

Land off the Street, Smarden

This leaflet provides a short overview of our proposals for 50 new homes at The Street, Smarden.

The site benefits from Outline Planning Permission (granted in June 2017) for up to 50 homes (including 35% affordable housing). A Framework Plan was approved as part of the Outline Application, which sets a number of parameters the Reserved Matters Application must comply with.

These parameters include:

- The extent and location of the developable area
- The location of the 'village green'
- The green buffer along the boundaries
- The access point



Framework Plan

Proposals and Application Submission

Countryside has worked with Members of the Parish Council to ensure local views were considered during our design process. As such two design focus groups were set up to discuss the evolving design.

The layout has been developed as a result of pre-application advice from Ashford Borough Council (ABC) and feedback from the design focus groups.

The key features are as follows:

- Key parameters have been adhered to.
- Provision of an increased buffer and planting between the Charter Hall and the developable area to soften views from the main hall.
- Parking has been provided to ABC's standards.
- Provision of a circular route to add informality to the street network and building line.
- Density has been increased along the central street to reflect variation of form in Smarden, with lower density properties facing the rural edge.
- Properties overlooking the open space are detached houses to reflect the existing dwellings on The Street.
- Softened the northern boundary by designing the scheme to have back gardens adjacent to the boundary.
- The site has been designed around a sustainable drainage system which will control the discharge rates into the existing watercourse.
- A landscape masterplan has been designed to protect and enhance the site boundaries. Open space within the scheme has been designed as informal amenity space.



Site Layout as submitted

The planning application was submitted on the 13th April 2018 and will be available to view on ABC's website in due course.