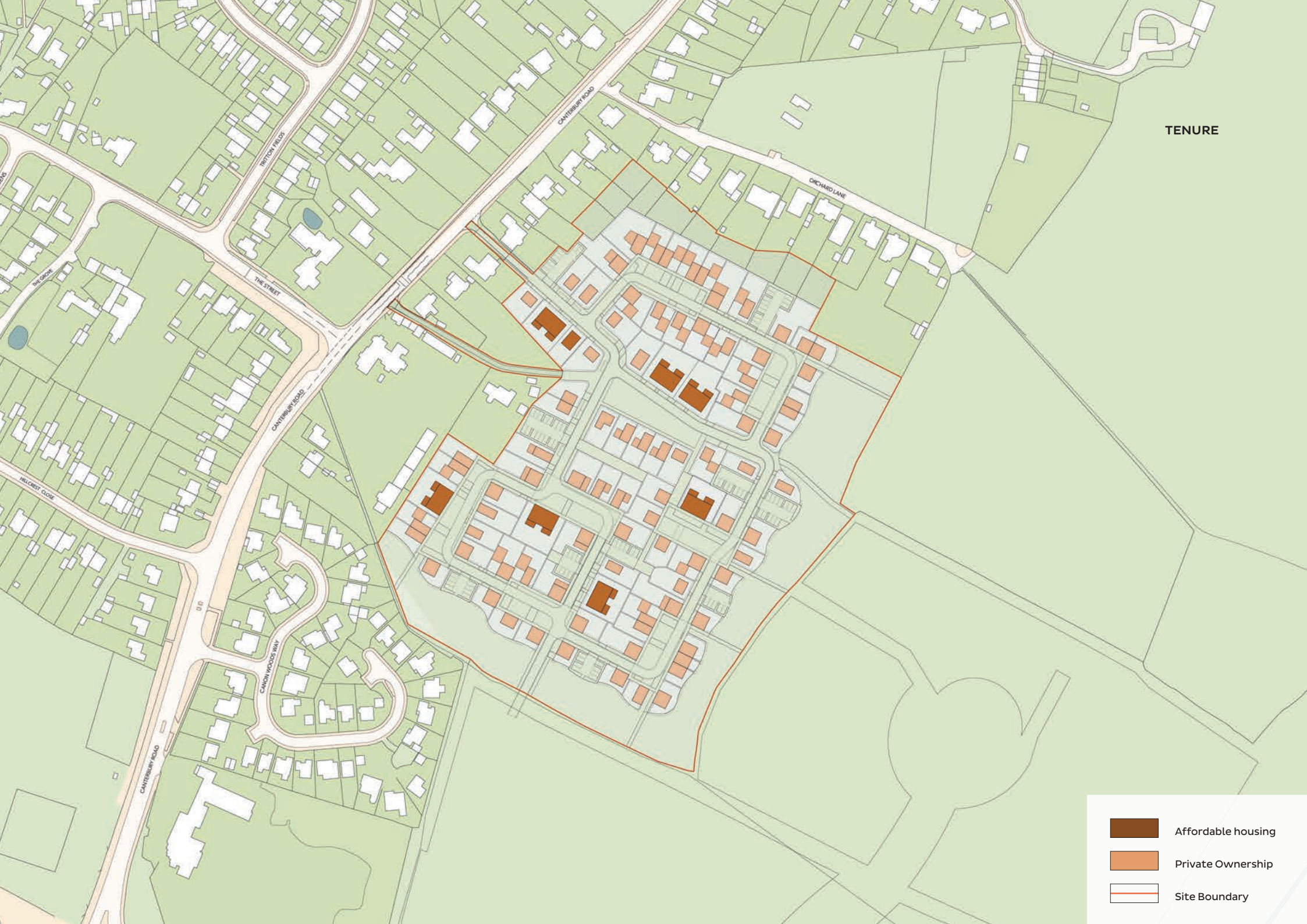
SHARED LANES



COMMUNAL COURTYARDS

## SCALE AND MASSING




TENURE
CANTERBURY ROAD
ORCHARD LANE
TRITTON FIELDS
THE STREET
THE GROVE
HILLCREST CLOSE
CANTERBURY ROAD
CANON WOODS WAY
CANTERBURY ROAD
Affordable housing
Private Ownership
Site Boundary

## 5.6 MOVEMENT AND ACCESS

**Existing Connections**

As noted above the Site is in a sustainable and strategic location, with good connectivity to Ashford town centre and the train station via Canterbury Road A28 which runs directly adjacent to the northern boundary of the site. A bus stop is located outside the site on Canterbury Road.

The site benefits from two points of access for vehicular traffic from Canterbury Road, which serve the existing land and farm building:

- The first point of access is via an access road leading to the site alongside the northern boundary of The Croft Hotel, fronting Canterbury Road and this access also serves a dwelling known as Orchard House.
- The second existing point of access is currently closed off by existing timber gates and is situated between numbers 397 and 399 Canterbury Road, both detached dwellings.

The Site also has frontage on to a public footpath which runs along the southwest boundary. This provides a further pedestrian access from Canterbury Road. This footpath links The Street, Kennington to the Stour Valley Walk, which runs from Lenham via Ashford and Canterbury to Pegwell Bay.

In addition, the site comprises part of the wider S2 allocation, which has received planning permission under reference 19/00025 and is known as Conningbrook Park. As part of this development a new access from Willesborough Road will be provided. There will be a vehicular link and pedestrian cycle links between our site and the Conningbrook Park development. The exact position of these links is to be determined.

**Walking & Cycling Strategy**

The access strategy seeks to build upon the Site's sustainable location by

- Providing enhanced opportunities for walking and cycling linking into existing routes and also the new routes that are proposed as part of the adjacent Conningbrook Park development.
- Taking advantage of the existing public transport corridor that runs along Canterbury Road by facilitating easy access to the existing nearby bus stops. The scheme will also facilitate residents' easy access the new bus services that will be provided through the adjacent Conningbrook Park development.

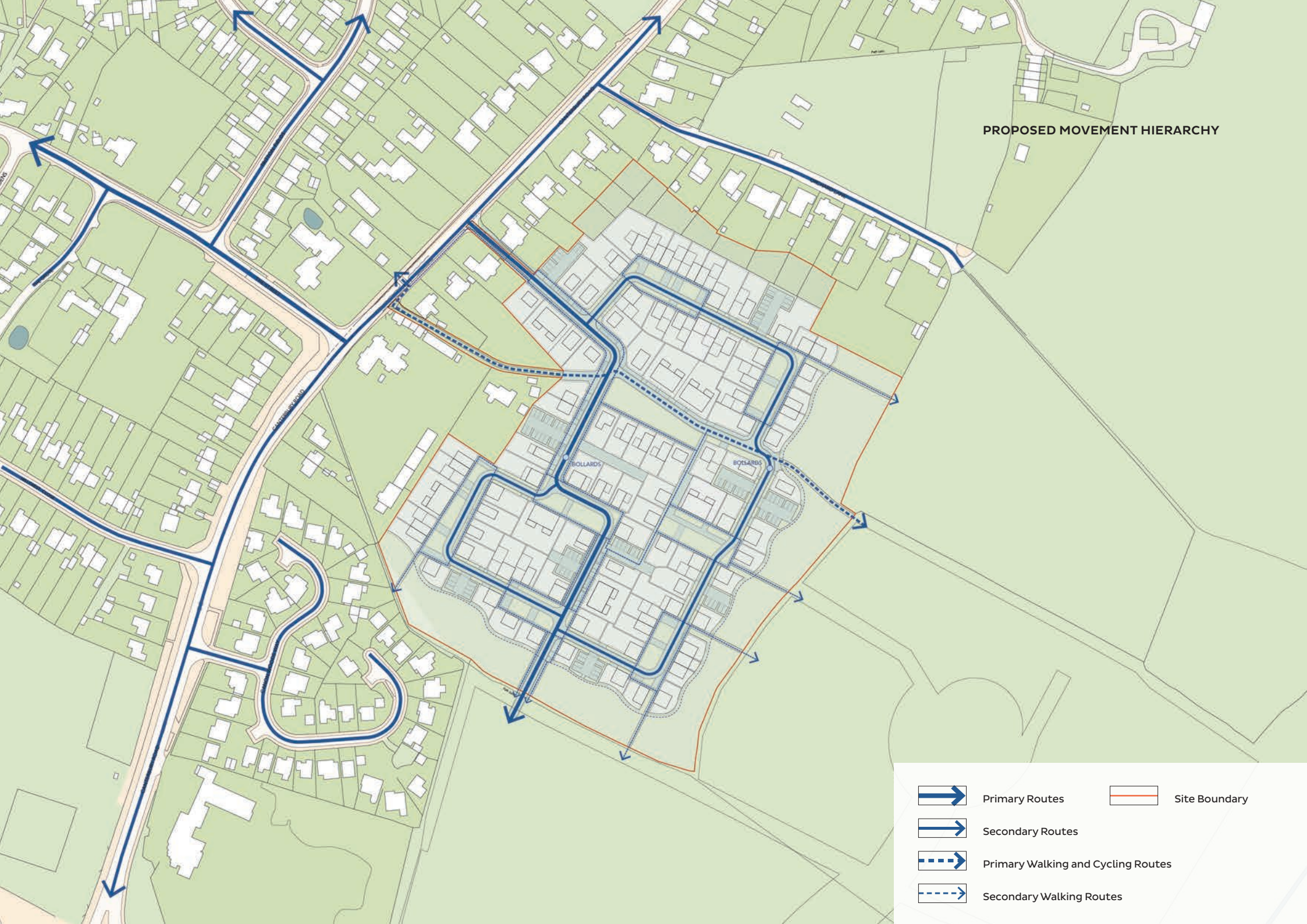
This will be achieved by repurposing the existing track, which provides vehicular access to Orchard House and the existing farm buildings at the present time, as a shared pedestrian and cycle route into the development, with only 381 Canterbury Road and Orchard House continuing to use this access for vehicular access purposes. This route exits at the bus stop on Canterbury Road and close to the junction with The Street which leads up into Kennington's shops and services area and is considered to be a highly sustainable route to encourage walking and cycling to local services and via the regular bus services into Ashford town centre.

**Vehicular Access**

The vehicular access strategy comprises two vehicular routes into the Site:

- Canterbury Road Access - Vehicular access into Orchard Farm for up to 25 using the road between numbers 397 and 399 Canterbury Road was approved in detail under Outline

## PROPOSED MOVEMENT HIERARCHY



Permission reference 19/00834/AS. The approved scheme included some alterations to the highway on Canterbury Road to improve highway safety which will be implemented prior to occupation.

- It is proposed to further widen this access (using land within curtilage of 399 Canterbury, to accommodate access for a further 33 dwellings (which comprises our Phase 2). These widening works have been discussed at length with Kent Highways and agreed informally through extensive pre-application discussions.

In total the Canterbury Road access will thereby accommodate movement from 58 dwellings.

- Conningbrook Park Access - A new access from Willesborough Road across the remaining land within the Site Policy S2 site will be provided by the adjoining development, which the Council have granted under application reference 19/00025/AS. This new access road will provide vehicular access for this application of up to 64 dwellings on Orchard Farm. The Transport Assessment, which accompanied approval 19/00025/AS, includes provision and allowances for the access to Orchard Farm, so that in resolving to grant that application, the council and the highways authority have confirmed that this access is acceptable in planning and highways terms to serve all of that part of Orchard Farm not covered by application 19/00834/AS (see paragraphs 330 and 331 of the Committee Report for application 19/00025/AS).

As noted above the second existing access, which provides vehicular access to Orchard House and the existing farm buildings at the present time, is to be utilised to provide a shared pedestrian and cycle route into the development, with only 381 Canterbury Road and Orchard House continuing to use this access for vehicular access purposes.

**Movement Hierarchy/Street Typologies**

The movement hierarchy for the site comprises three key elements:

- Firstly, the scheme is structured around a series of communal 'courtyards' linked by 'lanes' creating a circular shared surface network.
- Secondly, a carefully integrated east/west orientated pedestrian/cycle corridor runs from Canterbury Road through the middle of the site and seamlessly connecting towards the Conningbrook Park site. This strategic located walking and cycling route will have a green character formed by significant trees lines, Orchard Park, Meadows and hedges.
- Finally, the scheme will include a north/south vehicular link from the site access through to the southern site boundary.

The proposed wider lane will provide a direct connection to the Conningbrook Park development. The proposed vehicular access will connect Orchard Farm community through to the new junction locate along Willsborough Road. It is important to emphasise that the vehicular connection through to Conningbrook Park will be restricted to Phase 3 only. This route will have bollards to prevent vehicular traffic from Phases 1 and 2 passing through. Thereby it is not designed to be the 'primary street' within the scheme and is not designed to accommodate a higher-level of vehicular movements than any other route within the scheme. It will not be possible for traffic from the Conningbrook Park development to access Canterbury Road.

Accordingly, there is no distinction in the design of this route i.e. it makes us of the courtyard and lane typology employed elsewhere in the scheme.

The proposed layout encourages and initiates human interaction by maximising connectivity at multiple scales of the new community.

This legible spatial organisation will guide people able to navigate through the site with reference to the street typology, clearly reading whether they are in a lane or a courtyard.

**Parking**

A key design principle for the scheme is to minimize the dominance of the car on the urban realm. We have been keen to avoid creating the perception of a 'sea of parking' that is so often evident in contemporary suburban developments. This notwithstanding the scheme will also comply with the adopted parking standards.

To meet parking requirements whilst also minimizing the impact of the car on the public realm, the scheme has sought to accommodate as much parking as possible on plot and within well designed parking courts. This has meant that on-street parking has been kept to an absolute minimum, restricted to the main spine road and with only a limited number of disabled visitor spaces provided in the lanes and courtyards.

The layout demonstrates that compliance with the parking standards can be achieved across the entire site. The Plot Passports stipulate the parking required on each plot (in addition to parking provided in the parking courts) and this document (specifically the Masterplan section) provides further detail regarding parking so that the council can be certain that their parking standards will be met. This notwithstanding full details of parking on each plot can be secured through condition requiring submission of such details (see paragraphs below under Self-Build Planning Approval Process.


PARKING
CANTERBURY ROAD
ORCHARD LANE
TRITTON FIELDS
THE STREET
THE GROVE
HILLCREST CLOSE
CANON WOODS WAY
CANTERBURY ROAD
Primary Routes
Site Boundary
Secondary Routes
Unallocated Parking Spaces
Allocated Parking Spaces

## 5.7 MATERIALS

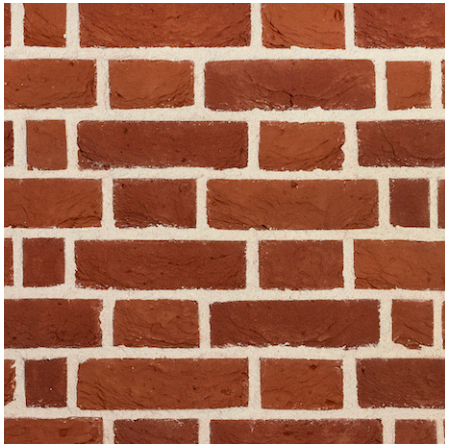
The following materials are considered to be appropriate as typical of rural East Kent and, therefore, acceptable at Orchard Farm

**Walls**

- Red brick; Lamb's Chatwell Kentish red multi, The Bespoke Brick Co Canterbury Multi or similar subject to approval
- Timber horizontal weatherboard; black or white
- Timber vertical rainscreen; any colour
- Metal profile sheet
- White render (maximum of 50% of any elevation)

Or any combination of the above.

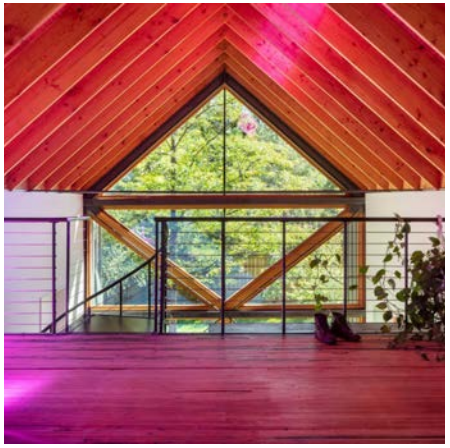
## EXTERNAL WALLS



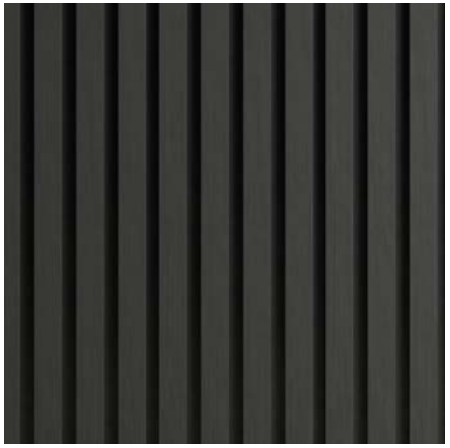
**Red brick**
Lamb's Chatwell Kentish red multi, The Bespoke Brick Co Canterbury Multi or similar subject to approval

**Timber**
Any colour (including natural) timber horizontal weatherboard

**Timber**
Any colour (including natural) vertical timber board cladding.



**Timber**
Any colour (including natural) exposed half-timber framing with solid infill panels.



**Metal profile sheet**

**White Render**
up to 40% of any external walls can be clad in white render.

**Roofs**

- Plain clay tile; red or red/brown at between 40° and 70°;
- Marley PLC Ashdowne ‘Ashurst’ Handcrafted or Canterbury Handmade; Spicer Ltd Peg Medium Antique or Hanbury Honeywell blend  or similar subject to approval
- Metal profile sheet or zinc standing seam at 35-55°

Or any combination of the above

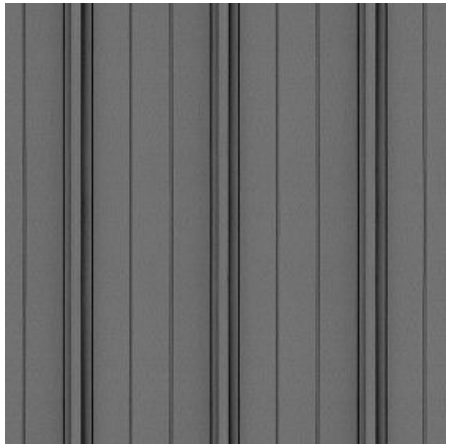
Doors/Windows (minimum glazed area =25% on elevations facing public spaces)

- Timber, painted or varnished
- Aluminium or steel

Or any combination of the above

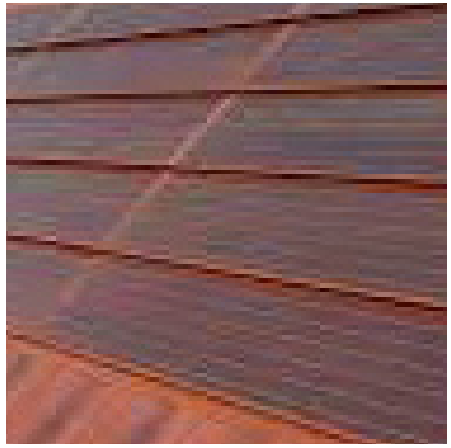
## ROOFS

**Plain clay tile**
Pitched roofs could be clad in plain clay tiles.



**Metal  / Zinc**
Pitched roofs could be clad in thatch, standing seam zinc, or metal profile sheets.

## DOORS AND WINDOWS



**Solar panels**
Integrated solar panels can be installed in any roof pitch.

**Timber or Metal**
External windows and doors are made from timber, metal, or a combination of both.

**Boundaries**

- Hedges (native species) ; 80 - 100cm height bare root whips to be planted at 500mm spacing in a double staggered row at 5 per linear metre either side of post and rail fence; height 0.9m to public realm and 1.8m to private gardens.
- Close board fences can be used behind the front elevation of each plot

## 5.8 ECOLOGY AND HABITAT

The landscape masterplan incorporates a comprehensive strategy for the ecological mitigation and biodiversity enhancement, including throughout the meadow but also in the planting in the courtyards and lanes.

Specifically, the proposed development includes the following ecology mitigation measure and biodiversity enhancements:

- Tree species recommended for the site are to be sourced locally and are therefore in keeping with the local ecology.
- Native species-rich (5 or more species) hedging is planned for the public areas of the site to provide nesting potential for local birds and foraging for birds, invertebrates and bats.
- A species-rich grassland wildlife area is planned to increase biodiversity for the site, with a mosaic for bramble scrub to provide habitat for reptiles and amphibians.
- A traditional orchard is planned within the development to provide biodiversity enhancement as well as amenity area.
- Verges within the development will be species-rich and managed to maintain biodiversity.
- The margin of the main SUDs on site is to be planted with water plants to increase biodiversity and provide potential habitat for grass snake, amphibians and invertebrates.
- Logs from trees will be used to create log piles and hibernacula within the wildlife area to provide refugia and hibernacula for amphibians and reptiles and refugia for invertebrates.
- Bat boxes will be placed on mature trees within the site boundary, at a height of at least three metres above ground level. Bat boxes will also be incorporated into new builds adjacent the wildlife area.
- Bird boxes suitable for swift and/or house sparrows be fitted to the new builds, and boxes suitable for starling or thrush fitted to mature trees within the site boundary.

## 5.9 SURFACE WATER DRAINAGE

A Site wide drainage sustainable surface water drainage strategy has been prepared for the site. The site is not suitable for ground infiltration and thereby surface water will continue to be directed towards the existing ditch which runs along the eastern boundary of the site. It is important to note that surface water from the site already drains into this ditch.

Surface water will be subject to two levels of treatment on route to the existing ditch, this includes areas of permeable paving. Surface water will be held in an attenuation basin and released at greenfield run-off rates. The surface water drainage scheme has been designed to work with the sites existing topography, with attenuation basins positioned at the lowest point of the site, along the eastern edge of the site, adjacent to the existing ditch.
The surface water drainage strategy thereby ensures that the scheme does not increase the risk of flooding on-site or offsite and achieves best practice in terms of surface water quality.

The surface water drainage scheme has been designed to be delivered over two phases. The first phase of the drainage scheme will be delivered alongside the first phase of development. The second phase will be delivered to support phases 2 and 3.

## 5.10 SUSTAINABILITY

Since Orchard Farm is a Self-Build scheme, the efficient use of natural resources and implementation of sustainability measures will be a decision of the individual self-builders.

The individual self-builders will be required to achieve current building regulations as a minimum.

However in our experience self-builders are very often attracted to the opportunity to embed high levels of sustainability within their homes, and to this end we facilitate and encourage this.

# 6. Landscape Masterplan

## 6.1 The Purpose of this Document

Design Principles
The landscape proposals for Orchard Farm presented within this statement have been through a rigorous and iterative design process in collaboration with the wider design team and client.

The proposals illustrated are based on a number of integrated principles to create an attractive, distinctive and inclusive place which focuses on the a self-build mentality where the residents desire to craft a functional landscape can be achieved, which in turn will represent the entire community. The landscape has been designed to allow the individual identity of spaces to be evolved with a unifying thread of landscape weaving the external spaces together through planting, trees and materials as set out on the following pages.

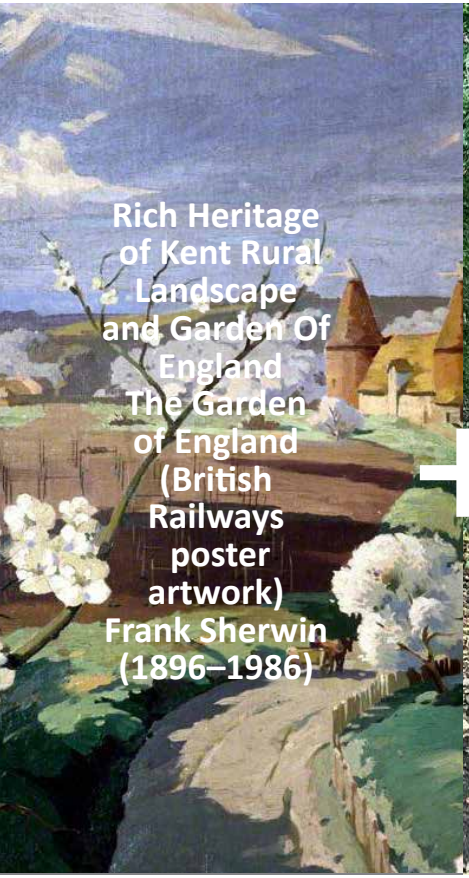
Design Principles
The landscape proposals for Orchard Farm presented within this statement have been through a rigorous and iterative design process in collaboration with the wider design team and client.

The proposals illustrated are based on a number of integrated principles to create an attractive, distinctive and inclusive place which focuses on the a self-build mentality where the residents desire to craft a functional landscape can be achieved, which in turn will represent the entire community. The landscape has been designed to allow the individual identity of spaces to be evolved with a unifying thread of landscape weaving the external spaces together through planting, trees and materials as set out on the following pages.

Vision
Place-making is at the heart of the vision for Orchard Farm with an assortment of public realm that brings together a network of carefully considered, park, lanes, courtyards and meadows. A green and pleasant high quality public realm will strengthen connections to both the existing and emerging neighbourhood and promote a self-build environment where the quality of life and appreciation of the environment are integral. The spaces will be animated places that people will enjoy, want to spend time and feel safe in.

In accordance with this vision, Orchard Farm is seen as a landscape first through its landscape led approach. The masterplan has treated the site as a type of meadow, which is organised around the different landscapes around the site, like the communal yards, for everyday use, providing amenities and open green space for families and local residents to use as if it was their own garden. The key aim which the proposed design seeks to achieve is to create a dynamic and active community open space that provides access to green space for the existing and growing communities within it.

## 6.2 Wider Site Influence

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## 6.3 Overarching Landscape Concept

The following principles have been key in the design process:

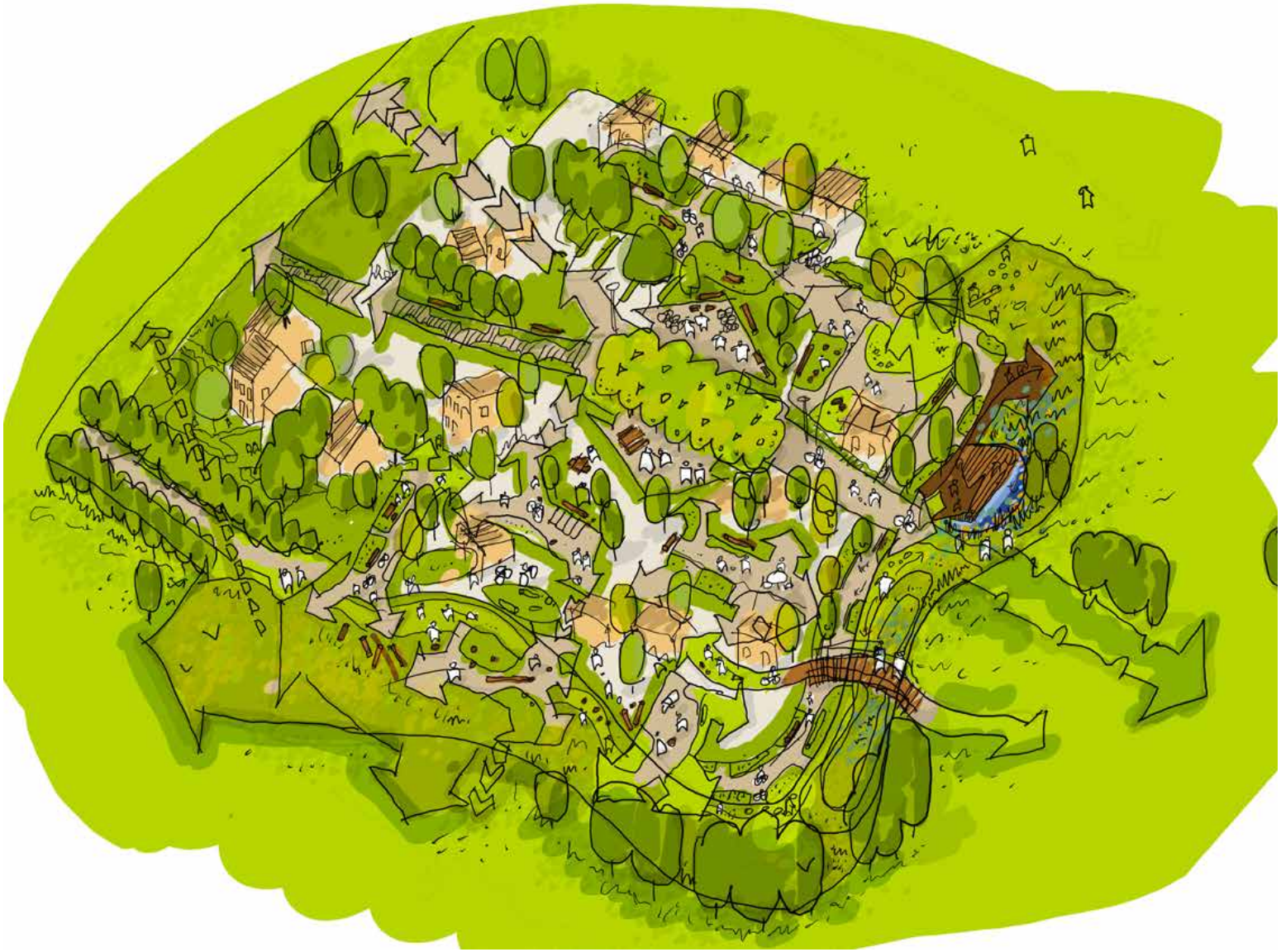
Health & Wellbeing
A network of Self build Landscape spaces, which allow residents to design their own homes and apply their personality to their homes, that create a healthy public landscape for healthy communities. The design of the Orchard Farm aims to create a network of courtyards that function as rich green and ecological social spaces that encourage varying user groups, young and old, able and less able to co-use the spaces and take ownership of the space.

Shared Spaces & Connectivity
The key for creating a successful public realm is providing a shared movement network with a highly interconnected, legible and pedestrian friendly spaces. Orchard Farm is designed to encourage opportunities to walk and cycle, encouraging sustainable modes of transport to the local area. A hierarchy of a primary route and secondary lanes and connection to nearby prow and footpaths provide variety and the opportunity to explore the landscape.

Activity, Amenity
A vibrant public landscape is not just the result of quality design, but the way in which a place encourages and creates opportunities for activity. The design of the landscape maximises opportunities for recreation by providing opportunities for play, leisure and relaxation and exercise.

Inclusive Landscape
Movement through the public realm should be easy, pleasurable, inclusive and intuitive for everyone. The design for the landscape emphasises safe and accessible shared streets and spaces for all members of the emerging community.

Robust and High Quality
The Landscape design proposes high quality materials and components to create a simple and unifying element throughout the network of spaces. Proposals respond to the character of the area to create and reinforce hierarchy, a sense of place and legibility throughout.



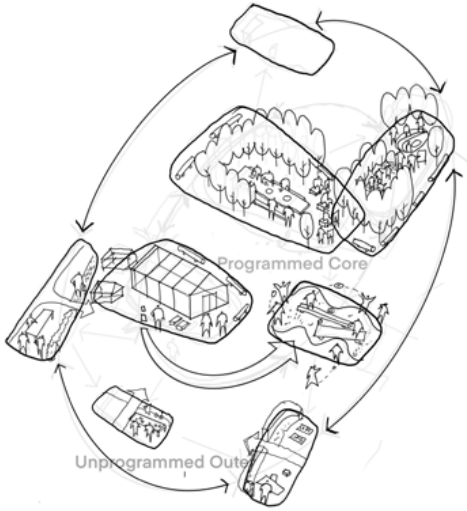
## 6.4 Opportunities and Constraints

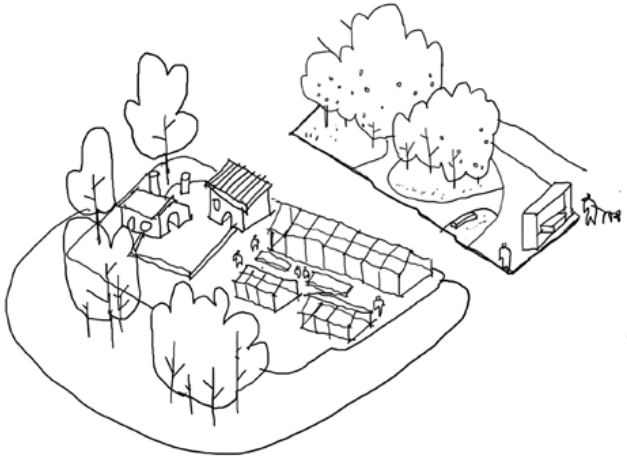

Key:

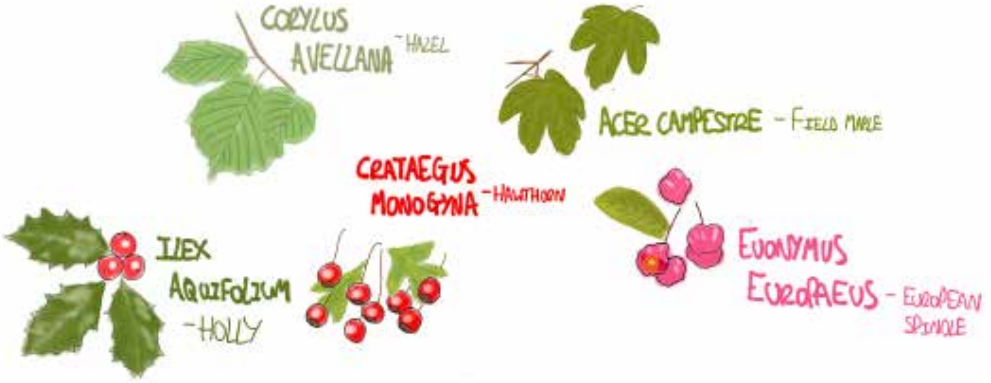
- SITE BOUNDARY
- PROPOSED LANDSCAPE BUFFERS AS PART OF QUINN DEVELOPMENT
- RETAIN AND ENHANCE EXISTING VEGETATED BOUNDARIES TO ENSURE A MINIMUM 10 METRE WIDE STRUCTURAL WOODED EDGE (COPSE AND SHAWS) AND NO CHANGE OF EXISTING GROUND LEVELS WITHIN ROOT PROTECTION ZONES
- KEY VIEWPOINTS
- IMPROVED RECREATIONAL ACCESS BETWEEN EXISTING ROUTES WITH STREET TREE PLANTING
- EXISTING PUBLIC RIGHTS OF WAY (PROW)
- LAND ALSO COVERED BY POLICY S2: LAND NORTH-EAST OF WILLESBOROUGH ROAD
- EXISTING POND AND VEGETATION TO BE RETAINED AND USED IN SuDS FEATURES
- PS — EXISTING FRUIT PACKING SHELTERS

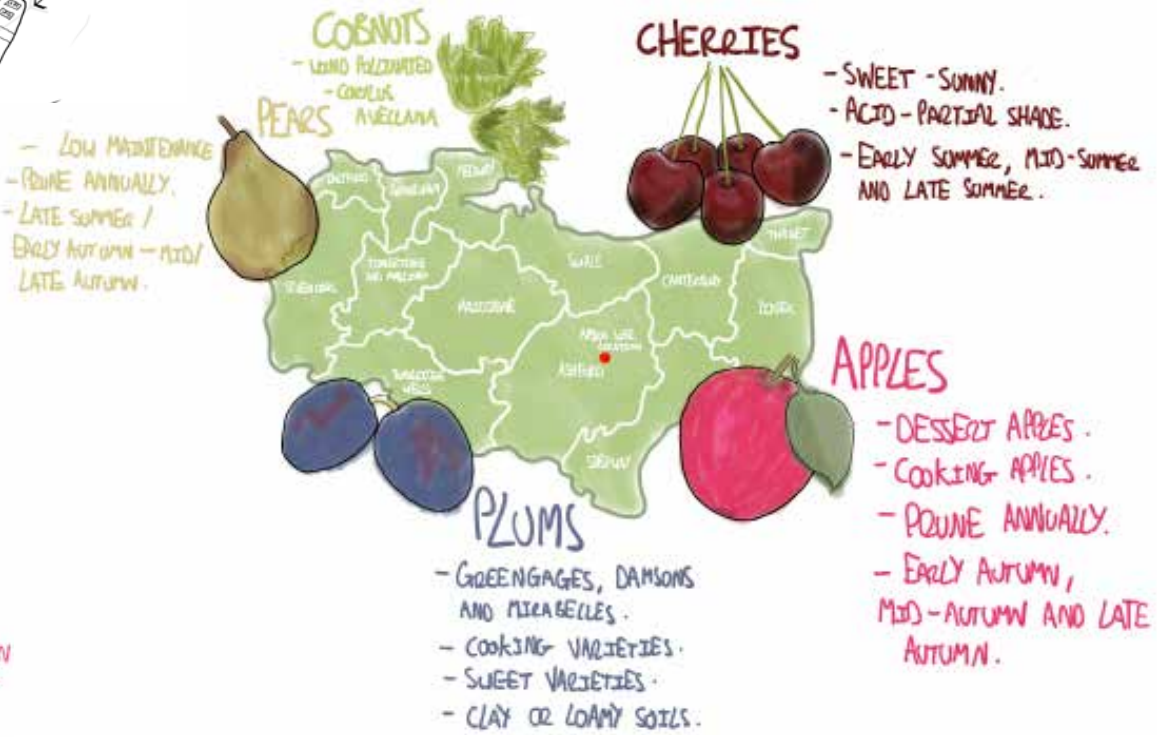
## 6.5 Kent Planting Inspiration

As a starting point, the site is imagined In its historical state as an Orchard completely covered with fruiting trees; from this a series of open areas or glades have been carved out to provide a range of different plots for homes and public spaces defined for different uses and activities. The concept aims to retain the historic orchard aspect as well as the existing Fruit packing shelters by the integration of subtle cues in the landscape which enhance its placemaking. These may take shape in symbols in seating, paving and landscape furniture.





# Landscape Masterplan

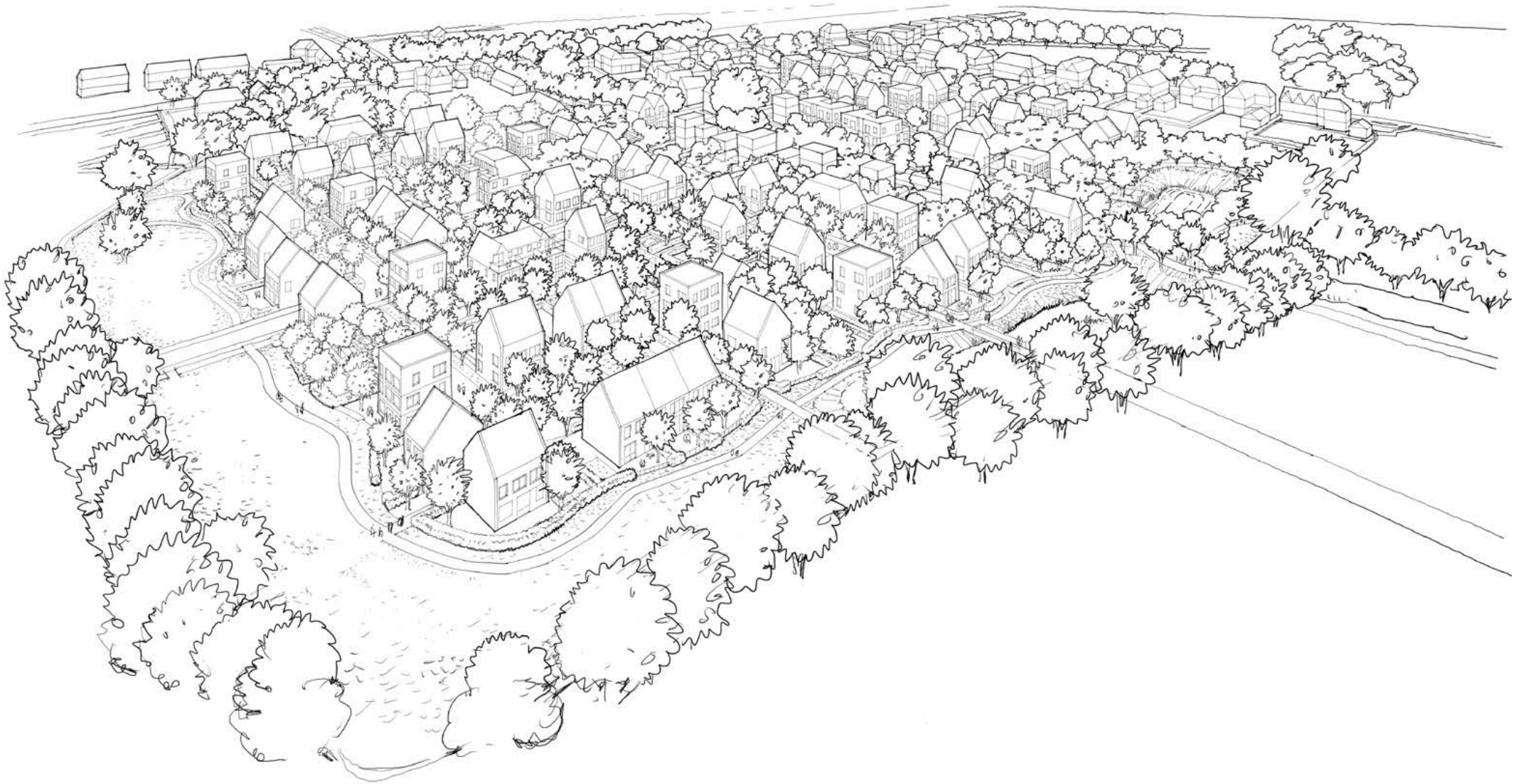
The proposed landscape design addresses the following:

- Creates a flexible landscape that can respond to the self-build mindset of residents.
- Creates a public realm that is genuinely child-friendly and inclusive to all.
- Create a soft transition between plots and public space focusing on community and connections.
- Provide amenities, with seating including benches, viewing areas, picnic tables, and areas of seating for parents when children are playing.
- Creates informal play spaces woven throughout the courtyards to create a journey of play.
- Includes bike parking and bike stations to support sustainable travel.
- Retains and increases the existing biodiversity and habitat opportunities for local wildlife through the careful carving out of spaces for nature.

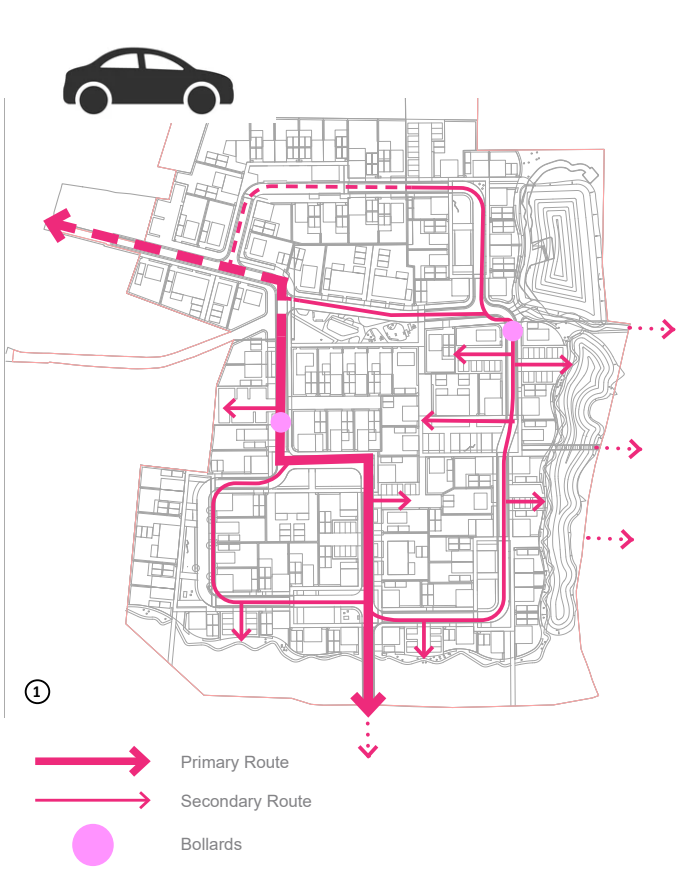
## 6.7 Landscape Masterplan

- Phase 1 Site Boundary. Application 19/00834
- Phase 2&3 Site Boundary
- Enhanced Pedestrian Crossing Application No.
- Neighbouring Outline Application No.

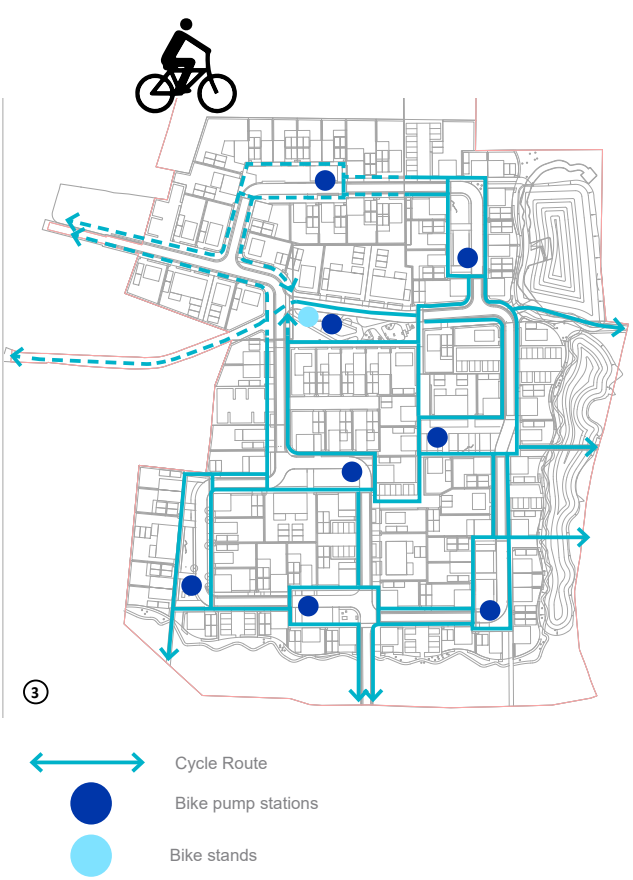
## 6.8 Landscape Masterplan Birds Eye



## 6.9 Site Circulation - Sustainable Movement Strategy







## 6.10 Landscape Character Areas Plan

Four Landscapes

1 Orchard Park
- Community Gathering & Events
- Central Space
- Traditional Orchard Approach
- Play and Recreation


Courtyards
- Shared Surface

Share open spaces
- Amenity Planting
- Growing Gardens
- Social Nodes
- Community Gathering

Lanes
- Shared Surface
- New habitats
- SuDS Features

Meadows
- Habitat Rich network supporting existing wildlife
- Walking Routes
- Defensible Edges
- SuDS Pond

Phase 1 Site Boundary

Phase 2&3 Site Boundary

# Orchard Park

## 6.11 Orchard Park Perspective View

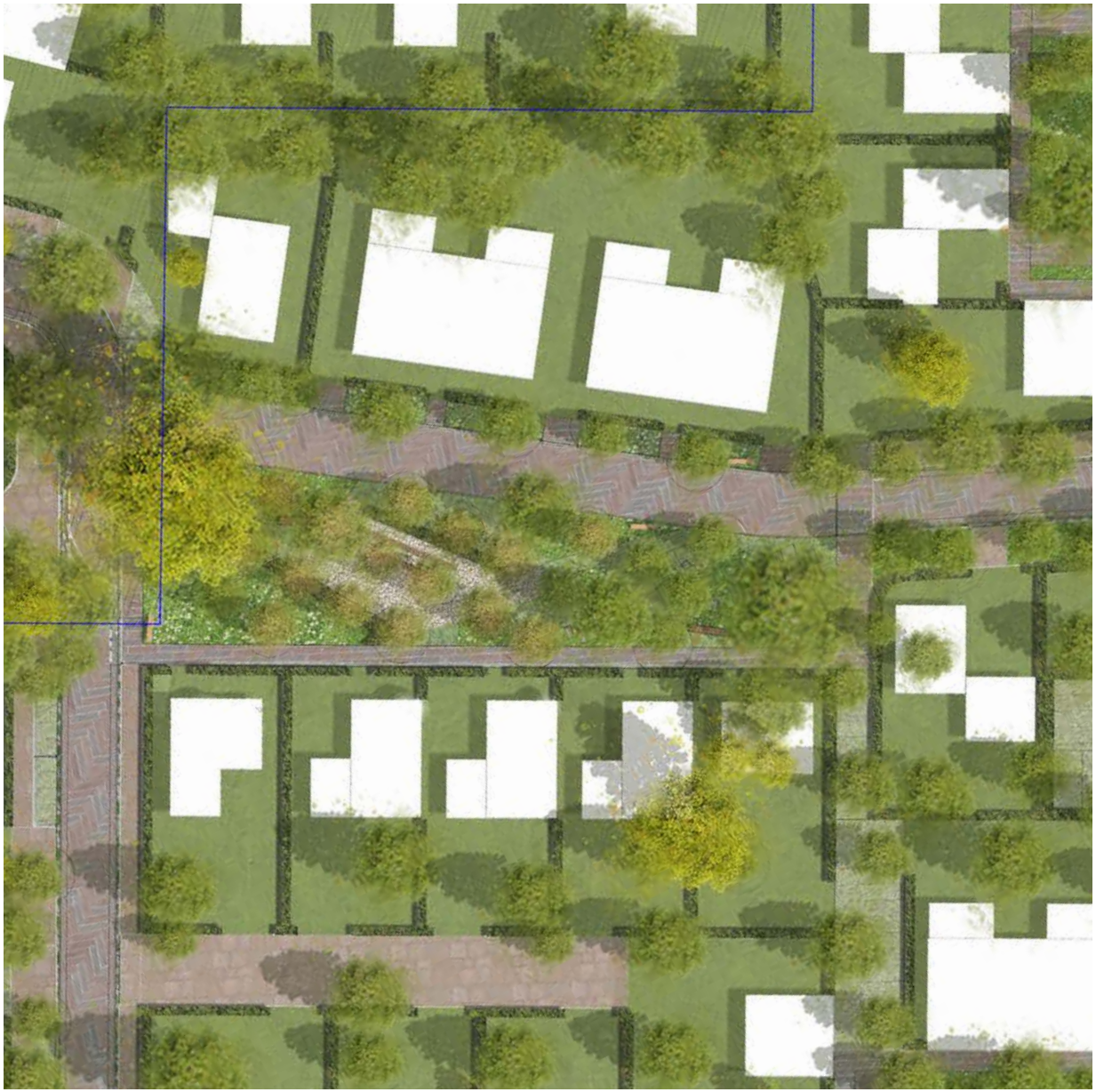
## 6.12 Orchard Park

The Orchard Park is the communal hub and the principal public space for the emerging community and will be its main focal space. The space has be designed for the community to gather for community events such as communal fruit harvesting or yoga classes. The park can also become a place for community enterprises. Fruiting and berrying trees and plants suitable for foraging can also be incorporated into the detailed planting proposals.

The Park provides a range of landscape features, including a Traditional Orchard with a Formal flowering orchard offering maximum flowering period using a variety of species. Ground cover of wildflower/annuals and mown grass paths. Animated two metres wide front gardens will form an active threshold for all homes facing the park.

A self-binding-gravel surface for year round use is proposed at the centre of the park providing a base for a feature picnic bench with integrated table top opening for herb growing and washing. The strategic location of this park and its slightly elevated position means it can benefit from the existing views to the wider landscape fields. These feature is celebrated by the proposals with the proposal of seating frames to take in the unique view.

1. Orchard Trees
2. Lawn Area
3. Wildflower Meadows
4. Precast concrete footpath
5. Clay Shared surface
6. Gravel surface
7. Concrete Plank stepping stones
8. Permeable Paving
9. Native Hedge
10. Boulders and Ornamental Plants
11. Community Picnic Table
12. Cube Seating
13. Sheltered Viewing Frame
14. Horizontal Timber Log
15. Cycle stand
16. Bike repair stand



Illustrative Plan of Orchard Park. Not to Scale

N

Key Orchard Species

Key species: Malus domestica, Prunus domestica, Prunus avium, Prunus insititia, Prunus persica , Pyrus communis, Pyrus 'Concorde', Juglans regia, Aesculus hippocastanum, Corylus avellana, Centaurea cyanus, Knautia arvensis, Leucanthemum vulgare, Crocus ssp., Narcissus pseudonarcissus.

## 6.13 Orchard Park Detailed Plan


Illustrative Plan of Orchard Park. Not to Scale

N

## 6.14 Orchard Park Section

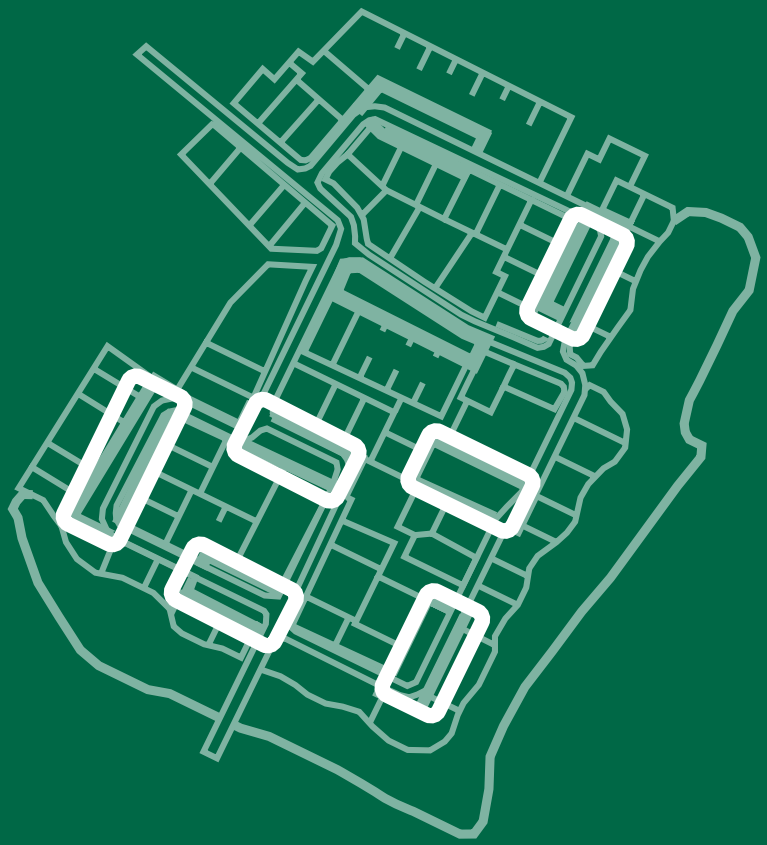

Location Plan

Self Build Homes | Private Front garden | Hedging to Private garden | Path | Wildlife attracting Ornamental Planting and cycle stands with communal tyre pump | Gravel path | Flexible gathering space and informal play area | Lane | Ornamental Planting | Hedging to Private areas | Private garden | Self Build Home

Illustrative Elevation- Orchard Park Section

## 6.15 Orchard Park Precedent Images

# Courtyards



## 6.16 Courtyard A

The courtyards will be attractive usable spaces for residents, which incorporate a range of activities including doorstep play, meeting and sitting areas, garden spaces with hard and soft landscape and biodiverse planting. The courtyards are catering for different age groups and activities incorporating children's playspace, areas for gatherings and quieter reading corners.

These yards are designed to maximise the visual and functional amenity for residents by creating active frontages by orientating doors and windows towards the courtyards. The courtyards are designed to be a distinct landscape from the lanes, as such the surface materials transition to elevate the courtyard, with a focus on pedestrians. The green spaces and the shared surface street are designed with children, pedestrians and cyclists first and vehicles last. Residents will be empowered to transform the courtyards with communal activities and features including greenhouses, potting sheds, picnic tables, benches, and play equipment.

In order to create an environment with a wildlife friendly and soft feel, the majority of the space is allocated to biodiverse soft landscape. The height of the groundcover plants will be restricted to a maximum of 0.9m so that they do not lend themselves to hiding and all tree canopies will be maintained at a height of above 2.4m so that pedestrians can have uninterrupted views beneath these and connect visually with their neighbours.

1. Existing Trees retained
2. Marginal Planting
3. Wildflower Meadows
4. Concrete block footpath
5. Clay Shared surface
6. Cycle stands
7. Native Hedge
8. Ornamental Plants
6. Horizontal Timber log
7. Cube Seating
8. Sheltered Viewing Frame
9. Timber decking platform adjacent to permanently wet pond

Illustrative Plan of Courtyard A. Not to Scale

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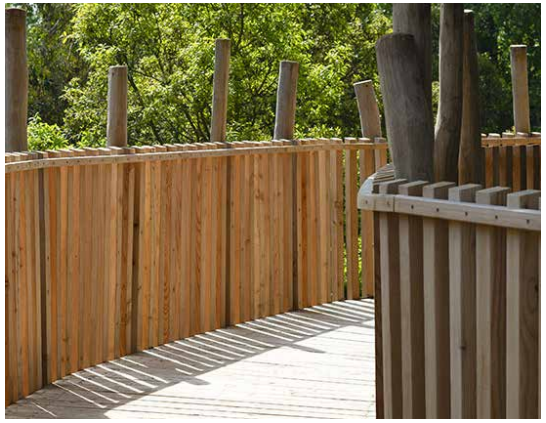
## 6.17 Courtyard A Detailed Plan


ILLUSTRATIVE Example of how the courtyard could be developed by Residents



## 6.18 Courtyard A Section


N Location Plan

Self Build Homes | Path | Breakout space with Timber decking, seating, ornamental planting and cycle stands | Rain garden | Lane | Planted edge | Path

Illustrative Elevation- Courtyard A Section

## 6.19 Courtyard B Section

1. Existing Trees retained
2. Marginal Planting
3. Wildflower Meadows
4. Concrete block footpath
5. Clay Shared surface
6. Cycle stands
7. Native Hedge
8. Boulders and Ornamental Plants
6. Horizontal Timber log
7. Play equipments
8. Sheltered Viewing Timber Frame
9. Grass crete concrte block paving
10. Timber decking platform adjacent to permanently wet pond

## 6.20 Courtyard B Detailed Plan

N

## 6.21 Courtyard B Section

N Location Plan


Illustrative Elevation- Courtyard B Section

## 6.22 Courtyard C

1. Marginal Planting
2. Wildflower Meadows
3. Concrete block footpath
4. Clay Shared surface
5. Cycle stands
6. Bike repair stand
7. Boulders and Ornamental Plants
8. Play equipments
9. Horizontal Timber log
10. Bespoke Modular seating
11. Sheltered Viewing Timber Frame

N

## 6.23 Courtyard C Detailed Plan

## 6.24 Courtyard C Section



Illustrative Elevation- Courtyard C Section

## 6.25 Courtyard D Section

N Location Plan

Self Build Homes | Path | Informal play area with ornamental planting | Rain garden | Pedestrian and cyclist friendly lane | Ornamental planting | Path | Hedges to private areas | Private garden

Illustrative Elevation- Courtyard D Section

## 6.26 Courtyard E

1. Existing Trees Retained
2. Meadow Grassland
3. Marginal Planting
4. Wildflower Meadows
5. Concrete block footpath
6. Clay Shared surface
7. Cycle stands
8. Native Hedge
9. Boulders and Ornamental Plants
10. Horizontal Timber log
11. Cube Seating
12. Sheltered Viewing Frame

N

## 6.27 Courtyard E Section

N

Location Plan


Illustrative Elevation- Courtyard E Section

## 6.28 Courtyard F

1. Existing Trees Retained
2. Meadow Grassland
3. Marginal Planting
4. Wildflower Meadows
5. Concrete block footpath
6. Clay Shared surface
7. Cycle stands
8. Native Hedge
9. Boulders and Ornamental Plants
10. Horizontal Timber log
11. Cube Seating
12. Sheltered Viewing Frame
13. Play equipments

N

## 6.29 Courtyard F Section


N Location Plan


Illustrative Elevation- Courtyard F Section

## 6.30 Courtyard G

1. Existing Trees Retained
2. Meadow Grassland
3. Marginal Planting
4. Wildflower Meadows
5. Concrete block footpath
6. Clay Shared surface
7. Cycle stands
8. Bike repair stand
9. Native Hedge
10. Boulders and Ornamental Plants
11. Horizontal Timber log
12. Cube Seating
13. Sheltered Viewing Frame

N

## 6.31 Courtyard G Section

N

Location Plan


Illustrative Elevation- Courtyard G Section

## 6.32 Courtyard Precedent Images






# Lanes

## 6.33 Lanes

The lanes are a key connecting device for the open spaces. Within the lanes the design approach was taken to minimise the width of the shared surface to 5 metres with a mixture of edge conditions, some with soft landscape verge and others with side walks and parking spaces. With the smaller lanes having no dedicated footpaths. Pedestrians, cyclists and vehicles must share the space.

The design approach of the lanes has been landscape led ensuring the pedestrian is the owner of the space and the vehicles traveling through a visitors  making the lanes suitable not only to accommodate circulation for all modes of transport but offering a place to play and socialise. The palette of materials emphasises this with the continued use of clay paving from the  courtyard demonstrating the importance of the space. The lane should be fit for children to play and cycle and for communities to feel comfortable and safe in. The edges of the space employ a permeable edge with grass inset paving creating a transition to the soft planting verges and trees. Carefully selected trees are dispersed on both side of the lanes.

1. Existing Trees Retained
2. Grass crete concrete block paving
3. Marginal Planting
4. Wildflower Meadows
5. Concrete block footpath
6. Clay Shared surface
7. Native Hedge
8. Boulders and Ornamental Plants
9. Boundary/hedge
10. Horizontal Timber log

Typical Plan of Lanes

N

## 6.34 Lanes Precedent Images


# Meadow

## 6.35 Meadow

Meadow Park- A naturalistic rich planting mosaic
The meadow park is a rich ecological asset for the emerging site with a large expanse of flowering meadows and a pond with a platform deck. The meadow park space provides a range of landscape features, including a well-established boundary of retained mature trees and a multifunctional open space with slight depressions in the landform to achieve Sustainable drainage as well as habitats for reptiles and other wildlife. This will allow the residents to engaging sensitively with interpretation boards to explain the science behind the space becoming a steppingstone for people to wildlife creating a truly unique recreational and ecological resource.

The planting approach for the meadow park has been designed alongside the project ecologist makes it possible to introduce a range of habitats including:
- species rich grasslands and flowering meadows
- wetland and wet woodland
- aquatic and marginal planting
- mixed species hedgerows

1. Existing Trees Retained
2. Permanently Wet Pond
3. Marginal Planting
4. Meadow Grassland
5. Timber decking platform adjacent to permanently wet pond
6. Horizontal Timber log

N

## 6.36 Meadows Section

N

Location Plan


Illustrative Elevation- Meadows Section

## 6.37 SuDS Pond region

Meadow Park Pond
This north eastern area is topographically the lowest area of Orchard Farm. By utilising the area for nutrient neutrality and sustainable urban drainage presents the opportunity to further promote water as a key asset with the proposal of a permanently wet pond. The pond provides a different character area within the Meadow park giving the opportunity for residents and visitors to engage with water. Water will be incorporated as an inherent part of placemaking, to create a distinct identity and offer diverse educational opportunities along an interpretation deck trail with integrate seating facing the water.

The pond is designed to collect surface rainwater run-off from the park, providing a degree of attenuation. The pond will have a body of permanent water while allowing for additional storage capacity. Besides the initial environmental benefits, the pond will also have both ecological and amenity value, providing habitat opportunities for wildlife. Which can accommodate a range of wetland habitats including wet woodland, reed-beds and aquatic marginal and emergent species.

The decking platform has been designed to provide a focal point at the water's edge. The decking platform creates an opportunity to get closer to water, aquatic planting and wildlife habitats. It provides a vantage point over the water which can be used for activities such as pond dipping.
The deck is proposed to have a upper and lower level deck with seating steps and ramped access for wheelchair users to also have access to look over the water.

1. Existing Trees Retained
2. Permanently Wet Pond
3. Marginal Planting
4. Meadow Grassland
5. Timber decking platform adjacent to permanently wet pond
6. Horizontal Timber log

Deck interpretation trail

## 6.38 SuDS Pond Region Section

N Location Plan


Illustrative Elevation- SUDS Pond Region Section

## 6.39 Meadow/Pond Region Precedent Images






# Site Wide Landscape Strategies

## 6.40 Ecology and Sustainability

The landscape had been developed with the project ecologist with a focus on achieving high quality landscape proposals with a Biodiversity net gain.

To achieve these goals for the Site, the landscape design will follow the principles below:

- Considering from the outset of the design process how the landscape will be managed and maintained in the long term.
- Creating places that are inherently flexible by taking account of the future impacts of climate change and adaptation measures that may need to be retrofitted.
- Considering the implementation of water management and recycling schemes.
- Specifying landscape materials with recycled content wherever possible and of an equivalent quality.

Ecological Enhancements
In line with the above principles, a number of ecological enhancements are proposed. These include:

- Plans for the development area including the wildlife area are provided.
- Tree species recommended for the site are to be sourced locally and are therefore in
- keeping with the local ecology.
- Native species-rich (5 or more species) hedging is planned for the public areas of the site to provide nesting potential for local birds and foraging for birds, invertebrates and bats.
- A species-rich grassland wildlife area is planned to increase biodiversity for the site, with a mosaic for bramble scrub to provide habitat for reptiles and amphibians.
- A traditional orchard is planned within the development to provide biodiversity enhancement as well as amenity area.
- Verges within the development will be species-rich and managed to maintain biodiversity.
- The margin of the main SUDs on site is to be planted with water plants to increase biodiversity and provide potential habitat for grass snake, amphibians and invertebrates.
- Logs from trees will be used to create log piles and hibernacula within the wildlife area to provide refugia and hibernacula for amphibians and reptiles and refugia for invertebrates.
- Bat boxes will be placed on mature trees within the site boundary, at a height of at least three metres above ground level. Bat boxes will also be incorporated into new builds adjacent the wildlife area.
- Bird boxes suitable for swift and/or house sparrows be fitted to the new builds, and boxes suitable for starling or thrush fitted to mature trees within the site boundary.

Example of insect box


Example of Bird Box

Example of Hibernacula in grassland areas to provide shelter for reptiles

## 6.41 Planting and Ecology

Planting plays a central role in defining the character of the Orchard Farm. The planting species selected aim provide to unite the different characters across the landscape and establish a wilder and ecological landscape rather than a manicured approach. It focuses on the recreation of natural habitats and exclusively uses native plant species.

The planting has been developed based on the following principles:
• Creating a rich mosaic of habitats to proliferate.
• Provide year-round visual interest.
• Select species with high wildlife and insect value as well as providing a degree of connectivity between natural habitats avoiding habitat fragmentation and isolation
• Specify a variety of species to increase biodiversity in relationship to the site's unique existing condition.
• Ensure the planting does not undermine a safe environment for all users.
• Sustainable planting approach to provide soft planting that is not only decorative but also plays an active part in climate change mitigation, habitat creation, Sustainable Urban Drainage Strategy (SUDS) system, and place-making.
• Minimise the need for maintenance whenever possible.

The planting characters are as follows:
• Orchard planting: traditional orchard planting. Grassland within the orchard will be planted with species rich grasses.

• Meadow/Wildlife planting: species rich meadow flower mix to provide flowering plants for pollinators and butterflies. The grassland meadow wildlife area is to be planted with a mosaic of scrub and ruderal to provide suitable foraging habitat for reptiles, and any other wildlife in the area. Bramble and tall ruderals such as common nettle is already on the site, and will be retained where possible within the wildlife area

• SuDs marginal planting: Planting of a large number of wetland species within the margins of this SUDs to improve value for wildlife and increase biodiversity net gain. Native species are recommended as they are generally non-invasive and are better suited to the local climate.

• Reedbeds: pond planting for the permanently wet pond

• Lawn: There are minimal lawn areas will be combined with bulb planting to add seasonal interest, reveal geometries and accentuate landforms.

• Courtyard planting: Lower scale areas with single species will create a mosaic of low planting. Mixing edible, perennials and shrubs. The proposed planting acts as a starting point for the community to engage with the planting areas.

• Hedges: Species rich Hedges are proposed along plot frontages along courtyards, and lanes

## 1.42 Planting Palette

### Orchard Planting


.Traditional orchard species underplanted with species rich grassland

:Key species include
Malus domestica 'Discovery' - Apple
Malus domestica 'Egremont Russet'- Apple
Prunus domestica 'Victoria'- Plum
Prunus domestica 'Oullins Gage' - Plum
Prunus avium 'Early Rivers' - Cherry
Prunus avium 'Bradbourne Black'- Cherry
Pyrus communis 'Conference' - Pear
Corylus maxima 'Kentish Cob' - Cobnut
Corylus avellana 'Cosford' - Cobnut

### Meadow/Wildlife area


.Wildflowers ٪٢٠ Grasses ٪٨٠ .Native lowland neutral species rich grassland

:Key species include
Cynosurus cristatus – Crested Dogstail
Festuca rubra – Red Fescue
Plantago lanceolata – Ribwort Plantain
Rhiananthus minor – Yellow Rattle
Centaurea nigra – Common Knapweed
Achilla millefolium – Yarrow

### SuDs Marginal and Pond Planting


Wetland species within the margins of this SUDs to improve value for wildlife and increase biodiversity net gain.

:Key species include
Carex divulsa ssp divulsa – Grey Sedge
Carex pendula – Pendulous Sedge
Filipendula ulmaria – Meadowsweet
Iris pseudacorus – Yellow Iris
Silene flos-cuculi – Ragged Robin
(Deschampsia cespitosa – Tufted Hair-grass (w
Briza media – Quaking Grass
Salix purpurea - Purple Willow
Juncus effusus - Soft rush

### Scrub and Ruderal


.Bramble and tall ruderals such as common nettle

:Key species include
Chamaenerion angustifolium - Rosebay willow herb
,Rubus fruticosus - Bramble
Urtica dioica - Common nettle
Convolvulus arvensis - Field Bindweed
,Phalaris arundinacea - Reed Canary grass
Senecio jacobaea - Ragwort
Arctium lapp - Burdock
Rumex obtusifolius - Dock
Crataegus monogyna - Hawthorn

### Courtyard Planting


.Naturalistic perennial planting provides year round interest planted in bold drifts

:Key species include
Salvia nemorosa 'Caradonna' - Woodland Sage
Euphorbia characias - Spurge
Bistorta amplexicaulis 'Firetail' - Bistort
Stipa calamagrostis - Rough feather grass
Lychnis coronaria - Rose campion
Leucanthemum × superbum - Shasta daisy
Brachyglottis 'Sunshine' - Brachyglottis

### Hedges


Rosa Canina


Crataegus Monogyna


Clematis Vitalba


Prunus Spinosa


Fagus Sylvatica


Ilex aquifolium


Acer campestre


Corylus avellana

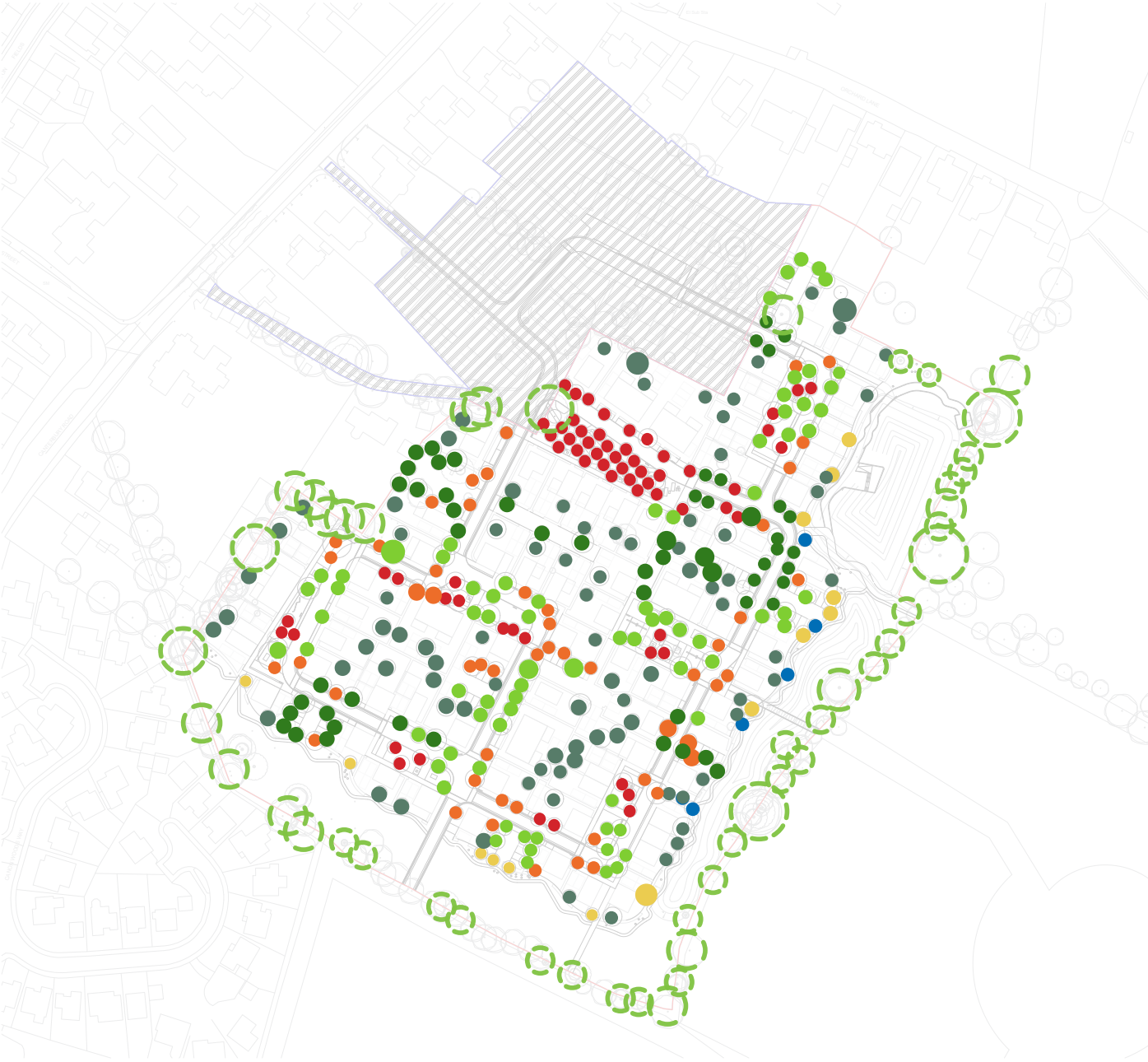
*Example species that could be included in planting mixes*

## 6.43 Tree Strategy

The tree selection for the Orchard Park is inspired by its Orchard history. In addition the tree species selected aim to define different characters across the park and have been selected based on the following principles:
• Supplement existing trees will be supplemented with new planting to create an mature landscape
• Provide visual interest throughout the year.
• Fruiting species for an active edible landscape.
• Help spatially define spaces.
• Act as markers to way finding within the park and help define entrances.
• Improve local biodiversity, Species selected for their wildlife value and suitability to the residential environment.
• Tree species recommended for the site should be sourced locally and are therefore in keeping with the local
Ecology.

The trees along the lanes and courtyards where required will be planted into tree pits with underground soil cells to provide the trees with adequate rooting volumes where necessary.

Proposed trees will have the following characteristics:
• Lane Trees: Medium to large trees with a narrow canopy, selected to provide structure and scale and functionality with vehicular movement. Canopy height: 2.4m.
• Courtyard Trees : Small to medium scale ornamental trees selected for seasonality, colour and leaf.
• Fruiting and Flowering Trees: Flowering and fruiting species for ornamental colour and edible uses.
• Wet Woodland Trees: Medium scale native trees selected for their ability to cope with the seasonally wet conditions.
• Meadow Edge Trees: Large to medium scale native tree selection to complement the existing mature tree framework
• Feature Trees:
• Plot delivered Trees:



## 6.44 Tree Palette

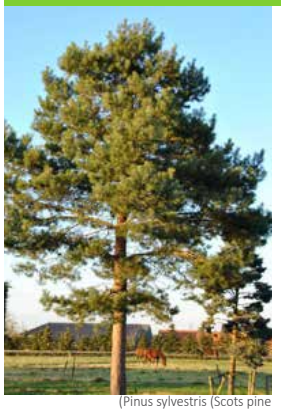
### Lane Trees


(Tilia cordata 'Greenspire' ( Small-leaved lime


('Prunus padus 'Albertii' (Wild Cherry 'Albertii


(Carpinus betulus 'Frans Fontaine' (Hornbeam

### Courtyard Trees


(Pinus sylvestris (Scots pine


(Betula pendula (Silver Birch


(Prunus avium (Bird Cherry

### Fruiting and Flowering Trees


(Prunus avium (Wild cherry


Prunus avium 'Early Rivers' (Cherry 'Early ('Rivers


('Malus domestica 'Discovery' (Apple 'Discovery

### Wet Woodland Trees


(Alnus glutinosa (Common alder


(Salix caprea (Goat willow


(Betula pubescens (Downy birch

### Meadow Edge Trees


(Acer campestre (Field maple


(Quercus robur (Common oak


(Carpinus betulus (Hornbeam

### Feature Trees


(Quercus palustris (Pin Oak


Liquidambar styraciflua ('Worplesdon'(Liquidambar

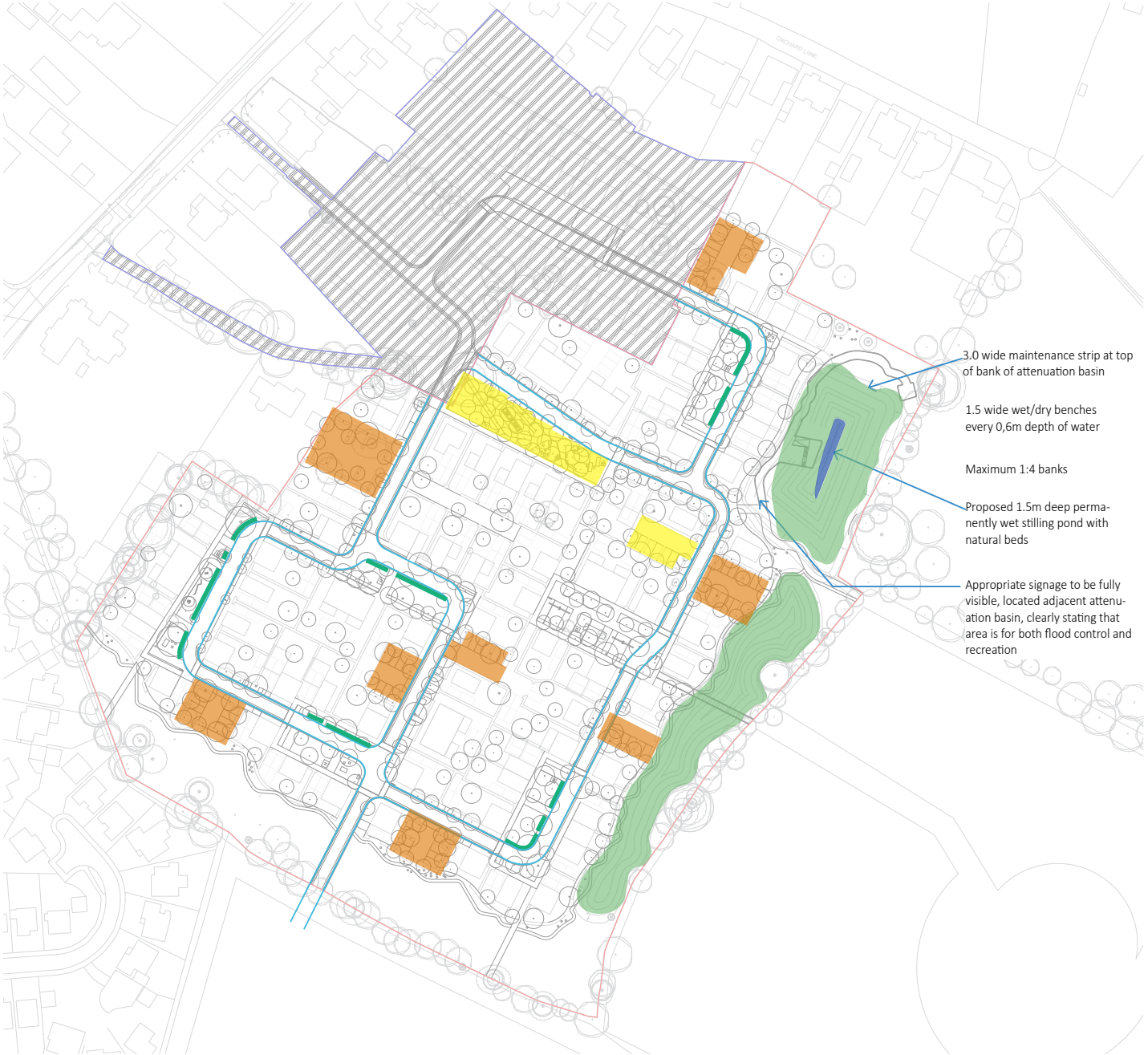

(Acer platanoides 'Olmsetad' ('Norway I

## 6.45 SUDS Strategy

The proposals are committed to enhancing the ecological value of Orchard Farm through a green infrastructure network of lanes and courtyards communal gardens linked by tree lined streets. A wide number of strategies will combine to create a neighbourhood that both promotes biodiversity and provides amenity value. These include Landscape, Climate Change Adaption, Sustainability and Water Sensitive Urban Design. The aim is for the development to achieve a biodiversity net gain.

Tree and plant species will be selected to attract flora and fauna specific to the region in order to enhance the local ecological resource with specific emphasis on local BAP species.

Measures to maximise biodiversity will include planting of native and wildlife attracting species to provide nectar and food for invertebrates, butterflies and birds. Bird and bat boxes will be designed into the buildings in appropriate locations to be determined by the ecologist.



## 6.46 Play Vision

Orchard Farm aims to be a place that is safe, welcoming, exciting, and enriching to children as well as adults. The landscape design recognises the need of different users in public space including children, young people and older people's need and wish for play, leisure and recreation, embodying a sense of adventure and encouraging exploration and engagement with the landscape.

Subtle playful, and artistic interpretative features will be threaded throughout the Orchard Park, Meadow park and Courtyard areas with these elements being shaped around the theme of the Orchard, for example incorporating ladders, buckets and spades as well as incidental features that encourage children to play and exercise.

Carefully selected play equipment, facilities and non-prescriptive features such as changes of level, hard and soft landscaping, and other landscape features will create a playful environment that merges into the wider open space, encouraging a wide range of play activities while also allowing the space to be enjoyed by adults.

Equipment for all ages:
0-5 play 5-11 play
Informal play for 0-5 yrs.
Open flowering lawn area
Tree trunks and logs, Rocks
Fibre glass boulder
Tree trunks and logs
Rocks/boulders
Trail
Stepping stones

Spaces for Girls (Make Space for Girls campaign):
Picnic area
Social seating areas
Sheltered seating areas
Stages
Elevated seating opportunities
Circular paths
Gym bars

## 6.47 Furniture Palette

Street furniture is an important element in contributing to a sense of place including benches, litter bins, street lighting, cycle racks and play equipment. The selection of street furniture has been considered in a comprehensive manner to ensure a common language of elements and strong character is maintained across the landscape and to complement the site wide palette of materials. The proposed furniture is robust and suitable for this environment as well as easy to maintain and replace.

A varied selection of seating is proposed to provide a range of environments from individual spaces to group and congregational areas. Benches selected provide both backrest and armrests which is a key consideration for less able users. The height of benches specified across the park are 450mm, advice and guidance received suggests that this is an optimum height for a range of users.

The varied furniture across the landscape provides a range of seating depths which research suggests is an important factor to consider for elderly users with varying abilities.

**F1** Timber decking platform adjacent to permanently wet pond

**F2** Individual seat, 'Rough&Ready Cubes'

**F2** Picnic Sets 'Solid' table

**F3** Bespoke Picnic Table

**F2** Picnic Sets 'Solid' seat

**F4** Litter bin

## 6.48 Furniture Palette

Street furniture is an important element in contributing to a sense of place including benches, litter bins, street lighting, cycle racks and play equipment. The selection of street furniture has been considered in a comprehensive manner to ensure a common language of elements and strong character is maintained across the landscape and to complement the site wide palette of materials. The proposed furniture is robust and suitable for this environment as well as easy to maintain and replace.

A varied selection of seating is proposed to provide a range of environments from individual spaces to group and congregational areas. Benches selected provide both backrest and armrests which is a key consideration for less able users. The height of benches specified across the park are 450mm, advice and guidance received suggests that this is an optimum height for a range of users.

The varied furniture across the landscape provides a range of seating depths which research suggests is an important factor to consider for elderly users with varying abilities.

**F5 Steel and timber viewing portal frame structure**

**F10** Reclaimed large timber logs, laid on soil/ planted areas

**F7** Horizontal timber log to deter car parking

**F11** Public bike repair stand with pump

**F9** Bike Parking 'Rough&Ready'

**F12** Removable timber bollards

## 6.49 Hard Material Strategy

The hard landscape materials palette has been selected to provide identity and legibility across the variety of spaces in the Orchard Farm.

A limited palette of materials will be used, with the aim to create a cohesive, coordinated palette of hard landscape materials which are easy to use and maintain.

Materials used for the Park will see a continuation of the hard landscape from Phase 1 project. Clay pavers will be the predominant material for the courtyards, lanes and Orchard Park, aiding legibility, orientation and elevating the sense of pedestrian priority in these spaces. Pre cast concrete paving in a similar colour and texture will being used to provide a subtle contrast and add hierarchy to the spaces as this will be the predominant material for dedicated footpaths, particularly along the primary access route. Additional surface materials include self-binding gravel to the Orchard Park and courtyards with Timber becoming a element that will also tie much of the spaces together including its use in the interpretation trail and platform deck to the pond, as well as the majority of the play equipment and benches.

Parallel parking bays and courts are kept green with the use of linear grasscrete pavers giving the green streets a natural and softer appearance. The colour of these grass Crete pavers will be a colour to match the clay and concrete paving and feature kerbs will granite and textured concrete

**H1** Dutch brick paviour "Incana Waterstruck WF'

**H4** Block paving 'Hydro Lineo 40'

**H2** Clay brick pavers - Permeable

**H4** Block paving 'Hydro Lineo 0'

**H3** 'Tegula' Concrete Sett Paving

**H5** Stepping stone paving

## 6.50 Hard Material Strategy

**H6** Timber deck

**H13** Upstand concrete kerb

**H7** Cedec gravel

**H14** Dutch brick paviour “Mastiek Waterstruck WF’

**H12** Flush concrete kerb

**H15** Granite kerb ‘Midnight Black’

## 6.51 Hard Material Strategy

**H16** Conservation X Edging

## 1.53 Placemaking


**P3 Interpretation Board**

**P2 Gateway/Route Marker**

PART 2:

# PHASE 1 DESIGN & ACCESS STATEMENT

# 7 Self-Build Planning Approval Process

Before setting out the details of the Phase 1 scheme it is important to first explain how Self-Build will be delivered at Orchard Farm, within the context of the regulations and procedure which define the UK planning systems.

The principle of development for the site has already been established by virtue of Outline Planning Permission 19/00834/AS. This Application is seeking approval of **all** the Reserved Matters defined under Condition 1 of 19/00834/AS namely: Layout, Scale, Landscaping, Internal Access Arrangements and Appearance.

## 7.1 PLOT PASSPORT

The Plot Passport is critical planning tool in relation to the Self-Build process. Each plot has its own individual Plot Passport and defines in detail the parameters and specific planning guidelines. The Orchard Farm Plot Passport address the following matters:

- Plot Area
- Building Footprint (Maximum)
- Building Height (Maximum)
- Gross External Area (Maximum)
- Net Internal Area (Maximum)
- Building Line
- Roof Orientation
- Parking Spaces

The Plot Passport provides detailed, specific design parameters in respect of each plot. The Plot Passport thereby provide details pursuant to Scale, Landscape and Appearance sufficient to secure approval of these Reserved Matters.

## 7.2 FURTHER CONDITIONAL APPROVALS

Given that detailed plans and elevations of the individual houses are not provided at this stage, these details will need to be submitted by the plot holders once they have designed their homes, in accordance with the approved Plot Passport.

These details will be subject to a further approval by the Local Planning Authority by way of a planning condition, which will specifically require submission of plans and elevations to demonstrate compliance with the Masterplan and Plot Passport, in all respects.

Schedule 2 of the Local Development Order (see planning statement), which granted planning permission for Graven Hill, Bicester includes a number of appropriate templates for such conditions (see planning statement).

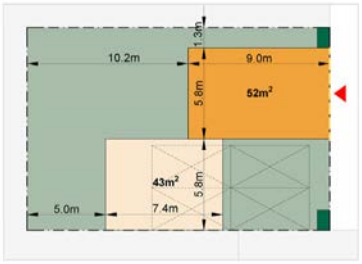
# Plotpassport OFK1.13

## Orchard Farm, Kennington

Orchard Farm

Version: 02-02-2023

| | |
|---|---|
| **Type** | Detached House |
| **Total Plot Area** | 248m2 |
| **Footprint** | 52m2 (GEA) * |
| | 43m2 (GEA) |
| **Max floor area** | 159m2 (GIA) ** |





**Planning Regulations:**

1. A maximum of one dwelling can be built on the plot within the two-storey zone (orange) and the one-storey zone (yellow).
2. The front wall is located along the building line (yellow and black dashed line) and the height of its eaves is at least 3.0 metres.
3. The building in the two-storey zone has a pitched roof at between 40o and 70o. The ridge and the eaves of the roof are orientated parallel to the front wall. The height of the ridge and the eaves can be up to 11.0 and 6.0 metres respectively.
4. The building in the one-storey zone has a pitched roof and/or a flat roof. The height of the ridge and eaves of the pitched roof can be up to 5.5 and 2.5 metres respectively. The height of the flat roof can be up to 4.0 metres.
5. Up to 40% of the surface of the pitched roof can be used for a dormer, a skylight or a raised gable end dormer.
6. The plot is provided with at least two parking spaces and, if the home has four or more bedrooms, one extra parking space needs to be added.
7. External walls are clad in any of the following in any combination; red brick, any colour (including natural) timber horizontal weatherboard or vertical timber board cladding, exposed half-timber framing with solid infill panels, or metal profile sheets. Alternatively, up to 40% of any external walls can be clad in white render.
8. Pitched roofs are clad in any of the following in any combination; plain clay tiles, thatch, standing seam zinc, or metal profile sheets. Integrated solar panels can be installed in any roof pitch.
9. External windows and doors are made from timber, metal, or a combination of both.
10. The front wall facing the courtyard contains at least 35% openings including the front door and other doors, windows, Juliet balconies, etc.
11. On the plot the buyer will plant and maintain at least one tree. On the plot boundary with the yard – where there is no building – the buyer will plant and maintain a hedge no higher than 1.0 meter.
12. Refuse bins are stored within the plot not visible from adjacent public spaces.

* GEA = Gross External Area (ground floor)
** GIA = Gross Internal Area (all floors of entire building area) both defined by HM Valuation Office Agency

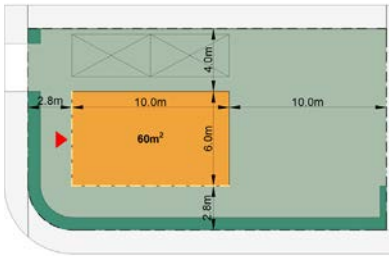
# Plotpassport OFK1.24

## Orchard Farm, Kennington

Orchard Farm

Version: 02-02-2023

| | |
|---|---|
| **Type** | Detached House |
| **Total Plot Area** | 290m2 |
| **Footprint** | 60m2 (GEA) * |
| **Max floor area** | 132m2 (GIA) ** |





**Planning Regulations:**

1. A maximum of one dwelling can be built on the plot within the two-storey zone (orange).
2. The front wall is located along the building line (yellow and black dashed line) and the height of its eaves is at least 3.0 metres.
3. The building has a pitched roof at between 40o and 70o. The ridge and the eaves are orientated perpendicular to the front wall. The height of the ridge and the eaves can be up to 11.0 and 6.0 metres respectively.
4. Up to 40% of the surface of the pitched roof can be used for a dormer, a skylight or a raised gable end dormer.
5. The plot is provided with at least two tandem parking spaces and, if the home has four or more bedrooms, one extra parking space needs to be added.
6. External walls are clad in any of the following in any combination; red brick, any colour (including natural) timber horizontal weatherboard or vertical timber board cladding, exposed half-timber framing with solid infill panels, or metal profile sheets. Alternatively, up to 40% of any external walls can be clad in white render.
7. Pitched roofs are clad in any of the following in any combination; plain clay tiles, thatch, standing seam zinc, or metal profile sheets. Integrated solar panels can be installed in any roof pitch.
8. External windows and doors are made from timber, metal, or a combination of both
9. The front wall facing the lane contains at least 35% openings including the front door and other doors, windows, Juliet balconies, etc.
10. On the plot the buyer will plant and maintain at least one tree. On the plot boundary with the lane and with the neighbour's plot (up to the front façade) the buyer will plant and maintain a hedge no
11. Refuse bins are stored within the plot not visible from adjacent public spaces.

* GEA = Gross External Area (ground floor)
** GIA = Gross Internal Area (all floors of entire building area) both defined by HM Valuation Office Agency

# 8. Phase 1 Scheme

The Phase 1 scheme has been prepared within the context of the site wide Masterplan. Thereby the masterplan design rational and justification which has been set out in the proceeding section is inherent to the Phase 1 detailed proposed scheme. The following explains how the Masterplan principles have been realised in detail.


ILLUSTRATIVE MASTERPLAN
CANTERBURY ROAD
ORCHARD LANE
Site Boundary

## 8.1 LAYOUT

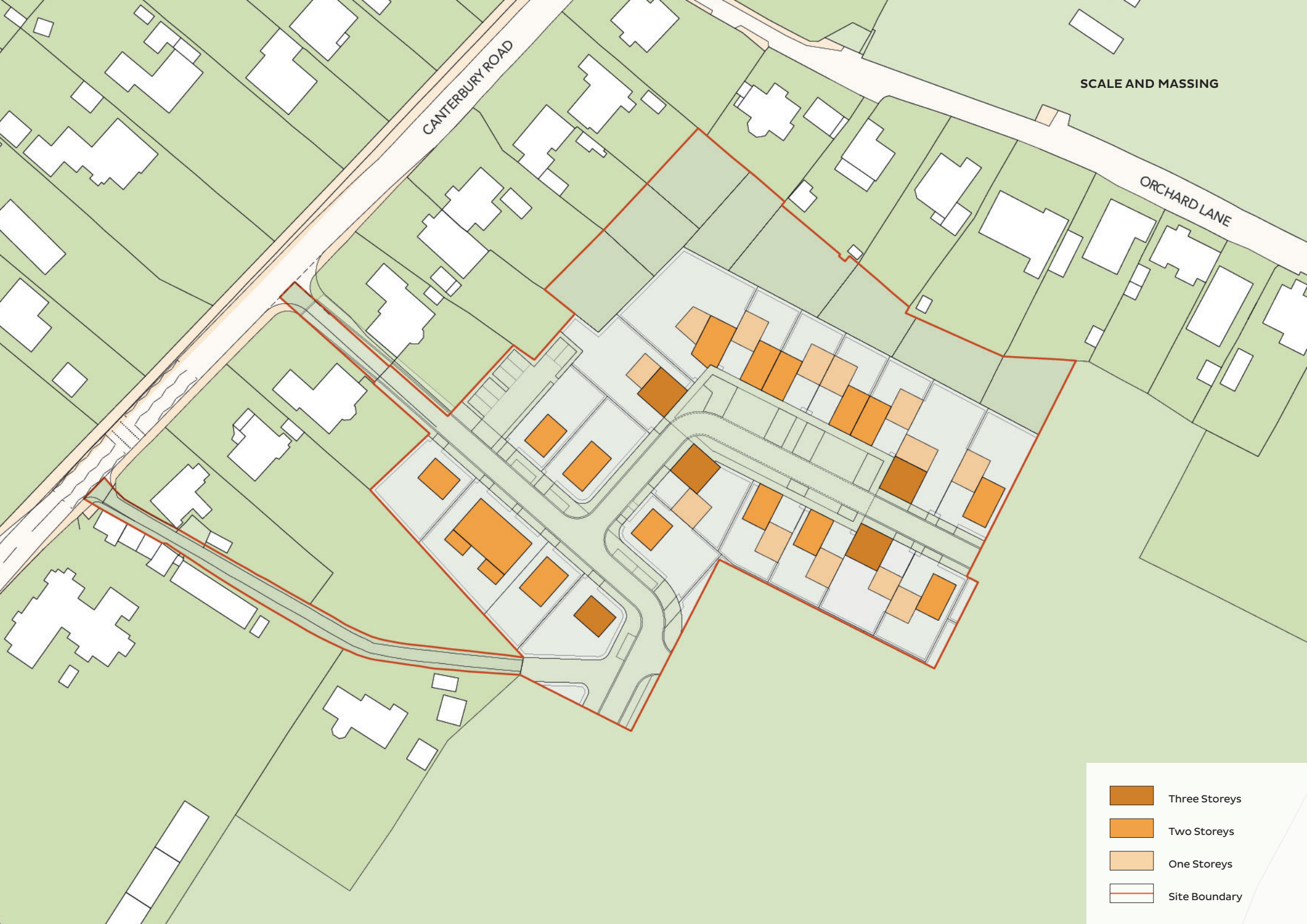
Phase 1 layout comprises a section of a lane which runs from the site access along a short section of lane leading to a courtyard, follo wed by a short section of lane which will connect to the next phase of development. The design principles outlined in Section 4.5 have been applied to the form and detailed design of these spaces.


LAYOUT
ORCHARD LANE
Main Building
Subsidiary Building
Lanes
Lanes meadow grass
Pavement
Green space yard
Parking spaces
Site Boundary

## 8.2 SCALE AND MASSING

The Phase 1 development will comprise a mix of one, two and two plus roof with some three storey at key locations within the landscape, which reflects the prevalent domestic scale within the immediate vicinity of the site. The eaves heights for the proposed buildings would vary between 3m and 6m and ridge heights would vary between 8.5m and 12m.

The height parameters for each plot are defined through the Site Layout Drawing and the accompanying plot passports. These documents define the maximum height that will be allowed within specified development zones within each plot. Some plots have two different height zones (e.g. single storey zone and two storey zone).


SCALE AND MASSING
CANTERBURY ROAD
ORCHARD LANE
Three Storeys
Two Storeys
One Storeys
Site Boundary

## 8.3 LAND USE AND AMOUNT

The scheme will deliver residential development within Use Class C3 only. It is our intention that the proposed residential development will be delivered as 'Self-Build plots'.

## 8.4 MIX AND TENURE

The scheme will comprise a mix of plot size allowing for different size dwellings to be built, see schedule of accommodation.

In accordance with the S106 Agreement the scheme will provide seven affordable dwellings comprising five shared ownership and 2 affordable rent. See details of unit sizes in the schedule of accommodation.

Orchard Farm

Phase 1 Accommodation Schedule

| Plot No. | Tenure | Plot Area | Max Footprint | Max GIA | Max Bedrooms (NDSS) |
|---|---|---|---|---|---|
| 1 | OM | 292 | 45 | 97 | 3b4p |
| 2 | SO | 101 | 89 | 70 | 2b4p |
| 3 | SO | 101 | 89 | 70 | 2b4p |
| 4 | SO | 101 | 89 | 70 | 2b4p |
| 5 | SO | 101 | 89 | 70 | 2b4p |
| 6 | SO | 101 | 89 | 70 | 2b4p |
| 7 | AR | 101 | 61 | 54 | 1b2p |
| 8 | AR | 101 | 61 | 54 | 1b2p |
| 9 | OM | 287 | 45 | 112 | 4b6p |
| 10 | OM | 275 | 45 | 102 | 3b5p |
| 11 | OM | 285 | 65 | 204 | 6b8p |
| 12 | OM | 253 | 52 | 159 | 6b8p |
| 13 | OM | 248 | 52 | 159 | 6b8p |
| 14 | OM | 300 | 65 | 176 | 6b8p |
| 15 | OM | 286 | 52 | 125 | 5b7p |
| 16 | OM | 351 | 58 | 160 | 6b8p |
| 17 | OM | 383 | 65 | 209 | 6b8p |
| 18 | OM | 226 | 54 | 158 | 6b8p |
| 19 | OM | 228 | 54 | 158 | 6b8p |
| 20 | OM | 233 | 54 | 158 | 6b8p |
| 21 | OM | 233 | 54 | 158 | 6b8p |
| 22 | OM | 531 | 68 | 183 | 6b8p |
| 23 | OM | 403 | 65 | 197 | 6b8p |
| 24 | OM | 290 | 60 | 132 | 5b7p |
| 25 | OM | 249 | 46 | 110 | 4b5p |
| | **TOTAL** | **6,060** | **1,566** | **3,217** | |


CANTERBURY ROAD
ORCHARD LANE
TENTURE
Affordable Rent
Shared Ownership
Private Ownership
Site Boundary

## 8.5 MOVEMENT AND ACCESS

Phase 1 street hierarchy comprises a section of a lane which runs from the site access leading to an internal 't' junction which leads to a courtyard, followed by a short section of lane which will connect to the next phase of development.

**Parking**

The layout demonstrates that compliance with the parking standards can be achieved across the entire site. The scheme provides a total of 68 parking spaces with:

53 provided as on plot allocated spaces
15 provides as unallocated spaces in parking courts
Unallocated spaces include required 5 visitor spaces

The Plot Passports stipulate the parking required on each plot (in addition to parking provided in the parking courts) and this document (specifically the Masterplan) provides further detail regarding parking so that the council can be certain that their parking standards will be met. This notwithstanding full details of parking on each plot can be secured through condition requiring submission of such details (see paragraphs below under Self-Build Planning Approval Process.


MOVEMENT AND ACCESS
CANTERBURY ROAD
ORCHARD LANE
Primary Routes
Secondary Routes
Primary Walking and Cycling Routes
Secondary Walking Routes
Site Boundary


CANTERBURY ROAD
ORCHARD LANE
PARKING
Primary Routes
Site Boundary
Secondary Routes
Unallocated Parking Spaces
Allocated Parking Spaces

## 8.6 ECOLOGY AND HABITAT

The Phase 1 scheme incorporates a comprehensive strategy for the ecological mitigation and biodiversity enhancement to be delivered through the proposed landscaping in the courtyard and the lanes, as well as specific requirements for the on-plot landscaping and ecology mitigation. The following ecology mitigation measure and biodiversity enhancements will be delivered within Phase 1:

- Tree species recommended for the site are to be sourced locally and are therefore in keeping with the local ecology.
- Native species-rich (5 or more species) hedging is planned for the public areas of the site to provide nesting potential for local birds and foraging for birds, invertebrates and bats.
- Verges within the development will be species-rich and managed to maintain biodiversity.
- Bat boxes will be placed on mature trees within the site boundary, at a height of at least three metres above ground level. Bat boxes will also be incorporated into new builds adjacent the wildlife area.
- Bird boxes suitable for swift and/or house sparrows be fitted to the new builds, and boxes suitable for starling or thrush fitted to mature trees within the site boundary.

In addition, as part of the Phase 1 scheme the 'wildlife area' along the site boundary will be delivered in the proposed meadow area. This will comprise:

- A species-rich grassland wildlife area is planned to increase biodiversity for the site, with a mosaic for bramble scrub to provide habitat for reptiles and amphibians.
- The margin of the main SUDs on site is to be planted with water plants to increase biodiversity and provide potential habitat for grass snake, amphibians and invertebrates.
- Logs from trees will be used to create log piles and hibernacula within the wildlife area to provide refugia and hibernacula for amphibians and reptiles and refugia for invertebrates.

This will be delivered after the attenuation basins have been formed.

## 8.7 DRAINAGE

As noted in Section 5 a Site wide drainage sustainable surface water drainage strategy has been prepared for the site. The Phase 1 scheme will be supported by the first phase of the surface water strategy.

Surface water from the Phase 1 site will be directed towards the existing ditch which runs along the eastern boundary of the site. It is important to note that surface water from the site already drains into this ditch.

Surface water will be subject to two levels of treatment on route to the existing ditch, this includes areas of permeable paving. Surface water will be held in an attenuation basin and released at greenfield run-off rates. The surface water drainage scheme has been designed to work with the sites existing topography, with attenuation basins positioned at the lowest point of the site, along the eastern edge of the site, adjacent to the existing ditch.

The surface water drainage strategy thereby ensures that the scheme does not increase the risk of flooding on-site or offsite and achieves best practice in terms of surface water quality.

## 8.8 NUTRIENT NEUTRALITY

Stodmarsh is located approximately 21km to the northwest of the Phase 1 of the Proposed Development downstream within the Stour Catchment. There is evidence of poor water quality (high levels of Total Phosphorus and Total Nitrogen) within Stodmarsh which is adversely affecting the qualifying features of the designations. To avoid adding to the existing problem, Phase 1 of the Proposed Development has been designed to prevent further Total Phosphorus and/or Total Nitrogen being released into the Great Stour or Stodmarsh as a result of construction and/or operation of Phase 1 of the Proposed Development through the production and implementation of the following measures, which will be secured through planning conditions:

- Construction Environmental Management Plan which includes best practice methods for protecting the environment during construction;
- Landscape Plan and Ecology and Landscape Management Plan to provide a framework for mitigation and management of open space/soft landscaping that will be enacted for the lifespan of Phase 1 of the Proposed Development;
- Surface Water Management Strategy to intercept and treat surface wate run-off from carriageways, car parks, buildings and hard paved public areas through a variety of devices near the source of the run-off prior to infiltration or discharge from the Phase 1 Site; and
- Foul Water Drainage Strategy to limit the average water consumption per person to 110l/day and treat the foul water generated by the new dwellings and five existing dwellings through a bespoke on-site PTP.

The implementation of these measures during construction and operation of Phase 1 of the Proposed Development on its own or cumulatively will result in:

- No reduction of areas of key habitats;
- No significant disturbance to key species using the habitats within Stodmarsh SPA, SAC and Ramsar;
- No habitat or species fragmentation;
- No reduction in species density;
- No adverse changes in key indicators of conservation value (water quality etc.);
- No climate change impacts; and
- No changes in water levels within Stodmarsh SPA, SAC and Ramsar.

In conclusion, the measures discussed above to reduce and offset Total Phosphorus and Total Nitrogen reaching Stodmarsh via the Great Stour River will be fully implemented prior to the occupation of dwellings and can remain for the lifespan of Phase 1 of the Proposed Development. Phase 1 of the Proposed Development will result in no additional Total Phosphorus or Total Nitrogen being discharged via foul or surface water. Therefore, there will be no adverse effect on the site integrity of Stodmarsh.

There will also be no adverse in-combination effects associated with other residential or overnight accommodation developments within the Stodmarsh Catchment, including Phases 2 and 3 of the Proposed Development, as each of the cumulative developments that could affect the site integrity of Stodmarsh will be nutrient neutral in accordance with the


SPATIAL CONCEPT
CANTERBURY ROAD
ORCHARD LANE
Communal Courtyards
Parking Clusters
Orchard Park
Site Boundary
Lanes
Meadow

Natural England Advice Note and therefore have no adverse effects on their own due to their locations and the mitigation and/or design measures being provided by each of the cumulative developments.

## 8.9 REFUSE

In accordance with 'Design Guidance Note 1: Residential layouts & wheeled-bins' each plot is required to provide space for three wheelie bins and food waste caddy bin. The Plot Passport for each plot will stipulate these refuse storage requirements.

The Plot Passport provides further detail regarding refuse storage (e.g. the design approach) so that the council can be certain that their standards will be met.  This notwithstanding full details of refuse storage on each plot can be secured through condition requiring submission of such details (see paragraphs above re: Self-Build Planning Approval Process).

## 8.10 SUSTAINABILITY

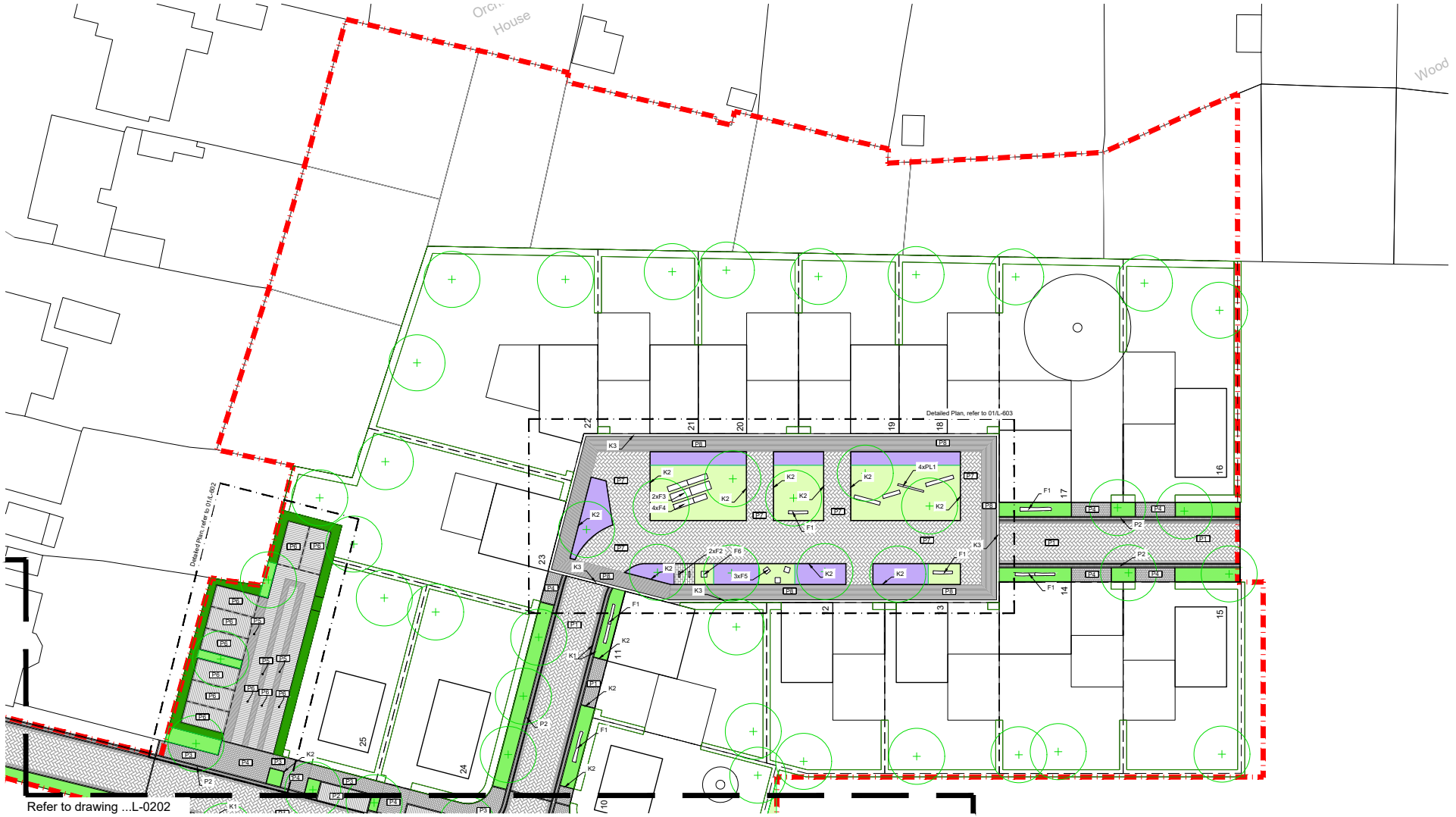
Since Orchard Farm is a Self-Build scheme, the efficient use of natural resources and implementation of sustainability measures will be a decision of the individual self-builders.

The individual self-builders will be required to achieve current building regulations as a minimum. However in our experience self-builders are very often attracted to the opportunity to embed high levels of sustainability within their homes, and to this end we facilitate and encourage this.

# 9. Phase 1 Landscape Scheme

The landscape design strategy set out at Section 6 has been realised through the detailed design of the Phase 1 lanes, courtyard and parking court.
The Phase 1 landscape scheme comprises a General Arrangement Plans supported by hard works details and planting plans all of which are submitted for detailed approval.

The Phase 1 scheme demonstrates how the design aspirations and ambitions which have been set for Orchard Farm will be implemented, through the use of high quality materials and high quality detailing, which together create the distinctive spaces that underpin the masterplan.




HARD LANDSCAPE

P1: Dutch brick paviour "Incana Waterstruck WF" by Hardscape or similar, Size: 200x48x85mm

P2: Block paving (with grass) "Hydro Lineo 40" by Hardscape or similar, colour 'Saxum dark brown', size: 300x100x100mm (grass gap of 40mm)

P3: 'Tegula' Concrete Sett Paving by Marshalls or similar, Size: 160x160x60mm and 160x120x60mm mix, Burnt Ochre, pedestrian loading, bond perpendicular with kerbs

P4: As P3, vehicular crossing / loading, bond parallel with kerbs

P5: Block paving "Hydro Lineo 0" by Hardscape or similar, 'Saxum dark brown', size: 300x100 x100mm

P6: Block paving (with grass) "Hydro Lineo 40" by Hardscape or similar, colour 'Saxum dark brown', size: 300x100x100mm (grass gap of 40mm) [as P2]

P7: Dutch brick paviour " Mastiek Waterstruck WF" by Hardscape or similar, Size: 200x 48 x 85mm, herringbone bond

P8: 'Dutch brick paviour " Mastiek Waterstruck WF" by Hardscape or similar, Size: 200x 48 x 85mm, running bond frame

KERBS AND EDGES

K1: Granite kerb, Hardscape 'Midnight Black' or similar, flamed finish, 100x200mm

K2: Concrete edging, 'Marshalls Conservation Edge' or similar, charcoal, 63x150x915mm,

K3: Granite kerb, Hardscape 'Midnight Black' or similar, flamed finish, 300x200mm

LANDSCAPE ELEMENTS / FURNITURE

F1: Reclaimed large timber logs, laid on soil/ planted areas

F2: Bike Parking 'Rough&Ready' by Streetlife or similar, standard width 700mm

F3: Picnic Sets 'Solid' table by Streetlife or similar, 2340x920mm

F4: Picnic Sets 'Solid' seats by Streetlife or similar, 2340x600mm

F5: Individual seat, 'Rough&Ready Cubes' by Streetlife or similar, 600x600mm

F6: Public bike repair stand with pump, by 'Secure Cycle Store' or similar, 650x650mm

TP: Tree pit formed with metal edge, 1200x1200mm

PLAY

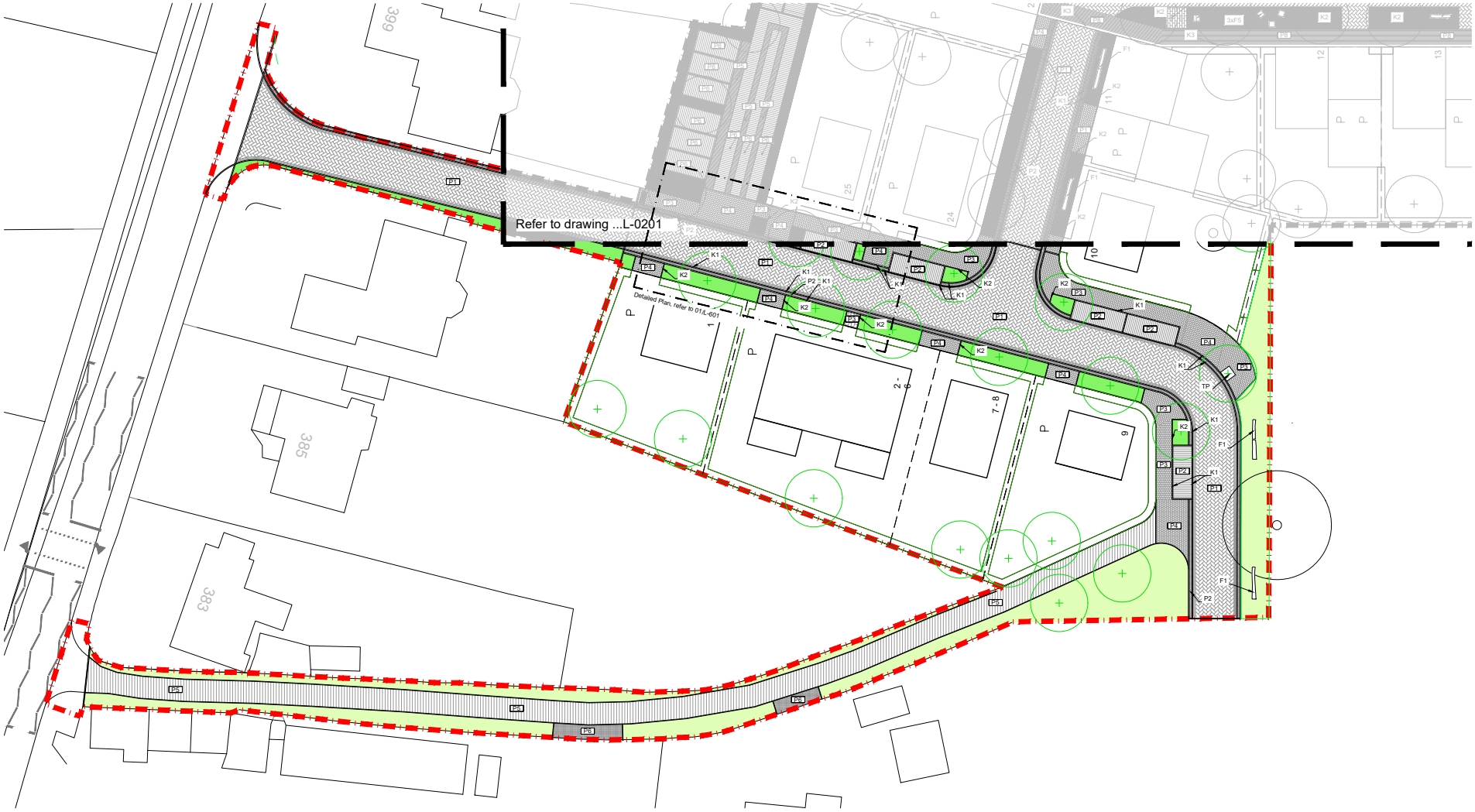
PL1: Balancing logs, various sizes, heights and textures

SOFT LANDSCAPE
(Refer to L-0203 and L-0204 for planting information)

Proposed Trees

Existing Trees

Planting Areas




HARD LANDSCAPE

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P2: Block paving (with grass) "Hydro Lineo 40" by Hardscape or similar, colour 'Saxum dark brown', size: 300x100x100mm (grass gap of 40mm)

P3: 'Tegula' Concrete Sett Paving by Marshalls or similar, Size: 160x160x60mm and 160x120x60mm mix, Burnt Ochre, pedestrian loading, bond perpendicular with kerbs

P4: As P3, vehicular crossing / loading, bond parallel with kerbs

P5: Block paving "Hydro Lineo 0" by Hardscape or similar, 'Saxum dark brown', size: 300x100 x100mm

P6: Block paving (with grass) "Hydro Lineo 40" by Hardscape or similar, colour 'Saxum dark brown', size: 300x100x100mm (grass gap of 40mm) [as P2]

P7: Dutch brick paviour " Mastiek Waterstruck WF" by Hardscape or similar, Size: 200x 48 x 85mm, herringbone bond

P8: 'Dutch brick paviour " Mastiek Waterstruck WF" by Hardscape or similar, Size: 200x 48 x 85mm, running bond frame

KERBS AND EDGES

K1: Granite kerb, Hardscape 'Midnight Black' or similar, flamed finish, 100x200mm

K2: Concrete edging, 'Marshalls Conservation Edge' or similar, charcoal, 63x150x915mm,

K3: Granite kerb, Hardscape 'Midnight Black' or similar, flamed finish, 300x200mm

LANDSCAPE ELEMENTS / FURNITURE

F1: Reclaimed large timber logs, laid on soil/ planted areas

F2: Bike Parking 'Rough&Ready' by Streetlife or similar, standard width 700mm

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F4: Picnic Sets 'Solid' seats by Streetlife or similar, 2340x600mm

F5: Individual seat, 'Rough&Ready Cubes' by Streetlife or similar, 600x600mm

F6: Public bike repair stand with pump, by 'Secure Cycle Store' or similar, 650x650mm

TP: Tree pit formed with metal edge, 1200x1200mm

PLAY

PL1: Balancing logs, various sizes, heights and textures

SOFT LANDSCAPE
(Refer to L-0203 and L-0204 for planting information)

Proposed Trees

Existing Trees

Planting Areas

# 10. Summary and Conclusion

This Statement has set out in detail how we propose to realise our vision to create the first sustainable Self-Build community in Kent at Orchard Farm, explaining how we will secure net gains across all three dimensions of sustainability: economic, social and environmental (in accordance with the paragraph 8 of the National Planning Policy Framework).

## ECONOMIC NET GAINS

This statement has explained that our overarching purposes is to empower Self-Builders to be able to shape their environment. We encourage them to express their unique identities, by offering freedom of choice, within a framework of specific regulations which help create a cohesive and distinctive neighbourhood.

Our approach not only empowers our customer but directly benefits the local community, creating jobs and employments for local professionals, contractors and suppliers, securing meaningful local, economic net gains.

## ENVIRONMENTAL NET GAINS

We have demonstrated that Orchard Farm is situated within a highly sustainable location, positioned within walking and cycle distance from a wide range of local services and facilities. This includes local schools, shops, pubs, surgeries, playing fields and open green spaces. But in addition, Ashford International Railway Station is on the doorstep and provides the opportunity to build a new home on the edge of Kent Downs and commute to London St Pancras within 45 minutes. This location helps minimise emissions from private vehicular travel.
We have demonstrated how we will create a community

with a distinct sense of place, informed by the distinctive characteristics of rural East Kent. We have demonstrated how the typical configuration of individual farms and small hamlets located has inspired us to develop an inventive spatial plan comprising: Communal Courtyard, Shared Lanes, a central 'Orchard' Park and perimeter Meadows. Orchard Farm will over time grow and be developed around seven communal courtyards and its centrally positioned Orchard Park, carefully integrated within its surrounding local context. The individual homes designed by our customers will be set within this spatial framework, allowing individual expression yet respectfully integrating the best of the local East Kent character. Our approach to place making will achieve enhancements to the local built environment.

We have also explained how we will enable the creation of high-quality habitat, with a substantial part of the site designated for the creation of meadows and wetlands. Overtime this natural landscape will feature native plants, attracting wildlife, support pollinators (like bees, and butterflies) and offering a changing view through the seasons. The scheme will achieve a bio-diversity net gain. We have also explained how we will deliver a highly sustainable, nutrient neutral surface water and foul drainage scheme, delivering betterment for local water quality.

Taken together the sustainable location of the site, our approach to placemaking and biodiversity enhancement will achieve environmental net gains.

## SOCIAL NET GAINS

We have also demonstrated how our scheme will provide a range of plot sizes, for a range of housing needs and demands as well as providing policy compliant affordable housing.

Beyond simply meeting housing needs we have explained how our development will also create and reinforce community and social bonds. The courtyards and Orchard Park will provide an early experience of belonging and will establish social and community relationships from the outset. The compact shared lanes will be designed as multi-functional, not only designated for vehicular movement but for all modes of transport offering a place to play and socialise. In addition, a network of footpaths and trails will establish micro-connections across Orchard Farm community and towards the local surrounding areas.

Thereby our development will also secure tangible social net gains: meeting housing needs and creating community.

In conclusion, our proposals for Orchard Farm propose a step change in how housing is delivered in Ashford Borough and indeed in the UK. The scheme will be genuinely sustainable, and the proposals are entirely compliant with local and national planning policy and should be approved without delay.

# Orchard Farm

Version: 02-03-2023