

Aylesford
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TM/14/01505/RM

Proposal: Reserved Matters application being details of the layout and appearance of the development, access to and within the site and the scale of the development pursuant to outline permission TM/12/02443/OA (Outline Application: Residential development of about 208 dwellings (including about 68 affordable units) together with new roads, play areas and informal open space following demolition of existing hospital buildings. Conversion of Preston Hall for residential use)

Location: Preston Hall London Road Aylesford Kent ME20 7NJ

Applicant: Redrow Homes Limited

1. Description:

- 1.1 This application seeks the approval of the reserved matters and details for the demolition of the ward blocks to the north east of Preston Hall itself and the demolition of the two storey sandstone building to the south and the construction of 177 dwellings. This reserved matters submission relates to the majority of the land shown for the redevelopment of the Preston Hall hospital site that received outline planning approval in March 2013 under application no. TM/12/02443/OA when the principle of this scale and nature of development was established.
- 1.2 The submitted details indicate a development comprising 53 x 2 bed apartments, 12 x 2 bed houses, 31 x 3 bed houses, 66 x 4 bed houses and 15 x 5 bed houses. The majority of the houses are 2 storeys in height with some 2.5 storeys to the north and east and five 3 storey flat blocks to the edge of the site closest to the M20. A further block of flats and a number of houses are proposed on an area to the south of Preston Hall itself.
- 1.3 The application also contains details to discharge conditions attached to the outline consent relating to a contoured site plan (condition 5), open space and play areas (6), landscaping and boundary treatment (7), acoustic protection (11), parking (12), affordable housing provision (13), air quality (14), outdoor noise levels (15) and a biodiversity enhancement strategy (16).

2. Reason for reporting to Committee:

- 2.1 At the request of Cllr Balcombe due to the concerns expressed by the Chairman of the Residents Association

3. The Site:

- 3.1 The Preston Hall hospital site is adjacent to the Royal British Legion Village and located within the settlement boundary of Aylesford. It is allocated in the LDF and DLA DPD. The whole site slopes down from the south and has been the subject of

- No thought has been given to the lack of medical or school places in the vicinity
- The site would be subject to noise and air pollution and exacerbate the existing AQMAs in the area.
- Development would result in the east-west link becoming a rat run
- Traffic generation based on flawed modelling
- Community want common sense to prevail that the ill-conceived and ill-considered plans are rejected for something more sensitive and sustainable

6. Determining Issues:

- 6.1 This report deals with approval of the houses on the former Preston Hall Hospital site. It does not address issues of principle which were settled in 2013. The submitted details indicate flats and houses to be constructed on parcels of land around Preston Hall. Separate consent has already been issued for the conversion of Preston Hall itself to 36 residential units. As the principle of the development has already been agreed, along with the general number of units, access and masterplan layout, these matters do not fall to be considered under this application. This submission only deals with the details pursuant to the established outline consent which was for a total of some 208 units.
- 6.2 The submitted details indicate predominantly 2 storey housing of a traditional design. The housing is split into 5 separate parcels:-
- 146 units comprising 2 bedroom flats and 2,3,4 and 5 bedroom houses on the former ward block area to the north east of Preston Hall
 - 3 detached 3 and 4 bed houses on the former tennis court to the north of Preston Hall
 - 6 detached 4 and 5 bed houses to the west of the Heart of Kent Hospice
 - 18 units comprising 2 bedroom flats and 2,3 and 4 bedroom houses in a courtyard to the front of Preston Hall and to the west of the access
 - 4 detached 5 bedroom houses to the east of the access.
- 6.3 The layout of these units conforms with the approved masterplan in terms of siting and numbers. The design of the units is traditional with external facing materials of brick and render with some tile hanging.
- 6.4 Parking is provided in accordance with IGN3 with 358 parking spaces for the dwellings and a total of 54 visitor spaces to be provided. The layout also allows for additional on-street informal visitor parking if required. These details are

considered to be acceptable and would be pursuant to the requirements of condition 12 of the original outline consent.

- 6.5 Overall the design and layout of the development is therefore considered to be acceptable.
- 6.6 The submission also contains details pursuant to a number of conditions attached to the original outline consent. The submission includes a contoured site plan pursuant to condition 5. Details are provided of the positioning of a central LEAP play area and two LAP play areas (one to the west and one to the north adjacent to the woodland) pursuant to condition 6. A full landscaping and boundary treatment scheme has been provided pursuant to condition 7. This shows details of both hard and soft landscaping which is considered appropriate for the overall setting of the development.
- 6.7 With regard to acoustic protection, conditions 11 and 15, a series of 3m high acoustic barriers to the north western site boundary with the industrial premises and between the flat blocks to the north eastern edge of the site ensure that all rear gardens would have a noise level below 60 dB LAeq,16h. This is considered to be an appropriate upper limit in this area and is therefore considered acceptable pursuant to condition 15. Where appropriate, mechanical ventilation is to be provided for properties to ensure that internal noise levels would be in accordance with current WHO guidance and BS 8233. The details pursuant to condition 11 are therefore considered appropriate.
- 6.8 With regard to air quality, condition 14, no dwelling would be exposed to NO₂ levels above 36ug/m³ and so would not be subject to adverse air quality.
- 6.9 The scheme of affordable housing submitted indicates a suitable level of provision with 70 units being made available. The scheme is acceptable in principle and the specific details are being finalised with regard to the precise unit types and tenure.
- 6.10 An appropriate biodiversity enhancement strategy pursuant to condition 16 has been developed. This will provide wildflower grassland and margins, new hedgerows and management of the woodland areas. Appropriate measures are in place with regard to bats, birds and invertebrates.
- 6.11 The comments of the residents and the chair of the residents association are noted. However they do not relate to the submitted details but seek to re-open the matter of the principle of development in this area by reiterating previous concerns. These comments cannot now be considered as the principle was established and agreed under permission TM/12/02443/OA.
- 6.12 Overall the details are considered acceptable to approve the reserved matters and details.

7. Recommendation:

- 7.1 Approve reserved matters and details pursuant to conditions 5, 6, 7, 11, 12, 13, 14, 15 and 16 in accordance with the following:-
Letter dated 17.04.2014, Letter dated 17.04.2014, Letter dated 17.04.2014, Letter dated 17.04.2014, Other ACCOMODATION SCHE dated 17.04.2014, Statement AFFORDABLE HOUSING dated 17.04.2014, Supporting Statement dated 17.04.2014, Design and Access Statement dated 17.04.2014, Landscape Statement dated 17.04.2014, Other TECHNICAL NOTE A dated 17.04.2014, Other TECHNICAL NOTE B dated 17.04.2014, Air Quality Assessment dated 17.04.2014, Arboricultural Survey dated 17.04.2014, Drainage Statement dated 17.04.2014, Ecological Assessment dated 17.04.2014, Noise Assessment dated 17.04.2014, Tree Plan 14039-P-10-01 dated 17.04.2014, Tree Plan 14039-P-10-02 dated 17.04.2014, Tree Removal Plan 14039-P-11-01 dated 17.04.2014, Tree Removal Plan 14039-P-11-02 dated 17.04.2014, Tree Protection Plan 14039-P-12-01 dated 17.04.2014, Tree Protection Plan 14039-P-12-02 dated 17.04.2014, Drawing 1603 05 dated 17.04.2014, Drawing 1603 06 dated 17.04.2014, Landscaping 1603 10 B dated 17.04.2014, Planting Plan 1603 12 dated 17.04.2014, Planting Plan 1603 13 dated 17.04.2014, Planting Plan 1603 14 dated 17.04.2014, Planting Plan 1603 15 dated 17.04.2014, Drawing 1603 16 dated 17.04.2014, Drawing 1603 17 dated 17.04.2014, Topographical Survey 1603-1 dated 17.04.2014, Topographical Survey 1603-2 dated 17.04.2014, Planning Layout AHL01 dated 17.04.2014, Proposed Elevations BCS01.PE dated 17.04.2014, Proposed Elevations BCS02.PE dated 17.04.2014, Proposed Elevations BCS03.PE dated 17.04.2014, Drawing BML01 dated 17.04.2014, Drawing DML01 dated 17.04.2014, Elevations FB-B.E1 dated 17.04.2014, Elevations FB-B.E2 dated 17.04.2014, Floor Plan FB-B.P1 dated 17.04.2014, Floor Plan FB-B.P2 dated 17.04.2014, Floor Plan FB-B.P3 dated 17.04.2014, Elevations FB-CE1 dated 17.04.2014, Elevations FB-CE2 dated 17.04.2014, Floor Plan FB-CP1 dated 17.04.2014, Floor Plan FB-CP2 dated 17.04.2014, Floor Plan FB-CP3 dated 17.04.2014, Elevations FB-DE dated 17.04.2014, Floor Plan FB-DP1 dated 17.04.2014, Floor Plan FB-DP2 dated 17.04.2014, Floor Plan FB-DP3 dated 17.04.2014, Elevations FB-EE1 dated 17.04.2014, Elevations FB-EE2 dated 17.04.2014, Floor Plan FB-EP1 dated 17.04.2014, Floor Plan FB-EP2 dated 17.04.2014, Elevations FB-FE1 dated 17.04.2014, Floor Plan FB-FP1 dated 17.04.2014, Floor Plan FB-FP2 dated 17.04.2014, Floor Plan FB-FP3 dated 17.04.2014, Floor Plans And Elevations GAR.01PE dated 17.04.2014, Floor Plans And Elevations GAR.02PE dated 17.04.2014, Floor Plans And Elevations GAR.03PE dated 17.04.2014, Floor Plan HT.BLE.P dated 17.04.2014, Elevations HT.BLEE dated 17.04.2014, Elevations HT.CAM-A.E dated 17.04.2014, Elevations HT.CAM-E dated 17.04.2014, Floor Plan HT.CAM-P dated 17.04.2014, Elevations HT.HEN.E dated 17.04.2014, Floor Plan HT.HEN.P dated 17.04.2014, Elevations HT.KEN(4BLOCK).E dated 17.04.2014, Floor Plan HT.KEN(4BLOCK).P1 dated 17.04.2014, Floor Plan HT.KEN(4BLOCK).P2 dated 17.04.2014, Drawing HT.KEN-A(4BLOCK).E dated 17.04.2014, Elevations HT.LET-A.E dated

17.04.2014, Elevations HT.LET.E dated 17.04.2014, Floor Plan HT.LET.P dated 17.04.2014, Elevations HT.MARL.E dated 17.04.2014, Floor Plan HT.MARL.P dated 17.04.2014, Floor Plan HT.OXF.P dated 17.04.2014, Elevations HT.OXF-A.E dated 17.04.2014, Elevations HT.OXF.E dated 17.04.2014, Elevations HT.SAN.E1 dated 17.04.2014, Elevations HT.SAN.E2 dated 17.04.2014, Floor Plan HT.SAN.P dated 17.04.2014, Elevations HT.SHA-A.E dated 17.04.2014, Elevations HT.SHA-E dated 17.04.2014, Flood Risk Assessment HT.SHA-P dated 17.04.2014, Floor Plan HT.STR-A.PE dated 17.04.2014, Floor Plans And Elevations HT.STR-.PE dated 17.04.2014, Elevations HT.WOR.E dated 17.04.2014, Floor Plan HT.WOR.P dated 17.04.2014, Elevations P.137-139E dated 17.04.2014, Floor Plan P.137-139P dated 17.04.2014, Elevations P.34-35_36-37.E dated 17.04.2014, Floor Plan P.34-35_36-37.P dated 17.04.2014, Elevations P.38.39E dated 17.04.2014, Floor Plan P.38.39P dated 17.04.2014, Elevations P.82-85.E1 dated 17.04.2014, Elevations P.82-85.E2 dated 17.04.2014, Floor Plan P.82-85.P dated 17.04.2014, Street Scenes SE.01 dated 17.04.2014, Street Scenes SE.02 dated 17.04.2014, Street Scenes SE.03 dated 17.04.2014, Street Scenes SE.04 dated 17.04.2014, Street Scenes SE.05 dated 17.04.2014, Sections SS.01 dated 17.04.2014, Street Scenes SE.06 dated 15.05.2014, Location Plan LP.01 A dated 17.04.2014, Elevations FB-AE1 REV A dated 15.08.2014, Elevations FB-AE2 REV A dated 15.08.2014, Elevations FB-AE3 dated 17.04.2014, Floor Plan FB-AP REV A dated 15.08.2014, Floor Plan FB-AP1 REV A dated 15.08.2014, Floor Plan FB-AP2 REV A dated 15.08.2014, Site Layout SL.01 REV B dated 15.08.2014

Contact: Robin Gilbert