

planning
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Planning Statement for a single dwelling on land at Langley Park
House, Sutton Road, Langley

May 2023
MG/JH/30137



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1 Introduction

1.1 Context

1.1.1 DHA has prepared this Statement on behalf of Mr PBC Carter, in support of a full planning application for the erection of a single dwelling on land at Langley Park House, Langley, Maidstone, Kent, ME17 3FU.

1.1.2 The proposed development comprises the following:

'Erection of a single dwelling together with a car barn and associated amenity space, access, landscaping and associated works'

1.1.3 This statement provides an overview of the site, its context and the relevant planning history, and a review of all applicable development plans and emerging policies as well as the NPPF and other relevant guidance.

1.1.4 The report concludes that the proposal is sustainably located, appropriate in planning terms and accordingly requests that planning permission be granted.

1.2 Supporting Documents

1.2.1 The planning application should be read as a whole and includes the following documents:

Reference	Document	Author
PP-11761846	Planning Application	DHA
MG/JH/30137	Planning Statement	DHA
	CIL Forms	Applicant
2212.1172	Heritage Report	Heritage Unlimited
22135	Preliminary Ecological Statement	Corylus Ecology

Table 1.1: Planning Application Documents.

Reference	Title	Author
DHA/14850/01	Site Location Plan	DHA Urban Design
DHA/14850/02	Existing Site Layout Plan Wider Context	DHA Urban Design
DHA/14850/03	Existing Site Layout Plan	DHA Urban Design
DHA/14850/04	Proposed Site Layout Wider Context	DHA Urban Design
DHA/14883/05	Proposed Site Layout Plan	DHA Urban Design
DHA/14850/06	Proposed Floor Plans	DHA Urban Design
DHA/14850/07	Proposed Elevations	DHA Urban Design
DHA/14850/08	Proposed Plans and Elevations Car Barn	DHA Urban Design
DHA/14850/09	Existing Site Section	DHA Urban Design
DHA/14850/10	Proposed Site Section	DHA Urban Design
DHA/14850/11	Proposed Wider Context Visual	DHA Urban Design
2214195	Topographical Survey	Omega Geo

Table 1.2: Planning Application Drawings.

2 Context

2.1 Application Site

- 2.1.1 The site is located to the south of A274 Sutton Road, to the east of Parkwood Industrial Estate, located within the Parish of Langley, on the south eastern edge of Maidstone Urban Area.
- 2.1.2 Langley Park House faces south, away from the proposal site. An outdoor swimming pool associated hipped roof outbuilding and significant distance between the host dwelling and proposal provides a buffer between the site and Langley Park House. The swimming pool is surrounded by tall and dense ornamental hedges and trees.
- 2.1.3 The site is currently undeveloped and separated from the grounds of Langley Park House by a six-foot wooden border fence and gate.

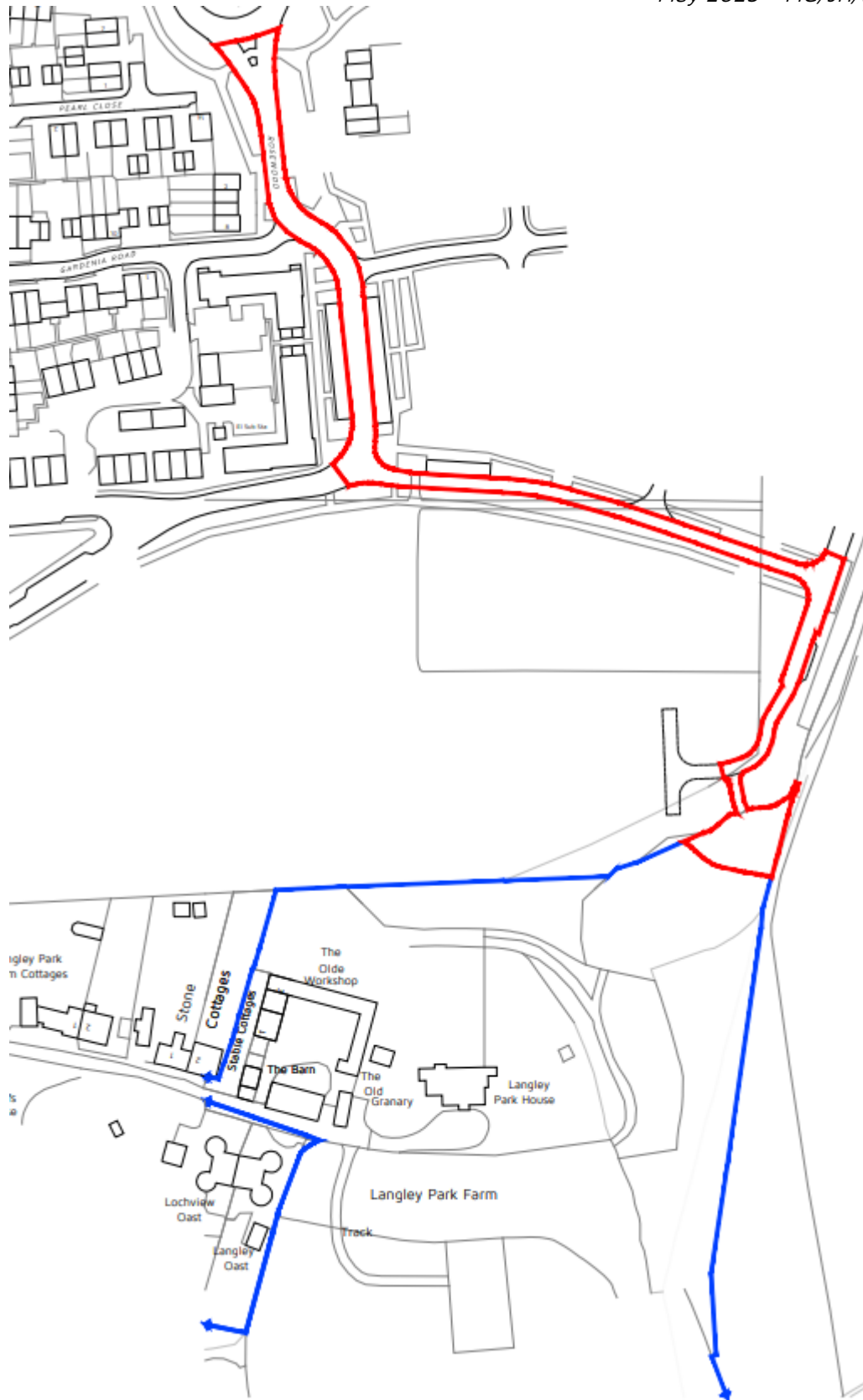


Figure 2.1: Location of the site (courtesy of DHA Urban Design).



Figure 2.2: Image showing current condition of site with gate and fence in background.

2.2 Site Surroundings

- 2.2.1 To the south west of the site is a small cluster of housing (Langley Farm Hamlet) that contains a number of Grade II listed buildings as well as a number of properties that are not listed but are of some architectural merit. The properties are arranged in a fairly linear manner along a private road. Access to the properties is provided via an access road that also previously served the golf driving range. Beyond the houses the land falls away to Langley Loch.
- 2.2.2 To the east of the site there are a number of agricultural fields together with a small cluster of houses that sit upon the A274. The above-mentioned agricultural fields will form part of the formal public open space proposed through reserved matters application '22/501843/REM' (currently being considered by the Council) relating to the outline application '15/509015/OUT'. The public open space will include suitable space for children's play areas and an allotment/community orchard space.
- 2.2.3 To the north of the site is housing allocation site that was subject to planning application '15/509015/OUT' which received outline planning permission in 2018. The proposal was for 'residential development, together with non-residential uses (including potentially A1 (retail), A3 (sale of food and drink on the premises e.g. restaurant), A4 (public house), D1(a) (medical use), D1(b) (creche/day centre/day nursery), or B1 (office), up to 0.4 ha of land reserved for C2 (residential care), the reservation of 2.1 ha of land for primary education (use class D1), public open space in the form of natural green space, allotments, play facilities and informal open space together with landscaping, parking, footpath and cycle links and the

necessary servicing, drainage and the provision of necessary utilities infrastructure’.

- 2.2.4 To the north west of the site sits the Langley Park site (Taylor Wimpey) which when completed will comprise 600 new dwellings, a primary school and retail provision. Much of the development, including the school and retail elements, have been constructed and are in full operation. These developments have significantly altered the character of the area and have extended the urban confines of Maidstone up to the northern boundary of the application site.
- 2.2.5 There are no ecological designations on or within close proximity to the site with the nearest being Spot Lane Quarry SSSI (4.7km to the north west) which is designated for its geological interest. The nearest ecological designation is the River Beult some 6.8km to the south west.



Figure 2.2: Aerial view of the site (site boundary indicative).

2.3 Planning History

- 2.3.1 Maidstone Borough Council’s online planning register shows there is no planning history at the site.

3 Proposed Development

3.1 Proposal

3.1.1 The proposed development comprises one 1.5 storey, 3-bed dwelling on land at Langley Park House.

3.1.2 The description of the proposed development is as follows:

'Erection of a single dwelling together with a car barn and associated amenity space, access, landscaping and associated works'

3.2 Use, Amount and Layout

3.2.1 Access from the site will be taken via the allocated neighbouring housing site to the north via a dedicated access to the plot.

3.2.2 The dwelling would be situated in the south western portion of the site, with the proposed car barn situated between the dwelling and the northern boundary. The primary frontage of the dwelling will face northwards overlooking the associated private garden. The existing and proposed site layouts are shown in figures 3.1 and 3.2.

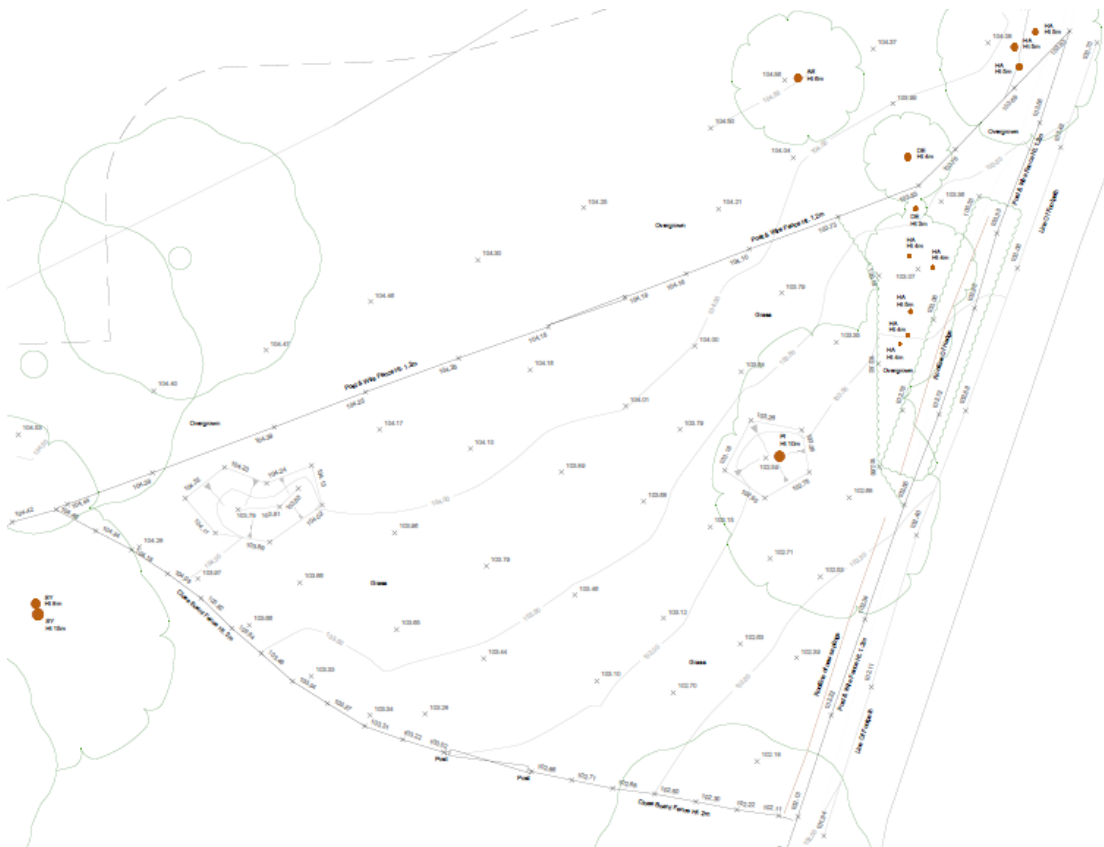


Figure 3.1: Existing site layout.



Figure 3.2: Proposed Site Layout.

3.2.3 The dwelling would be 1.5 storeys in height and to the ground floor would consist of a hall, living room, kitchen/dining/family room, study, bathroom/utility room, and store. The first floor comprises three bedrooms, one with an en-suite, and a family bathroom. The Gross Internal Area (GIA) area would be approximately 119.7m². This is above the minimum threshold for a 3 bed five-person 1.5 storey dwelling as set out in the nationally described space standard¹.

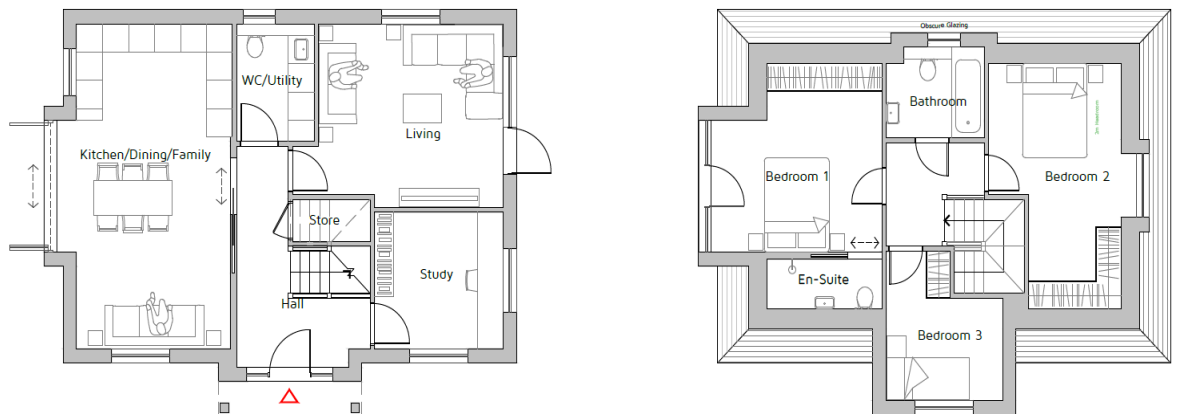


Figure 3.3: Proposed Internal Layout.

¹https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/524531/160519_Nationally_Described_Space_Standard_Final_Web_version.pdf

3.3 Appearance

3.3.1 The proposed dwelling will have a number of design features to ensure a rural appearance. The dwelling includes a brickwork plinth with cedar cladding and clay roof tiles which reflects the local vernacular of Langley.

3.3.2 Furthermore, the eaves of the dwelling have been deliberately kept to ground floor level to ensure that the perceived mass of the property is kept to a minimum. The proposed dwelling also uses dormer windows and hipped roofs, with gable features to ensure a 'rural' roof form and to aid in minimising the mass of the property.

3.3.3 The car barn will also have a rural appearance. The car barn includes a brickwork plinth with white cedar cladding and clay roof tiles to reflect the design of the main house.



Figure 3.4: Northern Elevation

4 Planning Policy Context

4.1 Development Plan

4.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the requirements of the Development Plan unless material considerations indicate otherwise. This section identifies and appraises the relevant planning policies and refers to any material considerations which should be taken into account when determining this application.

4.1.2 In this case, the statutory Development Plan comprises the policies of the adopted Maidstone Local Plan (2017).

4.1.3 Further material considerations are the National Planning Policy Framework (NPPF) (2021) and the National Planning Practice Guidance (NPPG), relevant Supplementary Planning Guidance as well as the emerging local plan policies.

4.2 Site Specific Policies

4.2.1 The site is not subject to any site-specific planning policies in the Development Plan but is in the countryside for the purposes of planning policy, being outside of any defined urban or village confines.

4.3 Maidstone Local Plan 2011-2031

4.3.1 Policy SS1 – Maidstone Borough Spatial Strategy – establishes a settlement hierarchy across the borough in which the site is located within the countryside.

4.3.2 Policy SP17 – Countryside – defines the countryside and sets out the considerations for proposed developments in the countryside.

4.3.3 Policy SP18 – Historic Environment - the characteristics, distinctiveness, diversity and quality of heritage assets will be protected and, where possible, enhanced. This will be achieved by the council encouraging and supporting measures that secure the sensitive restoration, reuse, enjoyment, conservation and/or enhancement of heritage assets.

4.3.4 Policy DM1 – Principles of good design – states that proposals that create high quality design will be permitted provided it meets the criteria listed.

4.3.5 Policy DM2 – Sustainable Design – sets requirements for achieving sustainable development residential buildings.

4.3.6 Policy DM3 – Natural Environment – requires new development to protect and enhance the natural environment by incorporating a number of measures. In particular, by protecting positive landscape character, veteran trees and trees with significant amenity value.

4.3.7 Policy DM4 - Development affecting designated and non-designated heritage assets – requires proposals to reflect, respond and conserve the historic environment.

- 4.3.8 Policy DM23 – Parking Standards – provides details on the necessary parking requirements for residential development.
- 4.3.9 Policy DM30 - Design principles in the countryside - Outside of the settlement boundaries as defined on the policies map, proposals which would create high quality design, satisfy the requirements of other policies in this plan and meet the defined criteria will be permitted.

4.4 Material considerations

The National Planning Framework (NPPF)

- 4.4.1 Paragraph 8 states there are three overarching objectives to sustainable development: economic, social, and environmental and Paragraph 10 adds that at the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 11 states that development proposals that accord with the development plan should be permitted without delay.
- 4.4.2 Paragraphs 78-79 relate to rural housing and state that housing should be located where it will enhance or maintain the vitality of rural communities and acknowledges where there are groups of smaller settlements, development in one village may support services in a village nearby.
- 4.4.3 Paragraph 80 states the development of isolated homes in the countryside should be avoided. It is considered that the site is not 'isolated' for purposes of interpretation of the NPPF.
- 4.4.4 Paragraph 120 seeks to promote and support the development of under-utilised land and buildings and seeks to ensure the effective use of land.
- 4.4.5 Chapter 12 seeks to achieve well-designed places. Chapter 16 seeks to conserve and enhance the historic environment.

4.5 Emerging Local Plan

- 4.5.1 The Council's Emerging Local Plan is currently undergoing examination by the Planning Inspectorate. It can therefore only be afforded limited weight.
- 4.5.2 The policy of most relevance to this submission is the following which indicates the Council's housing targets to trying to meet the needs of the Borough.
- 4.5.3 Policy LPRSP10: Housing states that the Council have identified a minimum requirement for 17,355 new dwellings across the plan period.

Maidstone Landscape Character Assessment (2013)

- 4.5.4 The Maidstone Landscape Character Assessment (LCA) identifies all of the landscape types and landscape character areas that occur in the rural part of the borough (i.e. the countryside). For each landscape character area, the document describes the landscape and features, its current condition, state of habitats, its sensitivity to change and management guidelines.
- 4.5.5 The LCA identifies the site as being within the Langley Fruit Plateau LCA. The western boundary is defined by Stoneacre Lane, with New Road and field

boundaries to the west of Sutton Road in the South. The eastern boundary is defined by Leeds Road and back Street, and field boundaries form the northern border.

- 4.5.6 The Character Assessment notes that the landscape consists of small-scale fields and tall hedges and shelterbelts. Small farms and cottages are prevalent in the area.

Landscape Character Guidelines SPD (2012)

- 4.5.7 The Landscape Character Guidelines give advice on landscape schemes, plant species and guidance notes to help integrate the development into the surrounding landscape. This can be achieved by thoughtful decisions about the location, scale, style of development, the materials used for buildings and hard surfaces, and a careful choice of appropriate trees and shrubs.

5 Planning Appraisal

5.1 Introduction

5.1.1 In determining whether the proposal accords with development plan, the following issues are considered:

- The Principle of the Development
- Housing Need and Supply
- Impact on the Character and Appearance of the Countryside
- Design
- Amenity
- Heritage Considerations
- Highway, Access and Parking
- Ecology

5.2 Principle of Development

5.2.1 Policy SS1 of the Maidstone Borough Council (MBC) Local Plan sets out the spatial strategy for development in the Borough and it is acknowledged that the site lies within the countryside, as defined by Policy SP17 of the Local Plan. However, this does not preclude residential development in this location if the proposal accords with other policies in this plan and does not result in harm to the character and appearance of the area, as stated in clause 1 of Policy SP17.

5.2.2 According to paragraph 79 of the National Planning Policy Framework (NPPF), the development of isolated homes in the countryside should be avoided unless certain circumstances apply. Whilst the NPPF does not specify the meaning of 'isolated', the Braintree Court of Appeal case² confirmed that the term isolated is interpreted as "far away from other places, buildings or people; (remote)". Therefore, the question of isolation is not based on the location of a site in respect to any defined urban or village confines but instead in terms of its physical and geographical proximity to other development. This reinforces the fact that just because the proposed development is within the countryside it is not automatically isolated.

5.2.3 The proposed development is located adjacent to the built form of Langley Farm Hamlet, and the identified urban confines of Maidstone to the north. In this respect, the proposed development cannot be considered to be isolated using the assessment set out in the Braintree Court of Appeal case.

5.2.4 In addition, paragraph 78 of NPPF promotes sustainable development in rural areas where it will enhance or maintain the vitality of rural communities and states that where there are groups of smaller settlements, development in one village

² C1/2017/3292 Braintree District Council and DCLG, Greyread Ltd and Granville Developments, 28th March 2018

may support services in another village nearby. Whilst the site is located in the countryside and outside of any defined settlement boundaries, it is located adjacent to Langley Park House and abuts the urban confines of Maidstone.

- 5.2.5 Paragraph 4.27 of the Maidstone Borough Local Plan states that *"It is important that the quality and character of the countryside outside of settlements in the hierarchy is protected and enhanced whilst at the same time allowing for opportunities for sustainable development that supports traditional land based activities and other aspects of the countryside economy...The individual identity and character of settlements should not be compromised by development that results in unacceptable coalescence."*
- 5.2.6 Paragraph 4.4.1 of the Manual for Streets states "Walkable neighbourhoods are typically characterised by having a range of facilities within 10 minutes' (up to about 800 m) walking distance of residential areas which residents may access comfortably on foot. However, this is not an upper limit and PPS134 states that walking offers the greatest potential to replace short car trips, particularly those under 2 km. MfS encourages a reduction in the need to travel by car through the creation of mixed-use neighbourhoods with interconnected street patterns, where daily needs are within walking distance of most residents."
- 5.2.7 Given that the site abuts the urban confines and is located extremely close to a number of facilities to be, or which have already been, provided within the wider housing allocation, it is considered that the site is sustainable. Subject to completion of the housing development immediately north of the site, where we note the Council are currently considering a reserved matters for development of that land, the future occupants will be able to use the footways and footpaths throughout that development to access shops and sustainable modes of transport.
- 5.2.8 The Maidstone Walking and Cycling Strategy 2011-2031³ states that the threshold for trips made on foot is 2km and the threshold for making trips by cycle is 5km. Table 6.1 demonstrates that within 2km from the site there are a range of services and amenities and public transport options available to future residents which are in easy walking or cycling distance. In addition, there are further services and amenities available that are beyond the walking distance threshold but within the cycling distance threshold, such as Morrisons Supermarket and Greenfields Community Primary School.

Service	Location	Distance from Site
Langley Park Golf Club	Apple Barn, Langley Park Farm	240m
Bus Stop – Pear Tree Row	Sutton Road	300m
Sunrise Day Nursery	Sutton Road	500m
The Parish Church of Saint Mary Langley	Sutton Road	500m
The Potting Shed Pub	Sutton Road	500m
Aldi Supermarket	Langley Park Centre	500m
Toby Carvery	Langley Park Centre	700m

³ http://www.maidstone.gov.uk/_data/assets/pdf_file/0008/131849/Walking-and-Cycling-Strategy-2011-31-September-2016.pdf

Rumwood Cricket Club	White Horse Lane	850m
Langley Park Primary Academy	Edmett Way	850m
Langley Village Hall	Horseshoes Lane	1.1km
The Plough Pub	Sutton Road	1.1km
Bearsted Football Club	Honey Lane	1.3km
Weaving Warriors RFC	Bicknor Road	1.5km
Morrisons Supermarket	Sutton Road	2.5km
Greenfields Community Primary School	Oxford Road	3km

Table 6.1: Services and amenities within walking and cycling distance from the site.

5.2.9 The site is located in very close proximity to a number of Public Rights of Way (PRoW) as shown in figure 6.1, which provides pedestrian access to many of the services listed in table 6.1. There is a continuous footpath along both the northern and southern sides of Sutton Road between Loose Road (A229) in the west and Five Wents in the East.

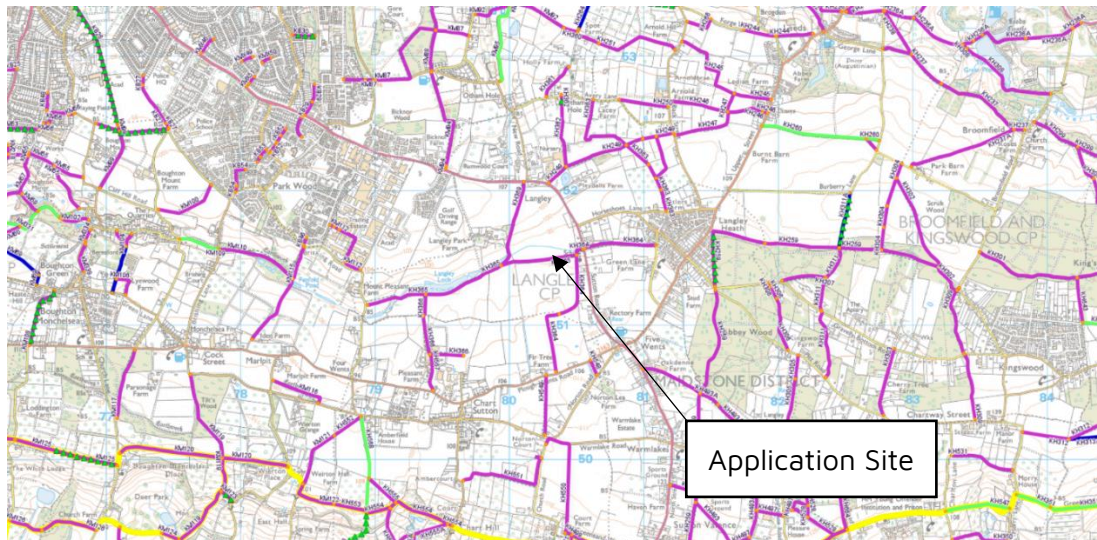


Figure 6.1: Public Rights of Way and promoted routes in proximity to the application site.

5.2.10 There are two bus stops in proximity of the site as shown in figure 6.2. The nearest bus stop is the Sutton Road bus stop located approximately 300m from the site entrance and is less than five minutes' walk from the site.

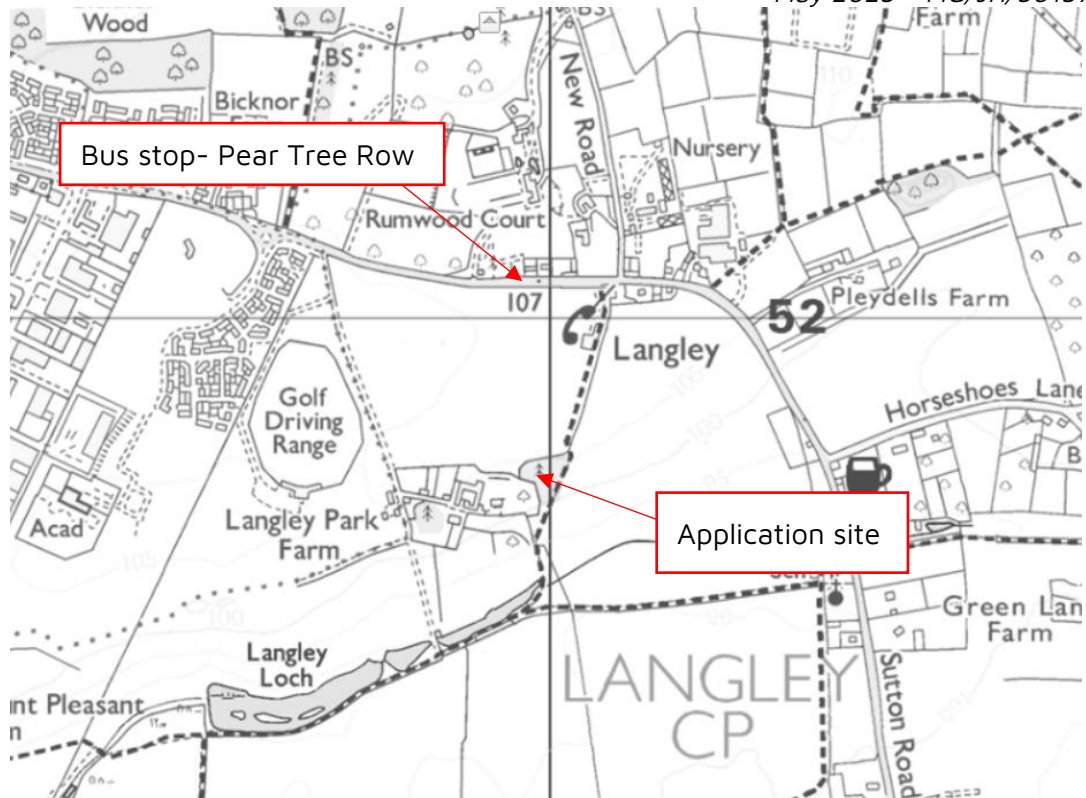


Figure 6.2: A map showing the location of access to public transport in relation to the application site.

5.2.11 The bus stops provide the opportunity for future occupiers to use public transport which provides a positive contribution to environmental sustainability and reduces the need to rely on private motor vehicles. Furthermore, it is noted that to the east of the site, the wider housing allocation provides for an extensive public open space which future residents would also be able to enjoy.

5.2.12 As outlined above, the proposed development is sustainably located and therefore accords with national planning policy in that respect. Policy SP17 also states that development should not result in harm to the character and appearance of the area. The following section demonstrates that the proposed development would not result in harm to the character and appearance of the area. Given this, it is considered that the proposals are a sustainable form of development in this location and therefore the principle of development is acceptable.

5.3 Housing Need and Supply

5.3.1 The adopted Maidstone Local Plan makes a windfall allowance of 1,650 dwellings from unidentified sites in order to meet the objectively assessed housing need. On this basis, and in line with Paragraph 69 of the NPPF, it is noted that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built out relatively quickly, and should not be overlooked.

5.3.2 Additionally, we highlight that Maidstone Borough Council are in the process of reviewing their Local Plan. The objectively assessed housing need for the borough over the emerging plan period is set at 18,210 dwellings (1,214 dwellings per annum) based on the Government's Standard Methodology (2018). The maximum

housing need target is capped at a 40% uplift above and beyond the current adopted Local Plan 2017 figure (883 dwellings per annum, giving a maximum of 1,236 dwellings per annum). The figure of 1,214 dwellings per annum was reviewed in the run-up to the Regulation 19 public consultation and is now set at 1,157 dwellings per annum, under Paragraph 3.2 of the Inspector's Post Stage 1 hearings letter (Examination Document ED70) it was confirmed that no adjustments are required to the local housing need figure of 1,157 dwellings per annum. However, it is clear that a substantial uplift in housing delivery will be required as part of the review.

- 5.3.3 Despite the 5YHLS position, national and local planning policy both demonstrate the importance of the contribution of small to medium sized sites to windfall housing delivery. In this instance, the proposal includes one high quality new dwelling on previously developed land that is readily available for delivery in the immediate short term that should be acknowledged to form an important contribution to the Council's housing supply.
- 5.3.4 Notwithstanding the above, it is highlighted that within the context of the Government's objective to significantly boost the supply of housing, the Council's annualised housing target is only a minimum figure and should represent a cap that would restrict additional delivery of a high-quality home in this location that can further benefit the Council's housing supply.
- 5.4 Landscape, Character and Appearance
- 5.4.1 The site is not located within an area of landscape designation or noted value; however, the site sits just inside the countryside for planning purposes.
- 5.4.2 Policy DM3 of the Local Plan advises that the Council will seek to ensure that new development projects enhance the natural environment to ensure the provision of high-quality living environments and also allow places to respond to the effects of climate change.
- 5.4.3 Policy DM30 of the Local Plan states that within the countryside, impacts on appearance and character of the landscape will be appropriately mitigated.
- 5.4.4 The proposed development is considered to be of a high quality and includes a landscaping scheme which responds positively to the site's location within the countryside. New planting in the form of trees and hedgerows are proposed as part of the scheme which will help to create a soft appearance of the site and allow for integration into the landscape further shielding any potential public views of the site.
- 5.4.5 It is considered, in any event, that when viewed from further public views, the site would appear within the backdrop of wider residential development in the locality and would not appear isolated or foreign in the landscape. When viewing the development site in plan view, it is clear that the development site actually provides a natural 'rounding off' of the allocation to the north and does not 'encroach' in an awkward manner into the countryside.
- 5.4.6 The proposed development will therefore site comfortably on the site and also provide the chance to enhance the site in accordance with Policy DM3. It is considered that any potential residual impacts on the character and appearance

of the countryside can be completely mitigated through new landscape features, whilst the high-quality design is fully in accordance with Policy DM30.

5.5 Design

5.5.1 The NPPF emphasises the need to achieve an appropriate quality of design. More specifically, Policy DM30 sets out a list of criteria for design principles in the countryside.

5.5.2 In terms of the surrounding area, nearby residential dwellings predominantly take the form of large, detached dwellings.

5.5.3 The submitted plans demonstrate the proposed design of the dwelling, which has close regard and consideration to other dwellings in the surrounding locality, to maintain consistency in the area. The proposed dwelling was designed with careful consideration in accordance with Policy DM30 and the proposed dwellings to the north as part of the allocation.

5.5.4 The proposed dwelling is modern and high-quality and will sit comfortably within the surroundings.

5.5.5 In addition to this, the low density of the site is considered to be appropriate given the rural context of the site.

6 Other Material Considerations

6.1 Amenity

6.1.1 The proposed dwelling is positioned in the wider existing domestic land of Langley Park House. The site has already been divided from the wider Langley Park House site and would, therefore, not have any further impact on the residential use of the host property. It is the case, therefore, that the proposed dwelling would be provided with its own private domestic land whilst retaining a continued generous sized garden area for Langley Park House.

6.1.2 The positioning of the proposed dwelling would mean it would be around 100m from the rear of Langley Park House which is a sufficient distance to allow for suitable privacy for both dwellings. To the north of the development is proposed development which has outlined planning permission (15/509015/OUT'), however the boundary between the two sites is heavily screened by existing mature trees and vegetation. Furthermore, the orientation and distance to those new dwellings would ensure suitable privacy for future residents.

6.1.3 Therefore, it is demonstrated that there would be no issues with regard to privacy or residential amenity of existing and future residents. The proposed development is therefore in accordance with Policy DM1.

6.2 Heritage Considerations

6.2.1 For proposals that have the potential to affect the significance of a heritage asset, paragraph 194 of the NPPF requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their setting. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 195, which requires Local Planning Authorities to take this assessment into account when considering applications.

6.2.2 The proposed development is located within the wider garden land to the Grade II listed Langley Park House, albeit their separation distance is approximately 100m.

6.2.3 The potential heritage impact of the development is recognised, and therefore a heritage statement has been carried out by Heritage Unlimited. The full document has been included as part of this application and should be read in its entirety. However, it is concluded in the heritage assessment that:

- The proposed works are considered to preserve the special interest and setting of the area and have no impact on the nearby listed building.
- Proposed work will not be harmful or adversely impact on the character and appearance of the setting of the listed building as it is considered that the proposal will be minimally visible, if at all, and lies outside of the curtilage.
- The rural character of the surrounding area will also not be affected by the proposed works.

- Regarding local policies SP18, DM1, and DM4, the proposal preserves the setting and significance of the heritage asset. The design and materials of the proposal reflect the specifics of the subject and are of high quality.
- In conclusion, the proposed development meets the requirements of the Planning (Listed Buildings and Conservation Area) Act 1990, the NPPF and local planning policies.

6.2.4 It is considered, therefore, that the proposal does not result in harm to any designated heritage asset. However, even when taking a very cautious approach to this, harm would be at the lowest end of 'less than substantial'. In this respect and to offset that harm it is considered that the provision of a further dwelling on site would further boost the Council's housing supply which is entirely in the public interest.

6.3 Highway, Access and Parking

6.3.1 Paragraph 111 of the NPPF is clear that development should only be prevented or refused on highways ground if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

6.3.2 Furthermore, Policy DM30 states that proposals will only be permitted which would not result in unacceptable traffic levels on nearby roads.

6.3.3 The proposal will result in 1no. dwelling, which is considered not to lead to a significant negative impact on Sutton Road. Access from the site will be taken via the allocated housing site to the north via a dedicated access to the plot. It is not considered that this will be an unacceptable arrangement and will ensure access is via the residential roads that will be constructed as part of the wider site.

6.3.4 The proposed car barn would provide two car parking spaces and one space will be provided on the hardstanding to the front of the dwelling.

6.4 Ecology

6.4.1 Policy DM1 requires development proposals to protect and enhance any on-site biodiversity features where appropriate or provide sufficient mitigation measures.

6.4.2 To assess the biodiversity of the site and the surrounding area, a Preliminary Ecological Appraisal (PEA) has been undertaken by Corylus Ecology to classify the habitats at present and to highlight whether the site has any potential to support protected species, and to suggest appropriate mitigation measures on the site.

6.4.3 A number of recommendations have been made following the PEA.

Trees

6.4.4 To maintain the biodiversity interest of the Site, it is recommended that some new fruit trees are planted, and existing trees are retained in the proposed development. It is considered that this could be secured via suitably worded condition for further landscaping of the site.

Bats

- 6.4.5 There is suitable habitat for foraging bats in the surrounding area, however due to the small site area, it is unlikely that the development will have any detrimental impact on bats within the landscape and therefore no further surveys are required. Nonetheless, generous native planting and a sensitive lighting strategy are recommended, which can be secured via condition.

Reptiles

- 6.4.6 Some suitable habitat for reptiles has been identified. Due to the small size of the Site and the amount of suitable habitat, surveys have not been recommended, instead a mitigation strategy to include vegetation management to prevent the Site becoming more suitable for reptiles has been suggested.

Amphibians

- 6.4.7 The suitability of the Site for amphibians is fairly poor, therefore, no further surveys are recommended.

Dormice

- 6.4.8 The suitability of the Site for dormice is poor. Dormouse surveys are not recommended.

Badgers

- 6.4.9 There is evidence of badgers in Site and in the surrounding area, with a sett in the main garden approximately 25m from the proposed building Site. It is recommended that an updated badger survey should take place within three to six months of works commencing.

Breeding birds

- 6.4.10 Regarding breeding birds, recommendations have been made in relation to the timing of any clearance work; this should be undertaken outside of the breeding bird season, limiting this work to between 1st September and 1st March.
- 6.4.11 Overall, recommendations for enhancing the ecological value of the proposed Site under the National Planning Policy Framework have been suggested within the PEA. These include native planting of trees, hedgerows, herbaceous plants and species-specific measures for birds.

7 Summary and Conclusion

- 7.1.1 This Statement has been produced by DHA on behalf of Mr PBC Carter in support of a full planning application for the erection of a single dwelling on land at Langley Park House, Langley, Maidstone, Kent, ME17 3FU.
- 7.1.2 It has been clearly demonstrated that the proposed development is sustainably located as it is within walking distance of a range of services and amenities and public transport is easily accessible. Furthermore, the proposal, whilst technically within the countryside for planning purposes, will 'round off' the housing allocation to the north and is accessed via this allocation. The site is well-defined and will not lead to any encroachment into the wider countryside.
- 7.1.3 The design and appearance of the proposed development has been carefully considered to ensure it reflects the countryside location and the local vernacular. This has meant that the proposed development does not harm the character and appearance of the local area and minimises the impact on the openness of the countryside.
- 7.1.4 The design merits of the proposed development have been demonstrated that they meet the design principles of Policy DM30 for developments in the countryside and that there would be no amenity issues arising from the proposed development.
- 7.1.5 In addition, there would be no harm to the setting of the nearby listed building.
- 7.1.6 Based on the information provided in support of this application, it has been demonstrated that the proposed development is in accordance with the policies of the Local Plan and would not result in harm to the character or appearance of the local area as set out in Policy SP17. It is therefore requested that planning permission be granted, subject to appropriate conditions.