REFUSE STRATEGY

The layout allows for refuse to be collected from the front driveways of each property.

Refuse collection points are located within 30 metres walking distance for residents of the dwellings they serve, in line with the recommendations contained in the 'Manual for Streets' document. The layout has been designed so that refuse workers must walk no further than 25 metres from their vehicle to collect bins, as required by Manual for Streets.

The site layout includes a turning area for a refuse vehicle, which has been tested using swept paths of the appropriate sized vehicle.

Key

- Refuse vehicle route
- Refuse worker route
- Resident route
- Bin Collection Location

Refuse Strategy Plan

Not to scale

FLOOD RISK AND DRAINAGE PLAN

An assessment on the liability of the site to flood, the topography and drainage features around the site was conducted by Abstruct Consulting in order to inform the drainage and flood mitigation features proposed on the site. These include infiltration tanks, soakaways and a grassed swale. Details of which are shown on the plan below.

Flood risk of site and surrounding area

The site is located within Flood Zone 1 and is considered to be at low risk of flooding from all assessed sources (fluvial / tidal, reservoir, surface water, groundwater, and artificial sources).

All surface water generated by the site will be dealt with through a restricted discharge (Greenfield QBar Rate) to the watercourse to the north of the development.

Therefore this development is unobjectionable in terms of flood risk and drainage.

Drainage Engineering Layout by Abstruct Consulting

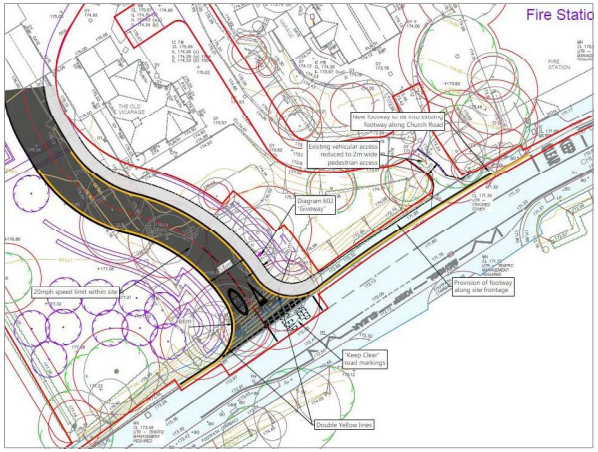
ACCESS

A new vehicular access to the site is proposed off Church Road on the Southern boundary.

A transport statement and access proposals have been undertaken by Transport Planning Associates.

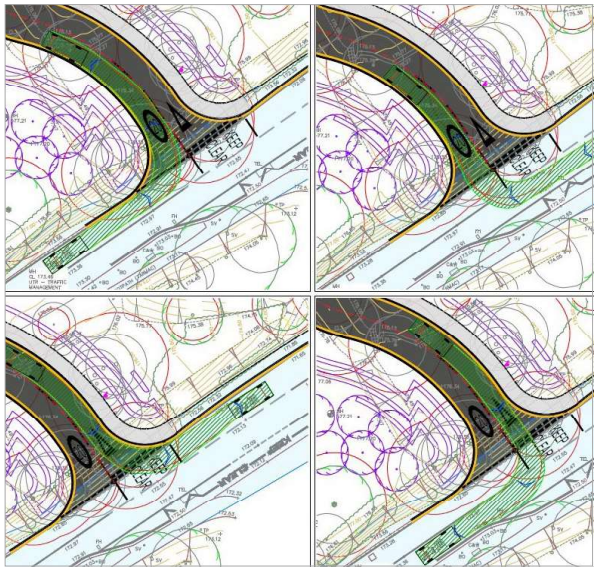
The transport statement concludes that the development proposals are in accordance with local and national policy from a transport perspective and there are no unacceptable highway or transport impacts as a result of the proposed development.

Therefore in access terms the proposal is confirmed to be suitable to deal with the projected traffic and vehicles.

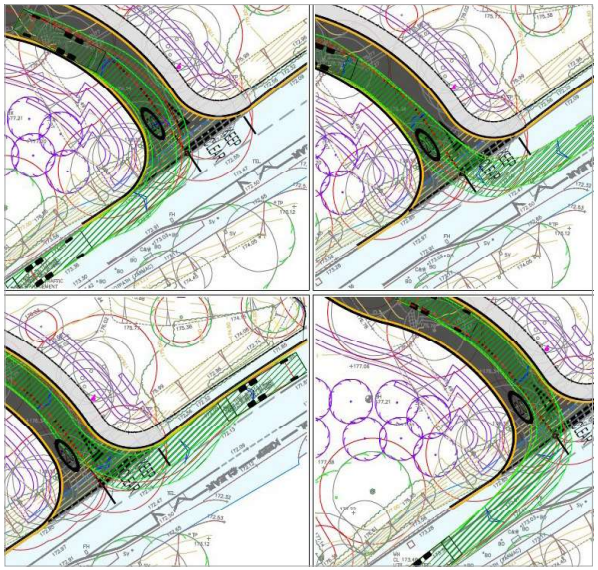


Proposed Site Access Arrangement

Swept Path Analysis of a 10.5m Refuse Collection Vehicle



Swept Path Analysis of a Large Car



Swept Path Analysis of a 10.5m Refuse Collection Vehicle

Not to scale

N

LANDSCAPE PROPOSAL

A Landscape and Visual Impact Assessment has been undertaken by Fabrik and is included as part of this application.

The development proposes up to 40 dwellings set within areas of retained boundary vegetation. The proposed new homes are focused on land currently occupied by grassland field parcels, parking areas and built form, which are well related to the settlement edge of the village and within Turners Hill Neighbourhood plan designated allocated Site. Open space is proposed in the centre of the Site (allocated LAP area) and the western/ north western section of the Site, which includes wildflower meadow with mown path, following swale and drainage basins down to the north.

The development also proposes car parking for residents of Lion Road and Turners Hill Village to the east of the Site. The proposals have been prepared considering the retention of the key landscape features of the Site (namely the inherent topographic profile and the vegetated boundaries); and informed by the tiers of landscape policy; and landscape character guidance, alongside the visual constraints associated with the local landscape.

An extract of the Colour Landscape Masterplan and Strategy produced by Fabrik is shown adjacent, for further information please see drawing numbers D3162-FAB-00-XX-DR-L-1000 and D3162-FAB-00-XX-DR-L-1001 which accompany this application.

Extract from Landscape and Visual Impact Assessment by Fabrik

SUSTAINABLE DESIGN

As an integral part of creating a well designed and attractive development, care must be taken to ensure a sustainable construction and community. This is one of the central aims of the scheme, with heavy focus on the use of sustainably sourced and where possible local materials. In addition, focus on issues such as water and energy conservation are integral in the design. The location of the development and its connections to local amenities and transport links contributes further to the sustainability of the proposal.

Materials and Construction

Sustainability must be considered in both building materials and construction process. In order to minimise waste and disruption, steps will be taken to reduce waste and mitigate negative impact on the site and its surroundings. A palette of materials will be derived from the surroundings not only in order to blend the development into the heritage of the area, but also to maximise the use of local materials.

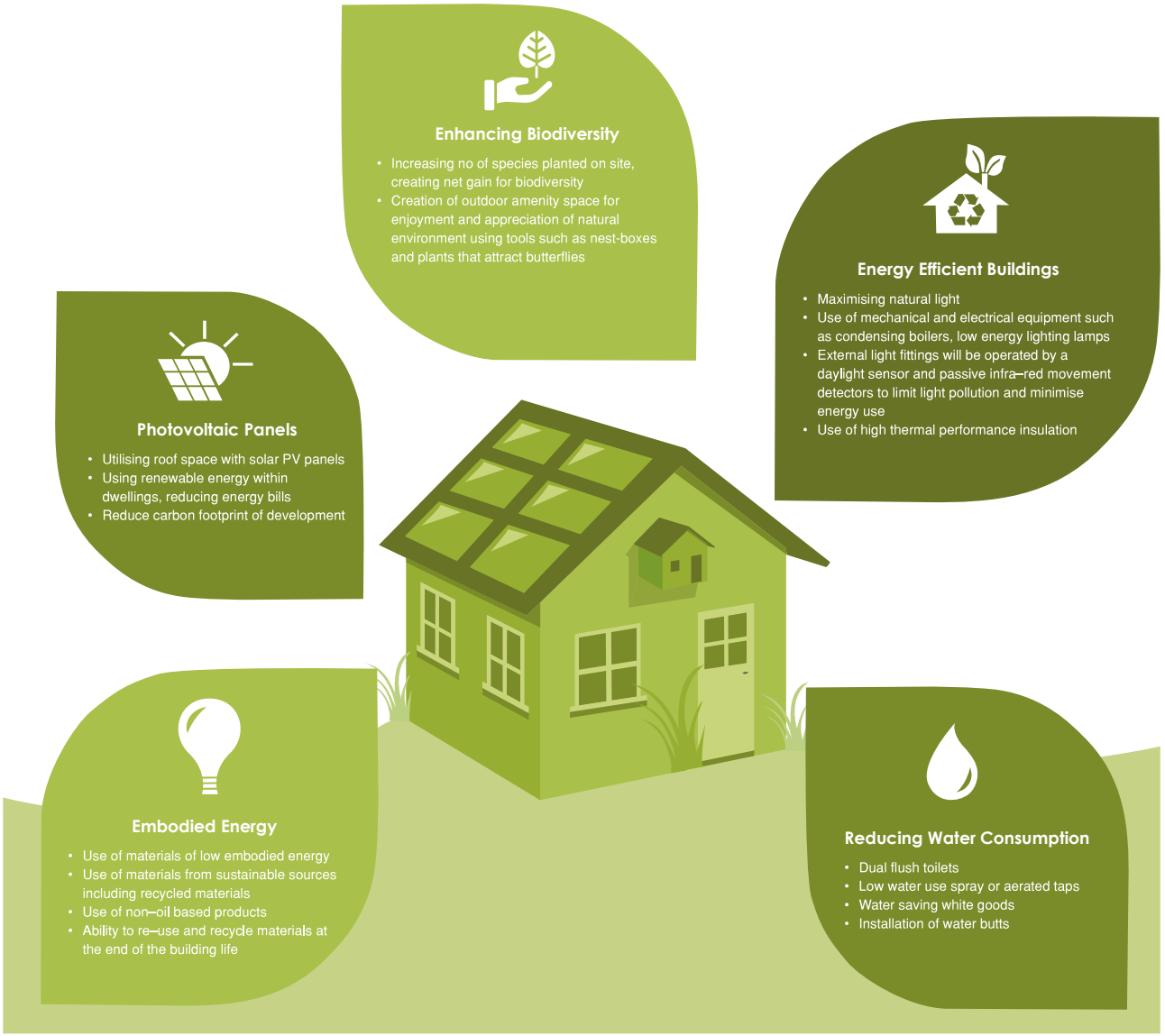
Location and Connection

The site has been assessed to ensure development can promote social incorporation and mobility, strengthening the character of the area. Having public transport links, amenities and services, such as local shops, schools and restaurants a short distance away, ensures that the development will be well equipped to maintain a thriving community as well as offer connection to the nearby shops, schools and services of the surrounding areas.

Water and energy

Minimising energy and water waste will be ensured by the inclusion of preservation features into the design. These will include light and movement sensors for external lights as well as low energy internal lights, good thermal insulation and low water use taps and appliances. Natural light entering the properties will be maximised to reduce reliance on internal lights - reducing energy consumption. As an addition to these proposed methods and built features, infrastructure can be considered to facilitate water butts to collect rainwater for uses such as irrigation of gardens.

Through the good design of the site, it is considered that opportunities will arise to link to green infrastructure and enhance biodiversity. In addition to this, the employment of large green spaces will allow the scheme to endeavour to mitigate against the effects of climate change.



PERSPECTIVE 01

Key (Not to scale)

PERSPECTIVE 02

Key (Not to scale)

05 Conclusion

Old Vicarage Field, Turners Hill

CONCLUSION

This Design and Access Statement accompanies a full planning application for the development of 40 new homes with associated access, parking, drainage and landscaping at land at Old Vicarage Field, Turners Hill.

The proposals have been informed by a series of technical reports which are submitted with the application.

The proposals provide for high-quality housing, with a varied mix of unit types, sensitively designed, with a mix to meet local need, and will contribute to the housing supply in the local area.

As well as providing the required dwellings as set out, the intention of the development is to create an integrated and well designed community which contributes positively to the housing and land supply mix in the local area whilst contributing a suitable and sympathetic addition to Turners Hill.

Following a pre-application and subsequent comments from the Urban Designer, the scheme has been re-designed to take on board the various comments and concerns received. The result being a well informed layout, sensitively designed for the site and surrounding area.

The principle of good design underpins the proposal, as does the aim to enhance the visual character of the site. Additionally the maximum utilisation of local amenities as well as mitigation of any impact on properties adjacent to the scheme as well as nearby roads informs the proposed development.

This Design and Access Statement concludes that the proposals are fully acceptable in design and access terms.

Site Layout Plan

Not to scale

ON
ARCH
ITECT
URE

KENT STUDIO
Logan House,
St Andrews Close,
Canterbury,
CT1 2RP

T:01227 634 334

E:info@onarchitecture.co.uk
W:onarchitecture.co.uk