



# DESIGN AND ACCESS STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT - LAND AT DUNLIN WALK, IWADE



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Please note:  
Unless otherwise stated all drawings, maps, images and diagrams contained within this document are not to scale.

## BDW KENT

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Weald House  
88 Main Road,  
Sundridge,  
Kent,  
TN14 6ER

T: +441959568400  
W: [bdwhomes.co.uk](http://bdwhomes.co.uk)



**BARRATT**  
— HOMES —



**DAVID WILSON HOMES**  
— WHERE QUALITY LIVES —

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# 1.0 INTRODUCTION

## PROPOSED RESIDENTIAL DEVELOPMENT LAND AT DUNLIN WALK, IWADE

This Design and Access Statement has been prepared by BDW Kent, in support of an outline planning application for residential development of up to 20 dwellings.

It describes the site and surrounding area, planning policy context and the proposed development with a Building for Life Assessment.

It also describes the design ethos underpinning the proposal considering issues such as use and amount, design, appearance, scale, access, landscape and sustainability.

It is supplementary to the various independent subject reports accompanying the planning application and should be read in conjunction with the supporting documents, plans and drawings.

This Design and Access Statement has been prepared in accordance with National Planning Policy Guidance and demonstrates the commitment to achieve good design and meeting the requirements of planning policy and legislation.



2.0

**ASSESSMENT OF LOCAL CONTEXT**



# 2.1 SITE LOCATION

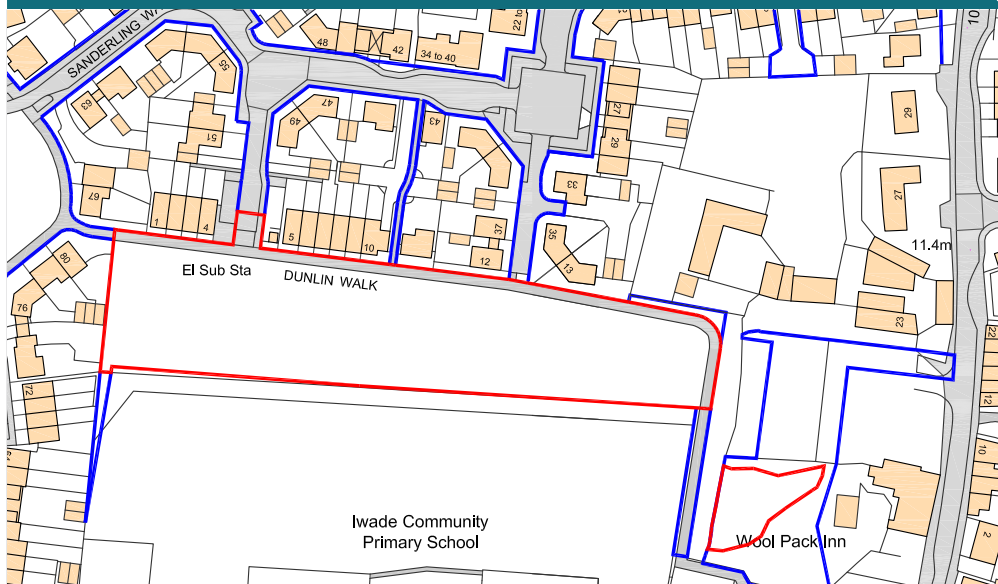
## Iwade

Iwade is a village located approximately six kilometres north of Sittingbourne, near the north Kent coast, within the administrative boundaries of Swale Borough Council and Kent County Council. The village has seen substantial growth over recent years, but has maintained a very strong sense of community.

Iwade is connected to the A249 primary route, which runs east of the village. There are three bus stops near the site all accessible on foot with the closest being approximately 270 meters away on the northern stretch of The Street, accessed via Sanderling Way. There are two railway stations near the proposed development; Swale Railway Station and Kemsley Railway Station. There are a number of key community services and facilities, including good health care services together with a number of local shops. The Woolpack Pub and Iwade Community Primary School are located adjacent to the application site. The application site is well located in terms of sustainable transport.

The application site is outlined in red on the submitted site location plan and on the aerial view below:

### Site location plan



NB: Not to scale

### Aerial view



# 2.2 SITE APPRAISAL

The application site is located to the south of Dunlin Walk and is rectangular in shape, comprising of 0.65 ha of relatively flat open grass. It is bound by residential development on two sides and the playing fields of Iwade Community Primary School to the south and an area of scrub and young woodland regrowth land to the east adjacent to the Woolpack Pub gardens and car park. An adopted road abuts the site at two points and there is a shared pedestrian and cyclist footpath which runs the length of the north and eastern boundary of the site (Dunlin Walk). An area of boundary vegetation exists between the site and existing development to the north and some mature bushes along the school boundary.





# 2.2 SITE APPRAISAL

## Site relationship with existing properties



As the site shares a key boundary with existing properties, it is important that the relationship between the proposed site and existing properties is thoroughly considered, to ensure any scheme is developed to compliment and create a sense of cohesion. The existing properties form a linear boundary, which are generally two and a half storeys in height. This has formed a solid edge to the existing development, with vistas through to the school playing field.



5. A panoramic view of the existing properties to the north of the site demonstrating the range of dwelling types and scales with the existing boundary vegetation.



6. An image taken looking to the east of the site, showing the relationship between the existing two and a half storey terraced housing, the footpath and the width of the existing vegetation along the site boundary.

7. An image looking towards the east of the site showing the dense vegetation on the eastern boundary and the relationship between the site and the lower scale, less dense existing development along the site boundary.



# 2.3 LOCAL CONTEXT



The general architectural appearance of Iwade village aligns closely with traditional Kentish architectural styles, which more recent development in the area has helped to enhance.

## Scale

The general scale of development within the local area ranges from one to three storeys. There is a strong presence of detached houses alongside terraced and semi-detached housing.

## Appearance

The appearance of the local area is one of an edge of settlement fringe comprising farm land and medium density residential properties. The appearance of the built form is comprised of a mixture of building styles; traditional in nature and typical of that found in the north Kent area. Building details include porch features, dormer roof windows and gable ends.

## Materials

There are a range of materials used within the area that are in keeping with that of the wider Kent area. Red brick and rendered elevations make up a large proportion of the material treatment, alongside buff brick, tile-hanging and weatherboarding observed in close proximity to the development area.

# 2.4 TRANSPORT

## Public Transport

The site is located a short walk from local bus stops which connect Iwade to the nearby towns of Sheerness, Sittingbourne and Maidstone.

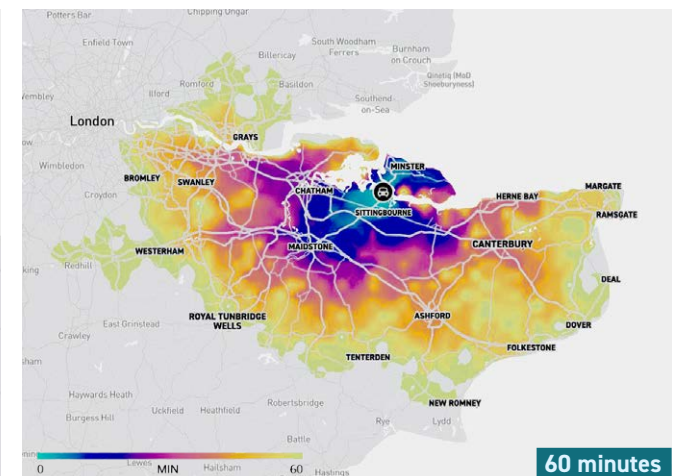
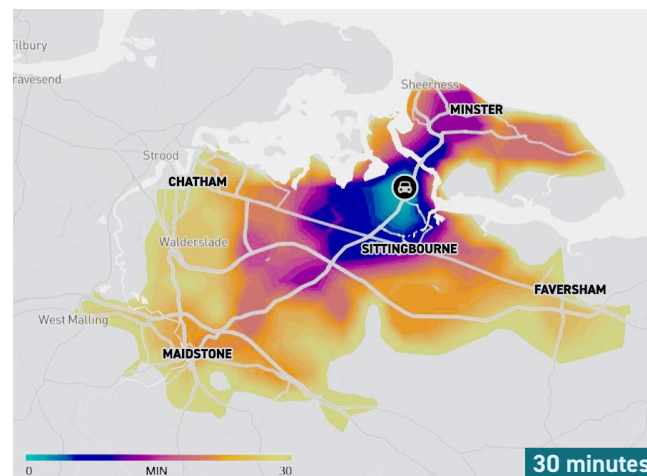
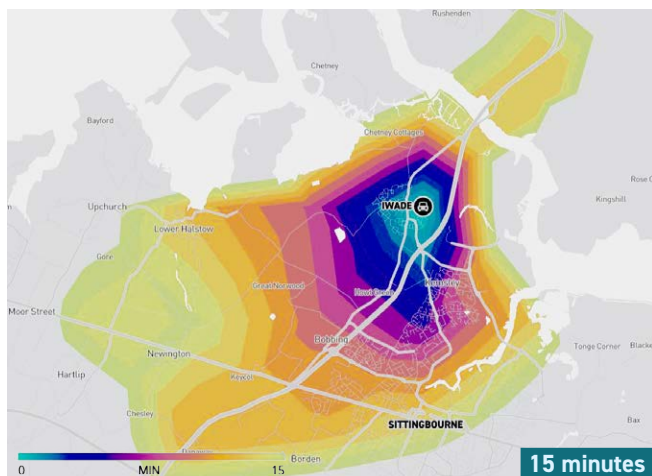
There are two railway stations near to the site:

1. Swale Railway Station – approximately two kilometers north of the site, accessible in approximately seven minutes using bus service 334, three minutes by car or 25 minutes on foot.
2. Kemsley Railway Station – approximately two and a half kilometers south of the site, accessible in approximately 5 minutes by car or 28 minutes on foot.

There are approximately two trains per hour from these stations during the daytime. These stations are on the line terminating at Sheerness operated by Southeastern trains and serve destinations between Sheerness and Sittingbourne. Onward connections can be made to further destinations from Sittingbourne including London and destination to the east such as Faversham, Ramsgate and Dover. Journey times from Swale to London St Pancras are approx. one hour and 40 minutes.



## Driving time/distance from the site





# 2.5 LOCAL FACILITIES

The site benefits from immediate access to key facilities such as a pharmacy, primary school and public house, located in the village centre of Iwade. The majority of key facilities are located within a ten-minute walk or half a mile of the site. Other key facilities can be found within three miles of the site within the town of Sittingbourne, with the exception of the closest Accident and Emergency service, which is located approximately 10 miles away in Gillingham.

The site is centrally located within the village of Iwade, in close proximity to key facilities and transport links. This allows the site to be in a highly sustainable location and ideal for residential development. It is well suited to discourage the use of cars, and encourage pedestrian and cycle movement. Within a short walk is Iwade Nature Park, which helps to promote an active lifestyle for all age ranges. Iwade Community Primary School is on the doorstep of the site, further encouraging any residents to walk around the village.

## Key Facilities & Services



Location of key services within a ten minute walk of the site

Service	Distance (Miles)	Location
Convenience store	0.2	Iwade
Supermarket	2.3	Sittingbourne
Pharmacy	0.1	Iwade
Doctors Surgery	0.5	Iwade
A&E	10	Gillingham
Nursery	0.1	Iwade
Primary School	0.1	Iwade
Secondary School	3.0	Sittingbourne
Park	0.2	Iwade
Petrol	2.3	Sittingbourne
Public House	0.1	Iwade

Distance from the site to key services



3.0

**EVALUATION**

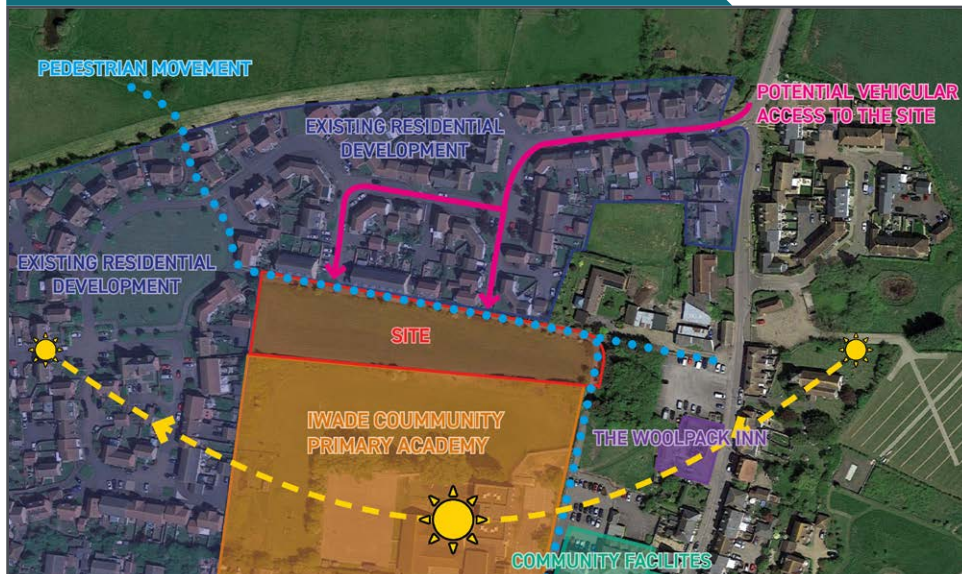
# 3.0 EVALUATION

The application site presents a windfall site, which is adjacent to a site allocated for housing in the current adopted local plan. Although part of the allocated site is within the same land ownership, a number of studies have been carried out to determine the feasibility of development on the land allocated for housing without success, which has led to the exploration of the application site for housing development. Sanderling Way, an adopted public carriageway abuts the application site between properties numbered 4 and 5 Dunlin Walk, which itself is a shared footway-cycleway. This allows for easy access to the application site, creating a natural end point to the existing development. The application site is well located in terms of transport and key services and so the opportunity exists to create a modest amount of new housing as an extension to the existing settlement, which itself is in a sustainable location and without harm to the surrounding landscape of which it forms a part. The site is available and capable of making a useful contribution to the five year housing land supply, whilst at the same time widening the choice of high quality housing in the area.

The policies within the Swale Borough Local Plan that the submitted proposal are likely to be assessed against are listed below.

- ST3 (The Swale settlement strategy)
- CP3 (Delivering a wide choice of high quality homes)
- DM 8 (Affordable housing)
- DM19 (Sustainable design and construction)
- DM29 (Woodlands, trees and hedges)
- ST4 (Meeting the Local Plan development targets)
- CP4 (Requiring good design)
- DM17 (Open space, sports and recreation provision)
- DM21 (Water, flooding and drainage)
- DM30 (Enabling development for landscape and biodiversity enhancement)
- ST5 (The Sittingbourne area strategy)
- DM7 (Vehicle parking)
- DM14 (General development criteria)
- DM28 (Biodiversity and geological conservation)

## Constraints and Opportunities



### Opportunities

- Existing vegetation can help to form a landscape buffer along the site boundary.
- Relatively flat site, which will allow efficient and optimal development.
- An existing public footpath along the site boundary to be retained and enhanced.
- Multiple access points into the site from the existing development will help to create seamless integration and connectivity.
- Strong architectural identity of the neighbouring properties, which will help to influence future development.

### Constraints

- Nearby ponds have been identified to either contain or be highly suitable for Great Crested Newts and mitigation is likely to be required.
- Impact on neighbouring residents during the construction process to be accounted and mitigated for where possible.
- As the site narrows to the eastern end, minimum offset distances and garden size need to be maintained.

# 3.0 EVALUATION

An assessment of the local context has identified that there is a clear architectural identity resonating within the Kentish vernacular, which is robustly observed in the immediate vicinity of the site, creating a strong sense of place.

The existing block structure would enable a future development to seamlessly extend; replicating the rhythm observed in the previous development. The location of the application site would enable a visual end point to be created, that would be observed from both connections with the site to Sanderling way, forming a more complete boundary to the existing development site.

The scale and density observed in this area is notable, with two to three storey development surrounding the majority of the site, creating a tall and relatively dense area. This helps to appropriately frame the streets and create a sense of place. It is anticipated that any future development would respond to this, to help enhance the design language.

It is observed that the neighbouring development offers a range of dwelling types, from apartments and smaller terraced housing to townhouses and detached properties. The mix of any future development will respond to the requirements of the local plan while taking influence from the local context to deliver desirable dwellings that are in keeping with the locality.

There are a number of parking treatments observed in the neighbouring development including tandem parking, on street court parking and rear parking courts. Any development would seek to ensure adequate visitor provision alongside offering a range of parking treatments that are well integrated so that it parking does not dominate the street scene.

Biodiversity, in particular protected species and habitats, are a material consideration for any future development on the application site. Ecological mitigation measures will need to be considered, however this will provide the opportunity to enhance the biodiversity of the immediate area.

## Building mass & block structure



## Storey heights





4.0

**DESIGN PRINCIPLES & CONCEPTS**

# 4.1 USE & AMOUNT OF DEVELOPMENT

## Use

The application seeks outline planning consent for a residential development comprising up to 20 dwellings with all matters other than access reserved. A Reserved Matters application will determine the exact details of the layout, scale, appearance and landscaping.

## Amount of development

The development parcel is capable of accommodating up to 20 residential dwellings in a highly accessible location adjoining the existing settlement boundary constructed by Ward Homes formerly known as The Meadows.

Site area is approximately 0.65 ha.

Density is approximately 33 dwellings per hectare.

The development will incorporate a mix of terraced and detached dwellings to reflect and compliment the scale of the neighbouring properties. The intention is to provide a mix of 2, 3 and 4 bedroom homes in line with the Swale Borough Council's Local Plan requirements.

# 4.2 LAYOUT

## Development Layout

Although layout is a reserved matter, an indicative layout has been prepared to demonstrate how the land could be developed showing the potential siting of individual house, parking arrangements and landscape buffers.

The dwellings are set out in a linear fashion, facing the existing dwellings along Dunlin Walk which is both logical and appropriate to the surrounding area.

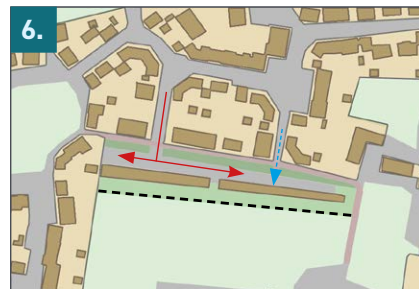
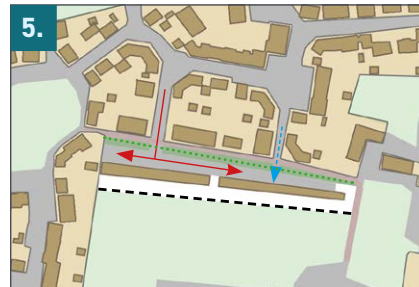
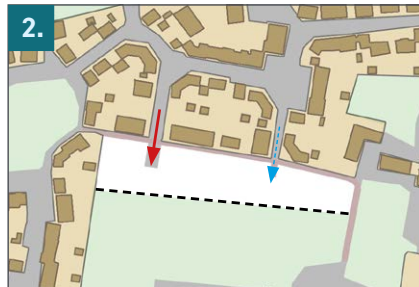
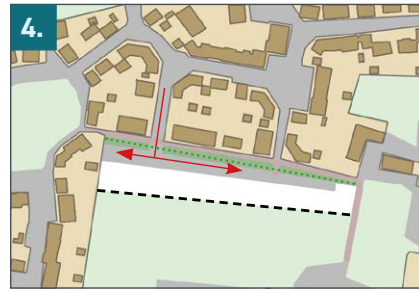
The layout seeks to deliver the following:

- Create a strong sense of place, character and identity through ensuring development of the highest quality.
- Ensuring that there is a mix of house types to meet a range of housing needs.
- Enhanced accessibility for pedestrians and cyclists to discourage the use of motor vehicles through and the potential to introduce a new walkway to the Primary School.
- Enhance existing features such as the introduction of a new ecological mitigation area which will promote biodiversity and assist in the guarding protected species, with the potential to provide an enhanced landscape setting and pub garden area.



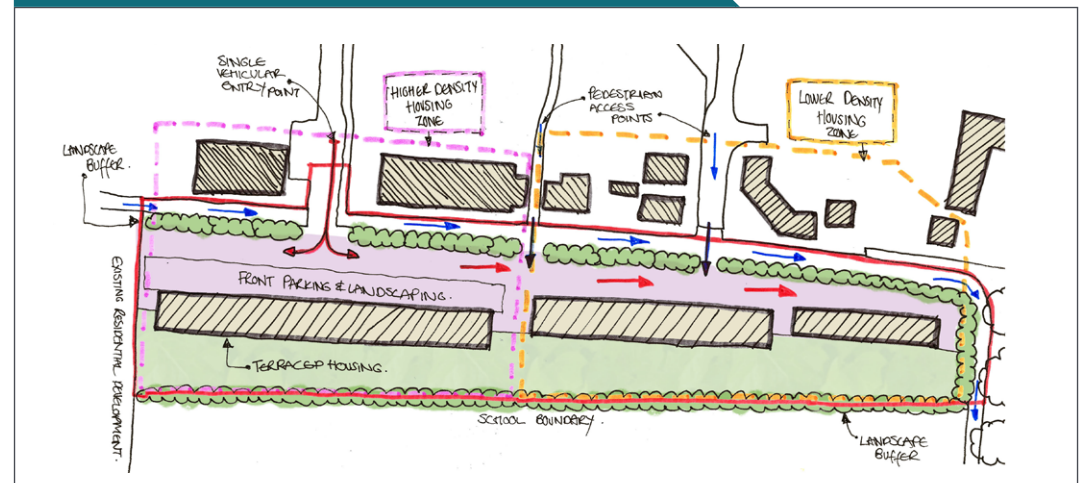
# 4.2 LAYOUT

The formation of the indicative layout has developed in response to the existing development and local context, movement through the site and boundary conditions to help create a scheme that fulfils Building for Life design principles. The images below demonstrate the steps taken to identify a scheme that aims to deliver efficient use of the site, in terms of density and coverage, whilst behaving sympathetically towards the existing development.



1. Identifying the site extents and the neighbouring building heights/mass, connection points alongside site opportunities and constraints.
2. Identifying the appropriate point of vehicular access alongside pedestrian access to allow optimal movement with consideration of the existing environment.
3. Maintain and enhance the existing boundary vegetation to act as a landscape buffer between existing properties and the proposed development.
4. Linear vehicular movement across the length of the site.
5. Formation of a linear built form, mirroring the scale of the neighbouring properties with an area of terraced two and a half storey properties and less dense area toward the east of the site.
6. Rear gardens forming the boundary of the site appeared to be the most suitable treatment with enhanced landscape buffer.

## Design development sketch





# 4.2 LAYOUT

## Indicative Layout



NB: Not to scale

# 4.3 SCALE & APPEARANCE

## Scale

Scale is a reserved matter however an indicative street scene drawing and layout have been provided to show the design approach and likely scale of development.

The indicative proposal demonstrates a scheme that would relate to and compliment the neighbouring developments within Iwade by promoting two and two and a half storey development.

## Appearance

The application includes indicative street scenes for illustrative purposes only, as the appearance is a reserved matter.

The intention is for the proposed development to maintain the same high standards set out by previous developments within Iwade Village and to be consistent with the design details, elevation treatments and materials employed within the village, using existing building types, which draw upon the Kent vernacular.



# 4.3 SCALE & APPEARANCE

## Indicative street scene



- 1**
- Two storey
  - Four bedroom
  - Corner turning
  - Double fronted



- 2**
- Two storey
  - Four bedroom
  - Double fronted



- 3**
- Two storey
  - Four bedroom
  - Gable feature



- 4**
- Two storey
  - Two bedroom
  - Terrace
  - Gable feature



- 5**
- Two and a half storey
  - Terrace
  - Three bedroom
  - Dormer window

Existing detached house opposite



Scale and appearance responding to the existing terraced housing opposite



# 4.4 MATERIAL

The final palette of materials will be a matter for consideration at the reserved matters stage and subject ultimately to a planning condition.

However, it is envisaged that wherever possible the new dwellings will be constructed from materials that will have a reduced impact on the environment and draws from a mixed palette, which reflects material of the local vernacular.

It is envisaged that the external fabric of the dwellings will be in a brick material, using both buff and red brick, while the roofing materials will be a variation of coloured roof tiles. The joinery is expected to be UPVC.

## Roofs

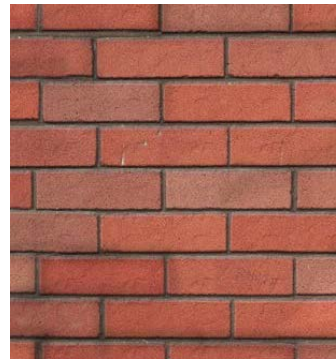


Brown roof tile



Grey roof tile

## Walls



Red Brick



Buff Brick

# 4.5

# LANDSCAPING AND SUSTAINABILITY

## Landscaping

Although landscaping is a reserved matter, it is envisaged that the proposal will enhance and protect the existing landscaping buffer zone to the school as well as the existing properties along Dunlin Walk. This will provide a screen and soften development edges through the appropriate use of tree and shrub planting.

## Sustainability

It is envisaged that the development will incorporate the following sustainable principles:

- Making the most efficient use of the site, in terms of density and site coverage,
- Providing accommodation for an inclusive community in a range of dwelling types, sizes and tenure,
- Design in accordance with principles of siting, orientation and layout to minimise energy consumption,
- To ensure the protection and management of existing trees and hedgerows where possible and desirable
- The provision of waste and recycling during the construction process
- Careful site management to ensure site waste is kept to a minimum throughout the construction process
- To maximise the energy efficiency of the proposed dwellings through the incorporation of items such as, private amenity drying space, dual flush sanitaryware, energy labelled white goods, external lighting, cycle storage.
- Careful site management procedures will ensure the amount of waste materials created on site will be kept to a minimum.
- Providing and implementing a Site Waste Management Plan, that is effective, accurate and economical.
- Proposals for the dwellings to set out how the issue of waste will be accommodated throughout the lifecycle of the buildings.
- Storage and collection of refuse and recycling to be carefully considered so as to not visually or physically detract from the appearance of the development.
- Storage areas in communal areas to accommodate the bins provided by Swale Borough Council

5.0

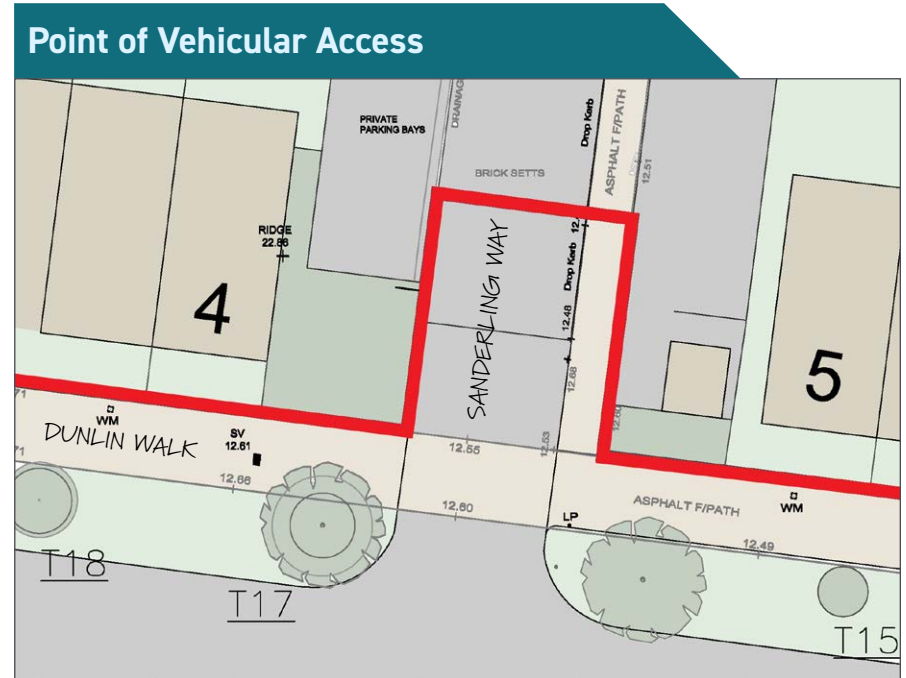
**ACCESS**



# 5.0 ACCESS

As part of the Outline Planning application, means of access is being sought. The proposed access point is via an extension of the road where Sanderling Way meets the western end of the site, between properties numbered 4-5 Dunlin Walk. Sanderling Way is an adopted public highway therefore the proposed development could be offered for adoption. The width of the proposed vehicular access route is within geometric range for a street serving 20 dwellings when gauged against the road types in the "Designing for Movement" section of the Kent Design Guide. Visibility splays will be provided to the north of Dunlin Walk. It is considered that this will provide adequate visibility between motorised and non-motorised user's, Dunlin walk will remain a priority route which will act as a traffic calming feature encouraging drivers to pass through at appropriate speeds.

Due to the cul-de-sac design, the vehicular access incorporates a turning head. Swept path analysis was undertaken and demonstrated that the proposed site access can be adequately serviced by an 11.4-meter long refuse freighter and an 8.7-meter-long fire appliance entering and leaving the site in forward gear. There will be a transition between the adoptable element and privately managed road within the development boundary which will be well defined in order to discourage large vehicles proceeding beyond this point although there is still sufficient vehicle turning provisions for vehicles to turn around in the most eastern part of the development as demonstrated by the vehicular tracking.



## Site photographs of access location



6.0

**BUILDING FOR LIFE**

# 6.0 BUILDING FOR LIFE



Building for Life is the industry standard endorsed by Government, for well-designed homes and neighbourhoods that local communities, local authorities and developers are invited to use to stimulate conversations about creating good places to live. The 12 questions reflect the vision of what new housing developments should be: attractive, functional and sustainable places and are split into three categories; Integrating into the neighbourhood, creating a place and street and home. Here we have assessed the site based on the indicative drawings provided, alongside current information for the local area.

## Integrating into the neighbourhood

<h3>1 Connections</h3> <p>Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones, while also respecting existing buildings and land uses around the development site?</p>	<p>The site will be accessed via an extension of the existing road Sanderling Way to the west, allowing the scheme to seamless connect to the existing development. The existing pedestrian footpath runs along the length of the northern and eastern boundary of the site, encouraging movement through the site. It is envisaged that there will be multiple points of connection along the footpath to allow easy access to the scheme.</p>	
<h3>2 Facilities and services</h3> <p>Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?</p>	<p>The site is ideally located close to local facilities. The site is situated next to Iwade Community Primary School and close proximity to a local Nursery. Within a short walking distance of a Pharmacy, Post Office/convenience store, coffee shop, Local Equipped Area for Play and The Woolpack Public House.</p>	
<h3>3 Public transport</h3> <p>Does the scheme have good access to public transport to help reduce car dependency?</p>	<p>The site is located a short walk from local bus stops which connect Iwade to the nearby towns of Sheerness, Sittingbourne and Maidstone. The nearest train station is Swale, a six minute cycle/ three minute drive from the site. Swale station connects the area to Sheerness and Sittingbourne, where passengers can connect to London and international services from Ebbsfleet. Journey times from Swale to London St Pancras are approx. one hour and 40 minutes.</p>	
<h3>4 Meeting local housing requirements</h3> <p>Does the development have a mix of housing types and tenures that suit local requirements?</p>	<p>The development has been designed with a mix of housing types that respond to local housing needs, ranging from two and three bedroom terraced housing to three and four bedroom detached family homes.</p>	

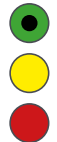
# 6.0 BUILDING FOR LIFE

## Creating a place

### 5 Character

Does the scheme create a place with a locally inspired or otherwise distinctive character?

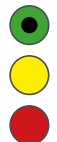
The indicative layout has been designed to respond to the neighbouring properties in relation to scale. It is intended that the material choice and appearance will be strongly influenced by the neighbouring properties and work to conform and enhance the character of the local area.



### 6 Working with the site and its context

Does the scheme take advantage of existing topography, landscape features (including water courses), trees and plants, wildlife habitats, existing buildings, site orientation and microclimate?

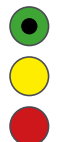
The site is a relatively flat and clear site, with no existing buildings present. The site has been designed to retain and enhance existing tree and shrub areas alongside the site boundary. The orientation of the building responds to the neighbouring properties and footpath, as well as respecting the school boundary.



### 7 Creating well defined streets and spaces

Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?

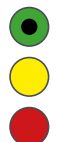
The indicative scheme has been designed with two distinct areas, defined by scale and landscaping. The western end forms a square, with the use of landscaping to help create a visual buffer for the on street parking arrangement. A landscape buffer will run along the length of the site and to the eastern end of the site where the area is less dense and as the road becomes narrower, the area becomes a more intimate space. A corner turning dwelling has been shown for the eastern boundary of the site.



### 8 Easy to find your way around

Is the development designed to make it easy to find your way around?





Due to the linear nature of the site, with the footpath running along the length of the northern and eastern boundary, the site is both visually and physically accessible. Combined with the visual differentiation between the two ends of the site, which would allow the scheme to be easy to navigate.





# 6.0 BUILDING FOR LIFE

## Street & home

<p><b>9 Streets for all</b></p> <p>Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?</p>	<p>The access to the site is through an existing development where the design has encourage low vehicle speeds. As the access crosses an existing footpath, it is imperative that the design encourages low vehicle speeds so a raised table has been proposed to facilitate this. The positioning of the dwellings perpendicular to the road will create a visual end point while tight kerb radii and the changing nature of the road hierarchy will encourage vehicles to slowly turn into and move through the development.</p>	
<p><b>10 Car parking</b></p> <p>Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?</p>	<p>The indicative layout demonstrates a scheme with two parking spaces for three and four bed dwellings and one and a half for two bedroom dwellings, with an additional 10 visitors spaces. All spaces are in close proximity to the dwellings and garages are set back so that they do not dominate the street scene.</p>	
<p><b>11 Public &amp; private spaces</b></p> <p>Will public and private spaces be clearly defined and designed to have appropriate access and be able to be well managed and safe in use?</p>	<p>The boundary of private spaces will be clearly defined and form part of the development's overall appearance. The chosen boundary treatments will compliment both the character of the buildings and the spaces they frame. Any open landscaped areas will be transferred to the managing body in order to ensure appropriate maintenance.</p>	
<p><b>12 External storage and amenity space</b></p> <p>Is there adequate external storage space for bins and recycling, as well as vehicles and cycles?</p>	<p>It is envisaged that all dwellings will have access to private amenity space with adequate external storage space for bins, recycling and bicycles.</p>	

**7.0**

**CONCLUSION**

# 7.0 CONCLUSION

This Design and Access Statement accompanies an outline planning application for a residential development consisting of up to 20 dwellings on a parcel of land at Dunlin Walk, Iwade.

The application site is suitably and sustainably located within the urban area of Iwade, with good connectivity to local school and shops, and the wider bus, road and rail network.

The outline proposals have been informed by a series of reports, which are submitted with the application. The proposals provide for high quality housing with a mix to meet local needs and will contribute to the housing supply in the local area.

An indicative layout and street scene have been presented to demonstrate how the site can accommodate a sympathetically designed scheme that reflects the design characteristics of the local area whilst being policy compliant with regard to housing mix and affordable housing.

In conclusion, it is viewed that the development proposal is fully suitable in regards to design and access.



Weald House  
88 Main Road,  
Sundridge,  
Kent,  
TN14 6ER

T: +441959568400  
W: [bdwhomes.co.uk](http://bdwhomes.co.uk)



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