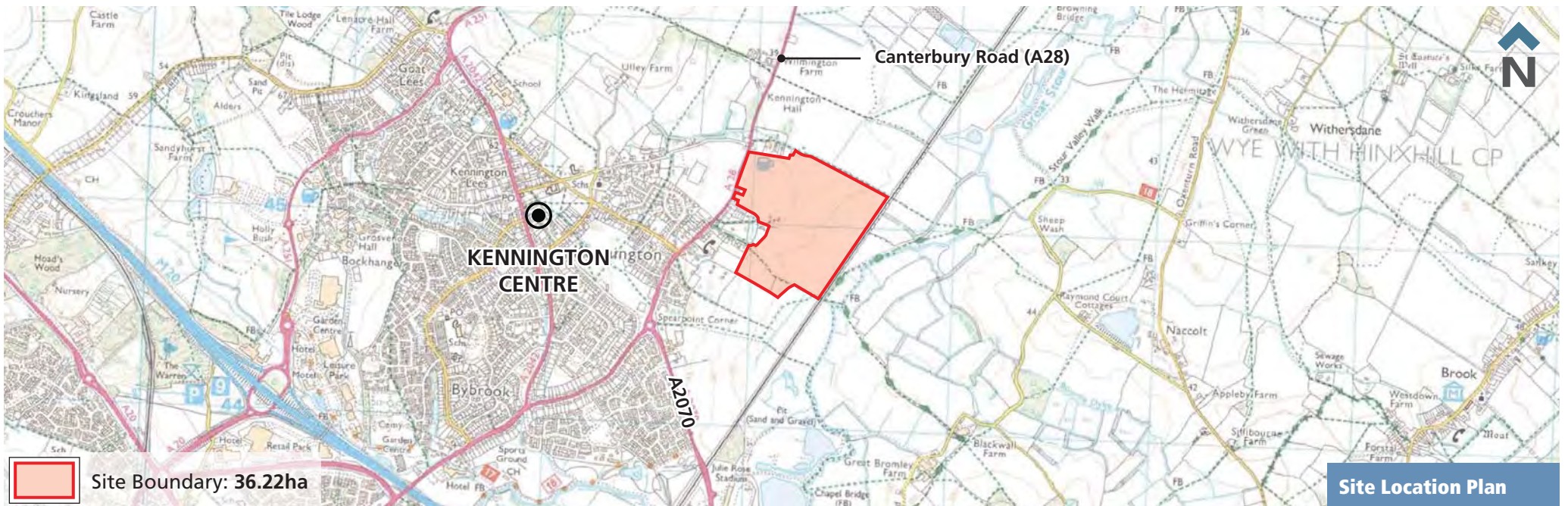


## Introduction

Gladman Developments Ltd have successfully invested in communities throughout the UK over the past 30 years, developing high quality and sustainable residential, commercial and industrial schemes. These panels illustrate our emerging outline proposals for a new residential development on the Site located east of Canterbury Road, Kennington.



## The Site

The Site is located on the eastern edge of Kennington to the north of Ashford. It is bound to the east by the railway line connecting Ashford and Wye. To the north, the Site is bound by residential properties along Mill Lane in the west, and by agricultural fields in the east. To the west, the northern part of the Site is bound by Canterbury Road, with the southern part of the Site bound by residential properties on East Mountain Lane and Orchard Lane. A large agricultural field bounds the Site to the south which is an emerging Local Plan allocation for mixed use development including 700 homes and a primary school.

## The Need for Housing

Every Council is required by the Government to significantly boost the supply of housing and to make planning decisions in favour of sustainable development.

The Council has a need for more housing and additional deliverable sites are required in order to meet this demand and maintain a five year housing land supply as required by National Policy.

## A Sustainable Location

The Site is in a sustainable location with convenient access to the public transport network. The nearest bus stops are located along Canterbury Road approximately 110m north from the proposed vehicular access point, offering services to Ashford Town Centre (southbound) and Canterbury City Centre (northbound). The nearest train station is located approximately 3.5km (2.2 miles) south west of Site in Ashford and provides national and international services.

The main service and employment centres are located within the centre of Ashford and the Site is also within a 15 minute walking distance of many of the local services and facilities within Kennington, including restaurants, Kennington Cricket Club, a number of schools and two churches.

## The Application

Gladman Developments Ltd intend on submitting an outline application to Ashford Borough Council. This application will establish the principles of development and determine the access arrangements. All other details would form part of subsequent detailed applications if outline planning approval is granted. The outline proposals are likely to include the following:

- New homes of varying sizes, types and tenures (including 35% affordable housing) at around 35 dwellings per hectare.
- New vehicular access points off Canterbury Road (A28); including 4 arm roundabout.
- New Park and Ride to serve commuters and visitors along Canterbury Road (A28).
- A Local Centre to serve new and existing residents; including GP Surgery & shop.
- New publicly accessible and attractively landscaped green spaces including; ponds, two children's play areas and recreational footways.
- Sustainable Drainage System (SuDS) at the lower points of the Site to help manage the flow of surface water during periods of heavy and persistent rainfall.

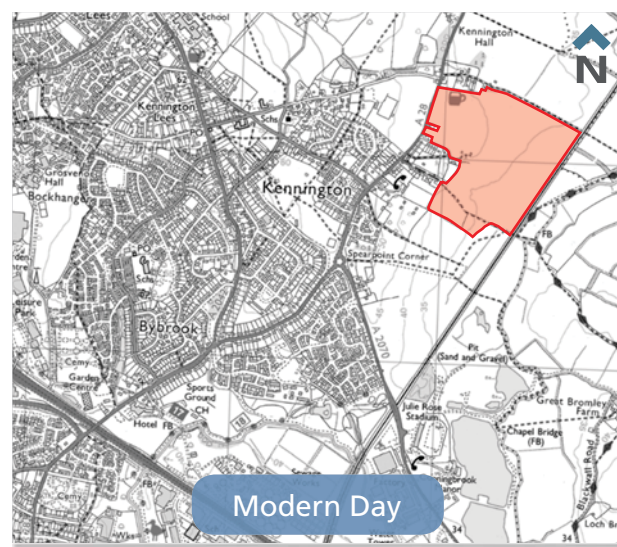
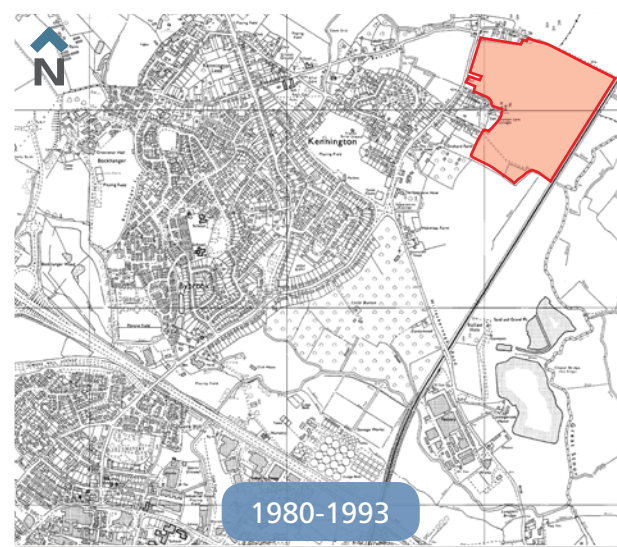
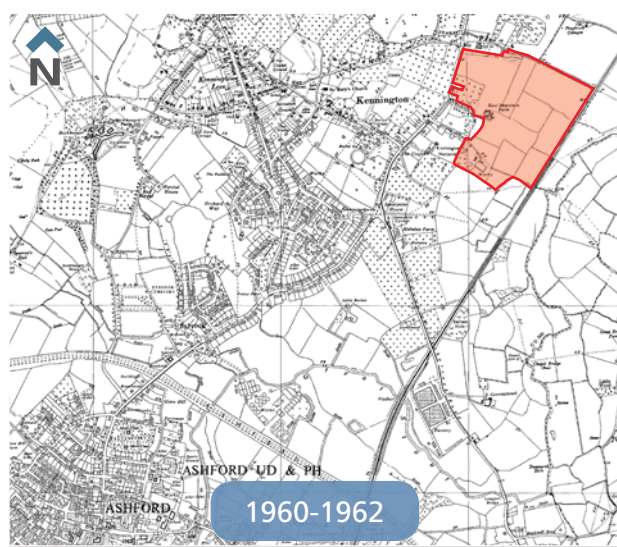
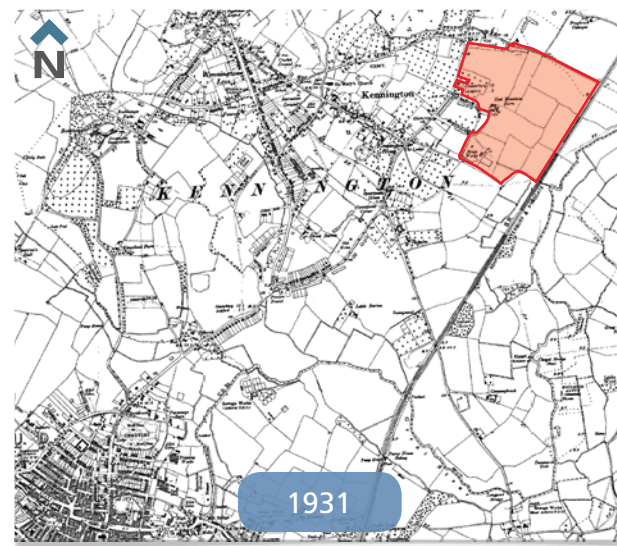
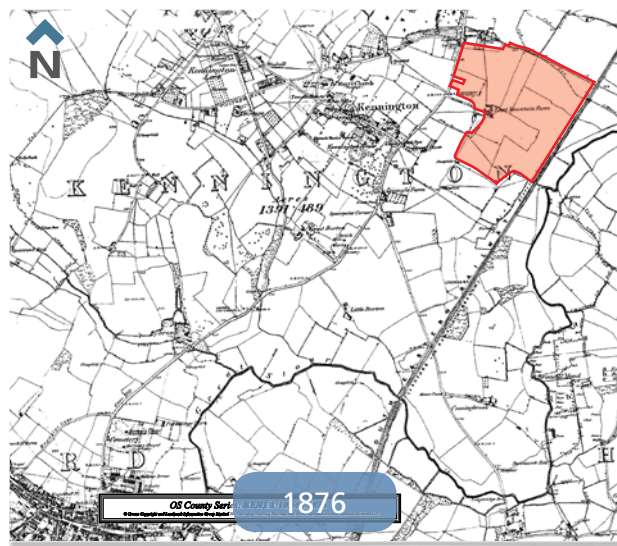


## Historic development

The historic maps below show how Kennington has grown since 1876. The settlement can be seen beginning to develop along what is now The Street, with St Mary's Church located to the north of this, having been constructed in the 12<sup>th</sup> Century. Ashford can be seen to the south west of Kennington, to the west of the River Stour.

The 1931 map shows how the settlement of Kennington began to expand along the main thoroughfares to Ashford, with a village core beginning to form around Vicarage Road (now Lower Vicarage Road). The settlement continued to grow, predominantly in a southerly direction towards Ashford. The construction of the M20 in 1960 created a physical barrier to the expansion of Ashford, however as can be seen from the 1980-1993 map, Kennington continued to expand south to meet the M20 corridor.

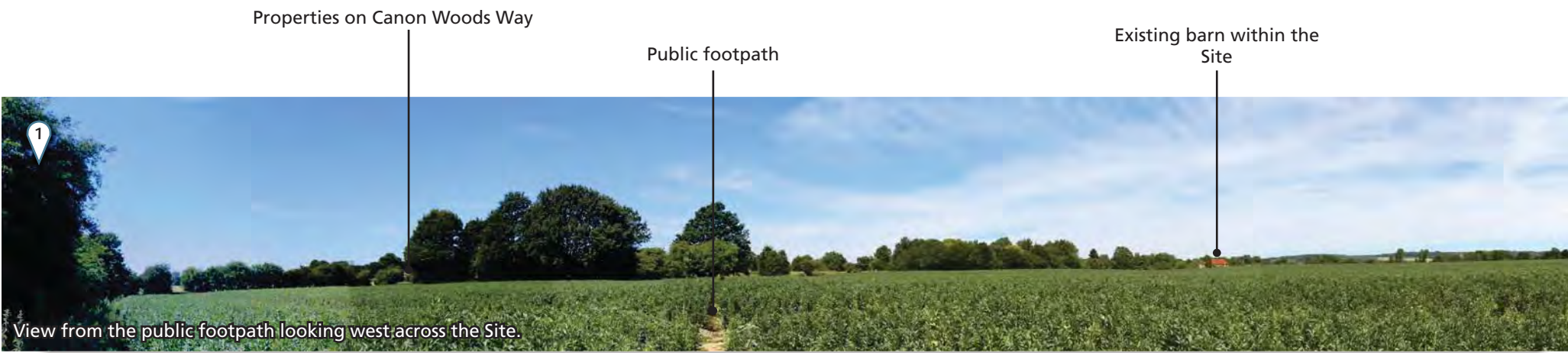
Today, the Site can be seen to the east of the settlement. As can be seen from the more recent maps, the settlement has been experiencing growth in an easterly direction, towards the railway line connecting Ashford and Wye. Further development within the settlement is proposed by Ashford Borough Council, through the allocation of the land south of the Site which will include a new primary school.



The Site has been divided into three parcels for ease of description, as shown on the Aerial Photograph to the right. Parcel A occupies the majority of the Site and comprises a large, irregular shaped agricultural field, indented on its western boundary by a disused farm building and a small copse of woodland. The northern parcel boundary is defined by an established hedgerow and ditch, with occasional hedgerow trees. The eastern parcel boundary is defined by an established hawthorn hedge to the railway line beyond, with a post and wire fence defining the boundary between Parcels A and B. The western boundary of Parcel A is varied along its length, with the majority of the boundary defined by hedgerows and hedgerow trees.

Parcel B comprises a small grassland field in the south west of the Site and contains a number of mature field trees, as well as hedgerow trees along the field boundaries.

Parcel C comprises a small, semi-improved grassland field in the south east of the Site which is rectangular in shape and contains a pond in its south eastern corner.



# 04 EXISTING LOCAL CHARACTER

## Landscape and Visual Environment

A Landscape and Visual Impact Assessment (LVIA) has been prepared as part of the Environmental Statement accompanying this planning application. The findings and conclusions of the LVIA are summarised below:

- Neither the Site nor the immediate surrounding landscape is covered by any statutory or non-statutory designations for landscape quality or character and there are no Tree Preservation Orders covering trees within the Site.
- The level of vegetation cover surrounding the Site provides a reasonable level of screening of the Site from much of its surroundings, although there are views of the Site from neighbouring properties to the west. The Site is more open to the east with views possible from a number of public footpaths, including long distance views from high points within the Kent Downs AONB.
- The Site's landscape features are largely confined to its boundaries and internal field boundaries, except for a number of mature trees within the south western part of the Site, the majority of which are capable of being retained within development proposals.
- The LVIA concludes that an appropriate development can be accommodated which respects and enhances the Site's existing landscape features and includes substantial new tree planting within the eastern area of public open space. This will create a strong landscape transition to the countryside to the east, ensuring a good level of screening in views from the east and minimising effects on the Kent Downs AONB.



Map showing Site boundary and photo location.

Property on Canterbury Road

Site



View from Canterbury Road looking north east across the Site.

## Local Building Styles

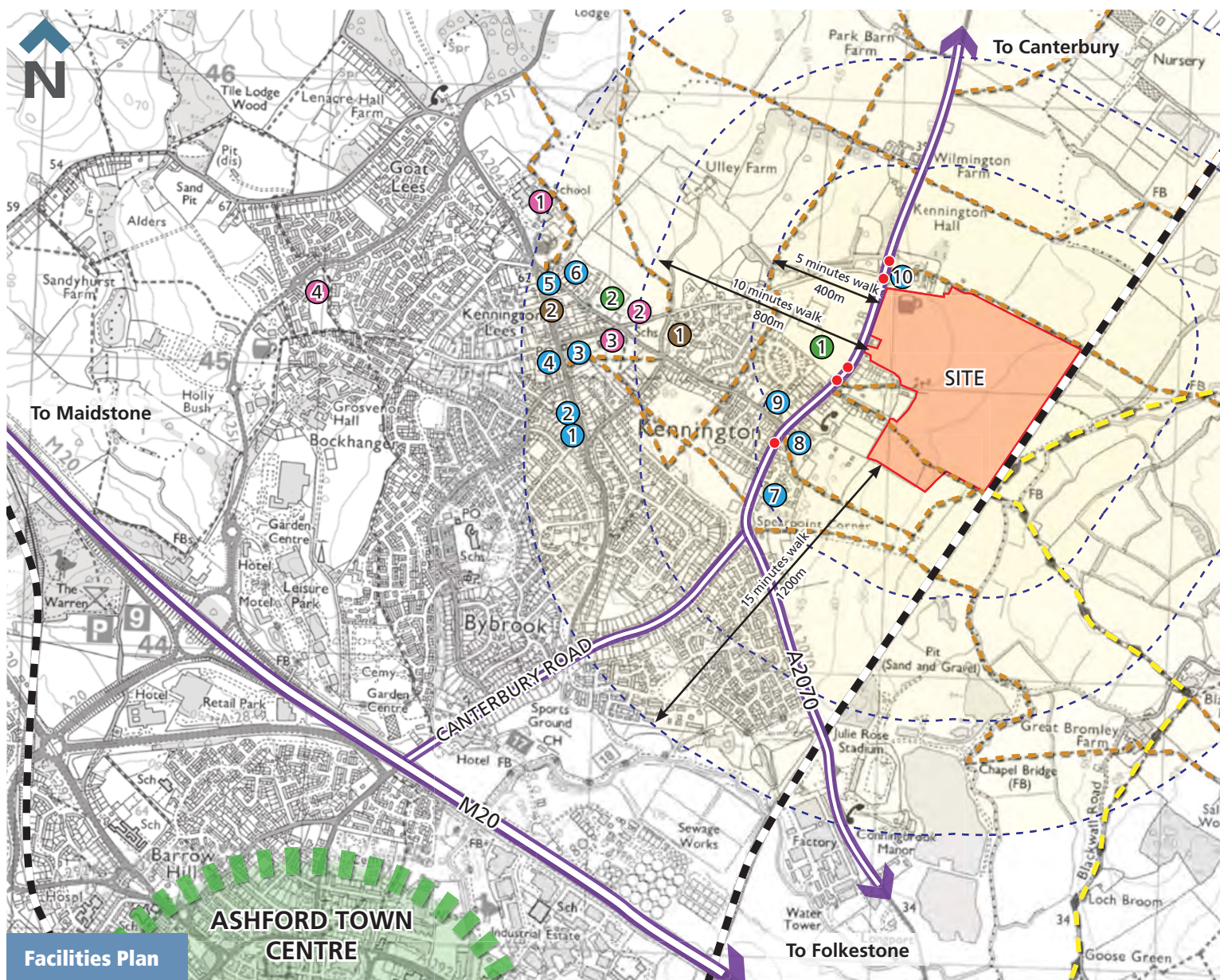
Kennington displays a range of architectural styles, with buildings displaying materials and detailing typical of the era in which they were built. Red facing brickwork, tile-hanging and cream rendering are all details found within Kennington Conservation Area. Modern infill development is also evident within the Conservation Area, which has been designed to reflect the local vernacular and respect the traditional detailing on the more historic buildings within the settlement. Clay tiles are common throughout Kennington, with some slate roofs also found on the 20<sup>th</sup> Century buildings along Faversham Road and Vicarage Road.



## Local Facilities

The surrounding area offers a range of local services and facilities within convenient walking and cycling distance of the Site. Facilities include a Post Office, two churches, takeaway and eat-in restaurants, sports facilities, Downs View Infant School and Kennington CE Academy. A further, wide range of services and facilities, as well as Ashford International Train Station, are available within Ashford Town Centre, which is easily accessible from the Site via a bus service along Canterbury Road.

The allocation to the south of the Site has been identified as a suitable location for a Primary School, which will further improve the services within walking distance of the Site. A 300 space Park and Ride facility off Canterbury Road will provide a new sustainable transport connection to the town centre, and the provision of a new Local Centre within the south of the Site will create a new facility and community focal point which will serve existing and new residents.



-  Site Boundary
-  Main vehicular routes and existing bus stops
-  Public footpath
-  Stour Valley Walk
-  Railway Line
-  **Local Facilities within close proximity of the Site:**
  1. Co-Op Funeralcare
  2. Restaurants
  3. Post Office
  4. Tosh Residential Care Homes Ltd
  5. The Rose Inn Pub
  6. Kennington Carvery
  7. Conningbrook Hotel
  8. The Croft Hotel
  9. The Grange Residential Care Home
  10. Old Mill pub
-  **Education and Health Facilities:**
  1. Towers School & Sixth Form Centre and Towers Tiny Tots
  2. Downs View Infant School
  3. Kennington CE Academy
  4. Goat Leeds Primary School
-  **Sport and Recreation Facilities:**
  1. Ashford Hockey Club
  2. Kennington Cricket Club
-  **Places of Worship**
  1. St Mary's Church Kennington
  2. Kennington Church



The Old Mill pub is located immediately to the north of the Site



There are a number of bus stops along Canterbury Road

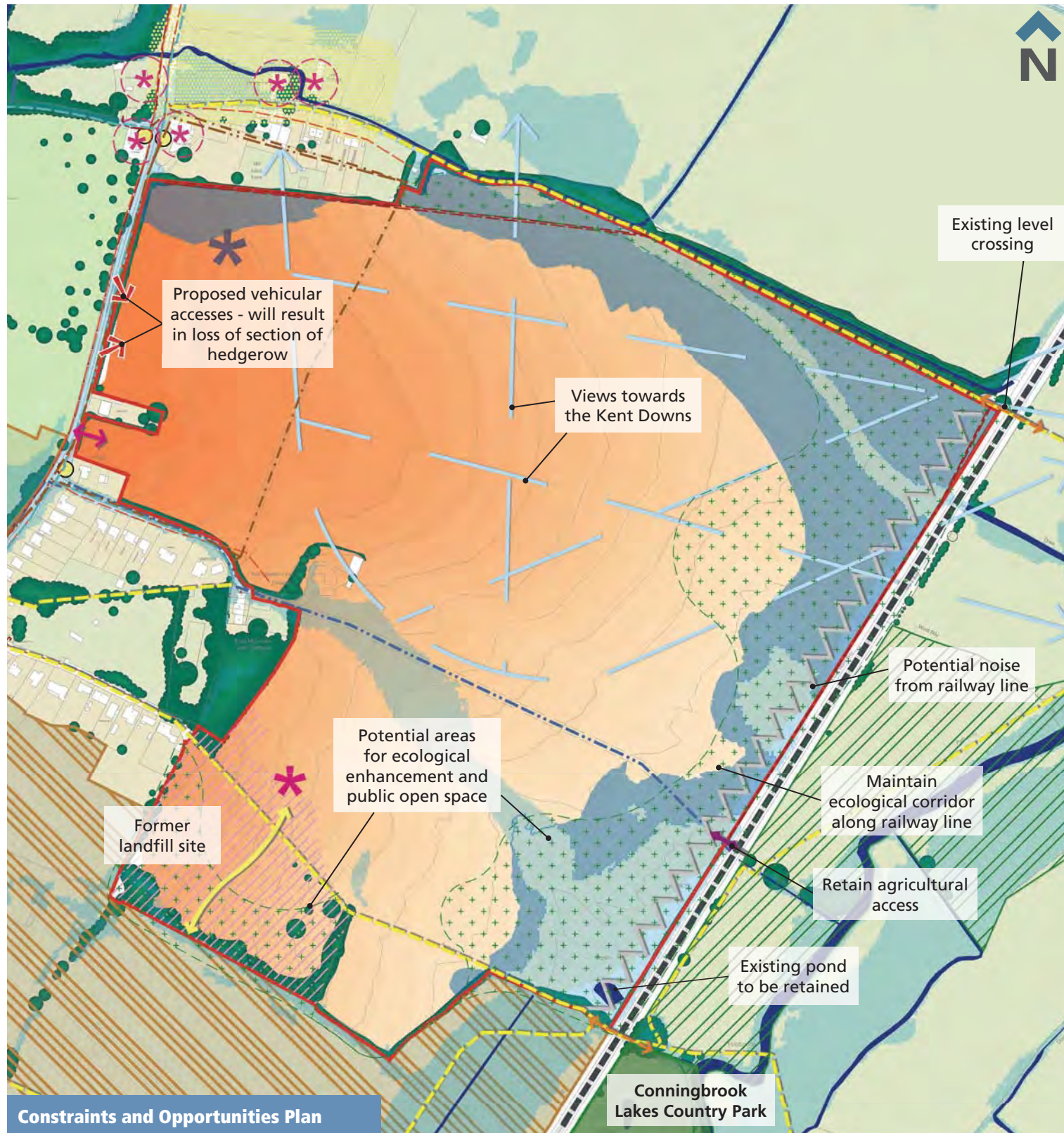
## Key Considerations

We have undertaken a thorough assessment of the Site and its surroundings in order to identify the features which should be protected, retained and enhanced as part of the development proposals. These considerations provide the opportunities and constraints for the development and have been used to inform the preparation of the Development Framework Plan.

The Site presents the opportunity to create a sensitively designed new development that is closely related to the existing and emerging settlement form in this part of Kennington. The opportunity exists to create a development that is set in an attractive network of new public open spaces which offer framed views to the hills within the Kent Downs. The existing vegetation within and along the Site's boundaries should be retained as an integral part of the Site's green infrastructure where possible and the areas within flood zone 2 (as shown below) should be kept free from development.

The south eastern part of the Site is a former landfill site, which presents the opportunity for a new area of public open space which should form part of a ecological corridor that runs along the eastern boundary with the railway line, to enhance reptile habitat.

The potential exists to provide vehicular access points off Canterbury Road, which would facilitate easy access to the bus stops located here that offer services to Canterbury City Centre and Ashford Town Centre.



- Site Boundary
- Movement**
- Public footpath
- Railway line
- Potential vehicular access points
- Potential future link
- Potential emergency/pedestrian access point
- Existing bus stops
- Level crossing
- Agricultural access
- Potential location for a Park and Ride
- Potential location for a local centre
- Hydrology**
- Flood Zone 2
- Areas at risk of surface water flooding
- Rivers and waterbodies
- Designations and Heritage**
- Potential archaeological sites
- Listed Buildings
- Local Wildlife Site
- Country Park
- Landscape and Ecology**
- Existing trees and hedgerows
- Tree Preservation Orders
- Opportunity for ecologically managed corridor
- Contours
- Vistas to surrounding landscape
- Planning**
- Current planning application
- Draft allocation site: Policy S2
- Utilities**
- Foul sewer (6m assumed easement)
- Foul rising main
- Overhead electricity line
- Surface water drain (6m assumed easement)
- BT line
- Underground medium and low pressure gas mains
- Other Constraints**
- Former landfill area
- Potential noise from railway line

# FRAMEWORK PLAN

07



Site Boundary	Proposed Park and Ride: 1.22ha - approx 300 car spaces	Proposed secondary streets	Emergency/pedestrian access point	Proposed SuDS basins	Wildflower meadows and long grassland
Proposed housing area: 17.85ha	Current planning application	Adoptable highway	Existing bus stops	Rivers and waterbodies	Vista to surrounding landscape
Proposed Local Centre: 0.5ha to include: • Community building • GP Surgery • Retail Unit	Draft allocation site: Policy S2	Public footpath	Level crossing	Proposed pond	Proposed LEAP (Locally Equipped Area for Play)
	Proposed spine street	Proposed recreational footway	Railway line	Existing trees and hedgerows	Proposed NEAP (Neighbourhood Equipped Area for Play)
		Proposed vehicular access points		Proposed tree and hedgerow planting	

The assessment of the Site and its setting has helped to inform the preparation of the Development Framework Plan. The outline proposals provide for up to 625 new homes including a mix of house types, sizes and tenures. A number of design principles have influenced the development proposals for the Site. These principles are:

- The new homes will vary in size, type and tenure. Most of the homes will be 2 storeys in height, although it is considered that a limited number of 2 1/2 / 3 storey dwellings could be accommodated to provide interest to the development's roofscape.
- The development would be set within an attractive framework of open spaces, which will create an attractive setting for the new homes. These areas of open space will contain new landscaping, new routes for walking and two new children's play areas as well as offering framed views to the hills within the Kent Downs.
- A new Local Centre will be provided towards the south of the Site, which will serve new and existing residents.
- The existing hedgerows and trees within and along the boundaries of the Site will be retained where possible, to help filter views of the new homes and to retain their functions as wildlife corridors and habitats.
- Vehicular access to the development will be via a 4 arm roundabout off Canterbury Road (A28).
- The Park and Ride will provide sustainable travel and reduce car travel into the town centre. Approximately 300 parking spaces will be located to the north of the Site to complement a new frequent bus service.
- New attenuation basins will be located throughout the Site and will be an integral part of the development's green infrastructure. The basins will store water during periods of heavy or persistent rainfall in order to maintain run-off from the Site to present day conditions. The attenuation basins will be designed to create attractive new landscape features which complement the ecological objectives of the development's wider areas of public open space.

### Your Views

Your comments and suggestions will be taken into account when formulating the final planning application submission. All comments and feedback received will be provided to the Local Planning Authority as part of the planning application.

Once a planning application has been submitted, you will also be able to make further representations to Ashford Borough Council, who will take these into account before making their decision on the planning application.

You can keep up-to-date on progress using our dedicated website which provides further information and includes an online feedback form for making comments.

*THANK YOU FOR TAKING TIME TO VIEW OUR PROPOSALS.*

### How do I comment?

Comments can be sent in the following ways:

[www.your-views.co.uk/kennington](http://www.your-views.co.uk/kennington)

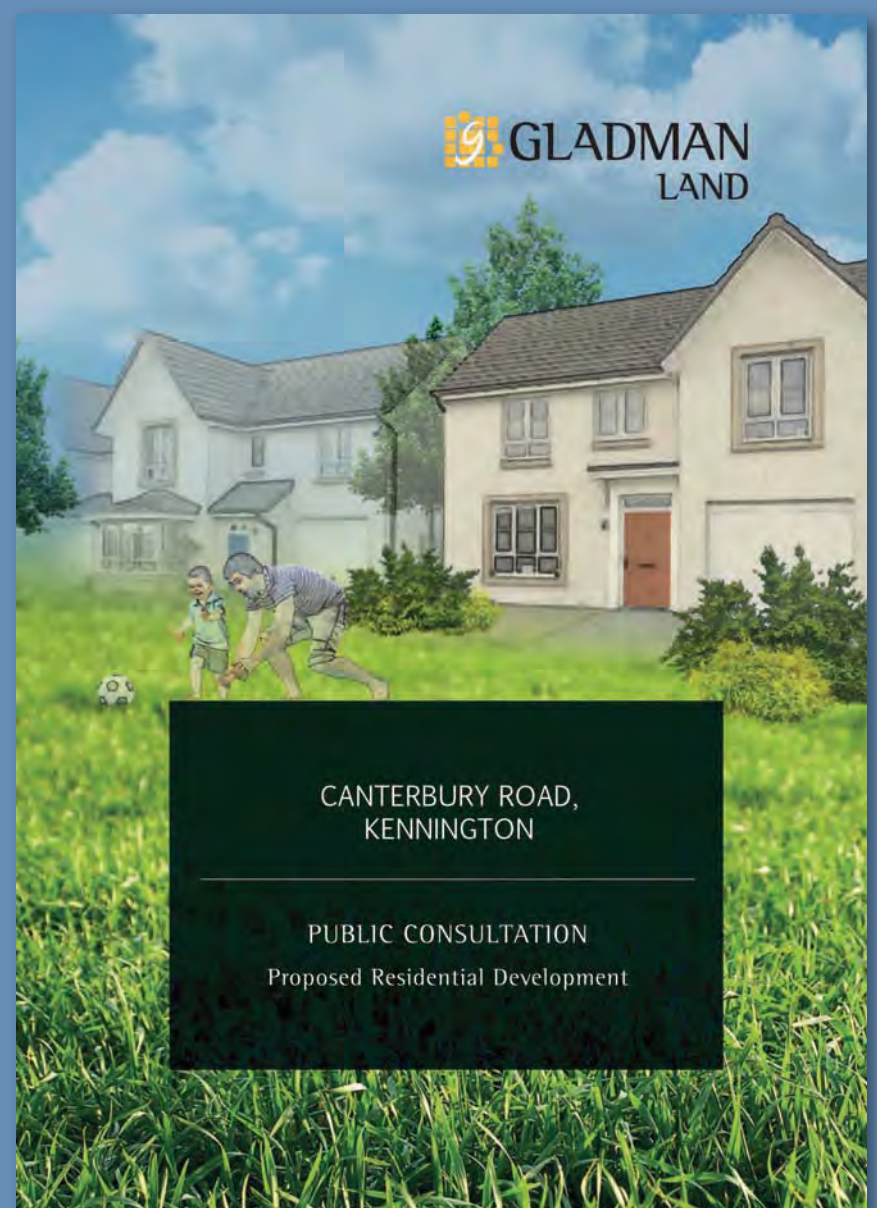
### You can respond by email:

[comments@your-views.co.uk](mailto:comments@your-views.co.uk)

(Using 'Kennington' as the subject line)

### Or by post:

Your Views - Kennington  
 Gladman Developments Ltd.  
 Gladman House  
 Alexandria Way  
 Congleton  
 CW12 1LB



Gladman consider all correspondence received and our response to the issues raised will be set out in a Statement of Community Involvement (SCI). As part of a planning application, Gladman submit to the Local Planning Authority a complete copy of all correspondence received (including any details such as your name, address and email address where you have provided them). This ensures all your comments are available to the Council during the consideration of an application and shows who we have consulted. As the SCI forms part of the formal application documents, the Council may publish it online, subject to their own Data Protection policies. Should the application be the subject of an appeal, the same information will be forwarded to the Planning Inspectorate. If further consultation is carried out as part of the planning process, Gladman may use your details to make you aware of this and to ask for your views, but will not use this information for any other purpose.