

REFERENCE NO - 17/506306/REM			
APPLICATION PROPOSAL			
Approval of reserved matters application for the erection of 250 dwellings (Appearance, Landscaping, Layout and Scale being sought) and details of Conditions 5, 7, 9, and 10 relating to phasing, landscaping and ecology, pursuant to 14/502010/OUT (Outline application for the erection of residential development for up to 250 dwellings with access and garaging with access considered at this stage and all other matters reserved for future consideration.)			
ADDRESS Hen And Duckhurst Farm, Marden Road, Staplehurst			
SUMMARY OF REASONS FOR RECOMMENDATION – (APPROVE SUBJECT TO CONDITIONS)			
<ul style="list-style-type: none"> • The principle of 250 houses with access off Marden Road has been approved under the outline consent. • The submitted details of the appearance, landscaping, layout and scale are considered to be acceptable and provide a high quality development in accordance with the outline permission, site allocation policy H1(48), and other relevant policies within the Local Plan. • The submitted details are considered to fundamentally comply with the Staplehurst Neighbourhood Plan and any minor conflict with regard to the impact upon existing views is not considered grounds for refusal. • Permission is therefore recommended. 			
REASON FOR REFERRAL TO COMMITTEE			
Staplehurst Parish Council wish to see the application refused and request the application to be referred to MBC Planning Committee for the reasons set out below			
WARD Staplehurst	PARISH COUNCIL Staplehurst	APPLICANT David Wilson Homes AGENT None	
DECISION DUE DATE 01/06/18		PUBLICITY EXPIRY DATE 04/05/18	
RELEVANT PLANNING HISTORY			
App No	Proposal	Decision	Date
18/501146	To form a temporary access onto the land formally known as Hen and Duckhurst Farm from Marden road, to allow site vehicles access in conjunction with planning application 17/506306/REM	UNDER CONSIDERATION	
14/502010	Outline application for the erection of residential development for up to 250 dwellings with access and garaging with access considered at this stage and all other matters reserved for future consideration.	APPROVED	03/02/17

1.0 DESCRIPTION OF SITE

- 1.01 The site is an irregular shaped area of pasture land of some 12.2ha in area on the west side of Staplehurst, to the north of Marden Road. The site extends some 600metres northwards of Marden Road and varies in width. There is a housing estate to the east, a line of houses fronting Marden Road to the southwest, medium sized fields to the west, the railway line to the north, and the Lodge Road Industrial Estate to the northeast. The site is generally bounded by hedge/tree lines apart from the northern section which dissects an open field and there is no physical boundary or hedge/tree line on the east edge of the site here. The site itself is dissected by a number of hedge/tree lines and there are a number of ponds within the site. There is also an electricity substation with access at the southern end which is outside the application site. The land is mainly grassed and open apart from the northwestern part of the site which has numerous trees and scrub areas. The site is generally level throughout.
- 1.02 There are two listed buildings nearby, ‘Hen & Duckhurst’ (Grade II) immediately to the south/southeast and ‘Coppwilliam’ (Grade II) to the southwest,
- 1.03 The site is allocated in the Local Plan for approximately 250 dwellings under policy H1(48) and for 250 dwellings under policy H4 in the Staplehurst Neighbourhood Plan,

2.0 BACKGROUND

- 2.01 Outline permission was granted under application 14/502010 for up to 250 houses with access onto Marden Road in the form of a new roundabout. Apart from the details of access, all other detailed matters were reserved for future consideration, and this application now seeks permission for these other matters.

3.0 PROPOSAL

- 3.01 The application seeks permission for the remaining reserved matters of appearance, landscaping, layout and scale for 250 dwellings and includes areas of public open space including allotments and a play area. The layout and design will be discussed in more detail in the assessment below.
- 3.02 The application also seeks to discharge a number of conditions attached to the outline consent relating to phasing (Condition 5), hard and soft landscaping/boundary treatments (7), landscape management (9), and tree/hedge protection (10).
- 3.03 It is important to note that under the outline application, the principle of up to 250 houses has been accepted by the Council and it is only the specific detail in terms of the layout of the development, its design, scale and landscaping that is now being considered. The wider impacts of 250 houses on matters such as the local highway network, ecology, surface water and foul drainage, and impact upon infrastructure have been considered and conditions attached to the outline permission and the legal agreement would mitigate such impacts. The outline consent did set a number of parameters on the design which would need to be adhered to. *(The outline permission is attached as an **Appendix** for information)*

4.0 POLICY AND OTHER CONSIDERATIONS

- Maidstone Borough Local Plan (2011-2031): SS1, SP10, SP18, SP19, SP20, SP23, H1, ID1, H1(48), DM1, DM2, DM3, DM4, DM6, DM8, DM12, DM19, DM20, DM21, DM23
- Kent Waste and Minerals Plan 2016
- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended)
- MBC Air Quality Planning Guidance (2018)
- MBC Public Art Guidance (2018)

5.0 LOCAL REPRESENTATIONS

5.01 **Local Residents:** 44 representations received raising the following (summarised) points:

- Impact on infrastructure.
- Traffic impact.
- Highway safety.
- Lack of parking.
- Density too high/cramped in southeast area.
- Design and materials are not in keeping.
- Loss of privacy.
- Overshadowing/loss of light.
- Impact on wildlife.
- Flood risk.
- Who will maintain surface water drainage and ditches.
- Flooding has occurred on neighbouring properties.
- Damage to local roads.
- Low water pressure.
- Proposals do not comply with the Neighbourhood Plan and illustrative plan for the site.
- Boundary treatments unclear.
- Playground should be more central.
- Harm to the landscape.
- Loss of trees and hedges.
- Impact on trees.
- Existing sewerage problems.
- Foul drainage system is not sufficient.
- Phasing is poor.
- Poor consultation with the community by the developer.
- Disturbance from building works.
- When will monies be paid toward local healthcare.

6.0 CONSULTATIONS

(Please note that summaries of consultation responses are set out below with the response discussed in more detail in the main report where considered necessary)

6.01 **Staplehurst Parish Council:** Wish to see the application refused and request the application to be referred to MBC Planning Committee and refer to the following (summarised) reasons:

- Inconsistent with Staplehurst Neighbourhood Plan policy H4: fails to provide an overall site master plan showing a long term plan of how the land could eventually be linked to the Lodge Road; does not demonstrate how development could be integrated with the existing village while respecting the privacy, well-being and quality of life of residents currently living on the western edge of Staplehurst (particularly by the green edges shown on the illustrative layout associated with policy H4); insufficient proposals for positive planting and recreational routes along the boundaries as required by policies H4(6) and E1; plans fail to show clearly the footpath links and overall integration with the rest of the village.
- Footway provision around the main entrance needs to extend further along Marden Road.
- Development at the southern end of the site too dense.
- Intensive development would exacerbate surface water drainage problems on an area with a high water table.
- Proposal don't show clearly how current drainage channels and boundaries (hedges and ditches) would be addressed.
- Replacement of some hedges by close-board fencing, as implied in some plans, would be inappropriate.
- Provision needed to be made for recycling of rainwater and installation of solar power, sprinklers and adoptable street-lighting.
- Foul drainage proposals are unclear.
- Uniformity of black doors and proliferation of block paving unimaginative and, in the case of block paving, unsuitable in the long term on areas with clay substrata.
- How will allotments and open space areas be managed.
- Reptile-related documents old and documentation generally lacked detail.
- Current unmade footpath from the end of Greenhill onto the site should logically be closed off.
- Concern re. maintenance of drainage ditches.
- New footpath links should be of equal standing.
- The play area should be relocated due to its proximity to the existing play area at Greenhill.

6.02 **Natural England: No objections/comments** to make.

6.03 **Environment Agency: No objections/comments** to make.

6.04 **KCC Highways: No objections.**

6.05 **KCC Lead Local Flood Authority: No objection.** Advise that a condition is required re. maintenance and management arrangements, and verification that the drainage scheme will function as approved.

6.06 **KCC Ecology: No objections.** Comment that the site layout plan has included all habitats required as part of the ecological mitigation strategy. In relation to the landscape

management plan they are satisfied with the proposed management for the ecology areas of the site.

- 6.07 **MBC Landscape: No objections** to the landscaping scheme. The submitted Arboricultural Impact and Method Statement is considered to be acceptable.
- 6.08 **MBC Environmental Health: No objections** subject to conditions relating to contamination/noise from substation (*Condition was applied to outline consent*), air quality emissions reduction, and installation of electric vehicle charging points.
- 6.09 **Southern Water: Comments under original outline application apply:** Advised that there is inadequate capacity in the local network to provide foul sewage disposal to service the proposed development. Additional off-site sewers, or improvements to existing sewers, will be required to provide sufficient capacity to service the development. Section 98 of the Water Industry Act 1991 provides a legal mechanism through which the appropriate infrastructure can be requested (by the developer) and provided to drain to a specific location. (*Condition was applied to outline consent*)
- 6.10 **Kent Police: No objections.**

7.0 APPRAISAL

- 7.01 The principle of residential development of up to 250 houses with access in the form of a new roundabout off Marden Road has been accepted under the original outline permission at the site. This reserved matters application is concerned with the detail of the development being its appearance, landscaping, layout and scale, which is assessed below. Since the outline permission, the new Local Plan has been adopted (October 2017) and the Staplehurst Neighbourhood Plan (SHNP) was made in September 2016, so these matters will be assessed against the site allocation policy and any other relevant policies in the Local Plan and relevant policies in the SHNP. There are also a number of parameters set by condition under the outline consent which need to be adhered to.

Layout & Character

- 7.02 Considering the site policy requirements first, the layout ensures that the existing hedges and trees along the northern and western boundaries can be retained, and the landscaping proposals include new tree planting and native shrubs/hedges, particularly along the western boundary to strengthen and enhance. New native hedging would be provided around the electricity substation in addition to retaining some of the existing hedging. The layout also provides approximately 4.8ha of formal/semi-natural open space, including allotments (policy requirement is for 4.66ha). This is in accordance with the design, layout and open space criterion for the site policy H1(48).
- 7.03 In relation to the relevant outline parameters (condition 1) requires at least 0.04ha (400m²) of land to the north and west of the Hen and Duckhurst Grade II listed building as open space or structural open space to minimise so far as possible any impact on the setting of the listed building. Around 0.05ha is being provided to the north and west of the listed building and so the layout achieves the policy and outline parameter requirements, and I will now discuss the layout generally in more detail.

- 7.04 The layout is very much shaped by the ecological constraints/opportunities. The areas with the highest ecological value are the western and eastern fields (where there is pond with a population of Great Crested Newts (GCN)), and near the centre of the site and so these areas are retained with the least development. They would be linked by a central ‘village green’ space where existing hedges and tree groups are kept and new wet areas link across from the eastern pond. This creates a substantial green corridor through the centre of the site to provide connectivity for GCN and other wildlife, and this in turn provides a positive character area for the development. The pond in the SW corner also has a population of GCN and this would link with the central corridor along the west edge of the development. This aligns with criterion 5 of the SNHP site policy (H4). Houses are then proposed in the less sensitive areas for landscape/ecology reasons being the south eastern and south western fields, and the northern part of the site.
- 7.05 The density and layout of the development parcels is generally split into four character areas. In the SE area this reflects the density and layout of the existing housing estate to the east; in the SW area this is of a similar density as it adjoins existing development on Marden Road; the central area is more open within the green corridor; and the northern area has a lower density and is more rural in layout as it adjoins open countryside/fields. I consider the principles of the layout and the different development areas is appropriate and creates a unique character based on the site’s existing positive features.
- 7.06 More specifically, the roundabout onto Marden Road has been approved and the layout sees houses fronting it on the east side to create a streetscape rather than the entrance being dominated by the roundabout itself. Areas of landscaping and new trees would also be provided so the layout provides an attractive entrance. Low ragstone walls would be provided outside the two houses fronting the main road into the site.
- 7.07 From the entrance a main spine road runs northwards through the centre of the site with a circular road to the west where buildings address the streets and turn the corners to ensure active streetscenes. Where boundary fencing cannot be avoided there would be landscaped areas outside to soften the impact. On the east side would be two small cul-de-sacs and houses are positioned to help screen views of the electricity substation.
- 7.08 The spine road leads north and recent amendments include the provision of low ragstone walling and railing to provide a quality streetscene which then opens onto the large central open space or ‘green’. On the south side of the ‘green’ there is a small block paved area bounded by a ragstone wall with seating to provide a focal point and a good area of public realm. The village green would include drainage ditches around the outside but there would be a good useable space with seats in the centre accessed by small bridges with ragstone walling. The northern part would retain existing hedging and trees. Larger detached houses would face onto, and frame the ‘green’. There would also be a children’s playground to the east and this whole area would provide a high quality public zone and distinct sense of place within the centre to the development which aligns with the SHNP site policy H4 criterion 7.
- 7.09 The southeast section follows a density and layout similar to the housing estate to the east, and buildings address roads/turn corners to create strong streetscenes. The northern section has a lower density being adjacent to open countryside and fields. As there is no physical boundary along the east edge here, development is mainly set back from the field with landscaping. Where development goes closer to the boundary, landscaping is proposed. Allotments would be provided at the far north end of the site.

Buildings are set back with varying sizes of front garden, with most houses having parking to the sides. Where some terrace properties have parking areas to the front these are broken by landscaped areas.

- 7.10 In terms of connectivity, the site would provide two pedestrian/cycle links to the east in line with the site policy to link with the existing community, and these provide routes to the open space areas for the new development. The site is therefore well connected to existing neighbourhoods. Recreational routes are provided around the western field which aligns with the SHNP site policy H4 criterion 6 and open space borders much of the western boundary in line with policy E1. The spine road is designed so that it could provide two-way traffic access from Marden Road to the Lodge Road Industrial estate if a link is provided in the future on the adjoining land (outside the applicant's control). There are also two other points of access to future-proof connectivity to this adjoining land and any potential railway bridge crossing as envisaged in the SHNP. This aligns with the outline consent, and criterion 1, 2, and 3 of the SHNP site policy H4.
- 7.11 Houses and gardens would be laid out to ensure sufficient privacy and outlook. Environmental Health has raised the issue of noise from the substation requesting a condition to ensure increased sound insulation, however, this was conditioned on the outline permission. Houses are a sufficient distance from the railway line so any infrequent noise would not be harmful.
- 7.12 With regard to the amenity of existing properties, representations have been received relating to the impact upon privacy, outlook, and views from properties along the east and south boundaries of the site. Criterion 4 of the site policy H4 in the SHNP has been referred to which seeks to ensure the development respects the privacy, well-being and quality of life of residents currently living on the western edge of Staplehurst, requiring specific attention with regard to points of access and existing views of open countryside. Representations have also referred to the illustrative plan within the SHNP which shows large open areas in the SE corner. This is only an 'illustrative' plan and it states that it is only to provide guidance to developers. The development does not have to follow this plan and it is the text to the policy that is paramount. Policy DM1 of the Local Plan also seeks to respect the amenities of existing properties.
- 7.13 In terms of privacy, new houses would be set between 15m and 24m from existing houses along the eastern edge of the site. Where closest, the new houses face the flank walls of houses, rather than being back to back, and these distances are considered to be sufficient to maintain the privacy of existing properties here. Number 14 Marlfield would have new houses to its rear and side but the distances (36m and 16m respectively) are considered sufficient to maintain privacy. These distances, and bearing in mind the houses are two storeys, are also considered to be sufficient to maintain acceptable sunlight and daylight to these properties. In terms of outlook, numbers 5 and 7 Further Field and 6-14 Marlfield (7 houses) have their front/rear outlook onto the site at differing distances. The set back of between 24m-36m from these properties is considered sufficient to not result in an unacceptable outlook from these properties. For the houses in the SE corner, they face north/south and with the separation distances, their outlook would not be harmed. For these reason the proposals are considered to respect the privacy, well-being and quality of life of residents currently living on the western edge of Staplehurst

- 7.14 The loss of a view is not a material planning consideration, however, the SHNP refers to the existing views of open countryside. To maintain views of existing countryside would require an undeveloped corridor running right across the site near to the properties referred to above. For the reasons outlined above, the layout sees a green corridor through the centre where the main ecological constraints exist, and to provide another undeveloped area here would not be realistic as it would result in high densities/taller buildings in other areas of the site and compromise the sound layout principles followed. Therefore, to maintain views of countryside for these properties is not considered appropriate due to ecological issues and to achieve a suitable development for the wider site.
- 7.15 For the properties to the south of the site on Marden Road, the separation distances (between 21m and 36m) are considered sufficient so as not to result in unacceptable harm in terms of privacy, light, or outlook.
- 7.16 In terms of parking, KCC Highways have raised no objections. The scheme provides there would be a total of 467 allocated parking spaces and 44 visitor spaces, not including garages. There are many tandem spaces but this allows more space for landscaping and I consider the approach here strikes the right balance between adequate provision and securing an attractive layout as per policy DM23. The roundabout would be implemented as per the outline permission.
- 7.17 Overall, the layout is considered to use the ecological constraints of the site to create a positive and unique character mainly from the substantial green corridor through the centre of the site and around the edges. The density is higher in the southern half but this is considered to be appropriate bearing in mind these areas adjoin the existing settlement. The proposals create a high quality and attractive layout providing active frontages, focal buildings, quality open spaces, and complying with the requirements of policy H1(48), policy DM1 of the Local Plan, fundamentally policy H4 of the SHNP, and the outline permission requirements.

Appearance & Scale

- 7.18 The site policy has no specific requirements for appearance and scale but policy DM1 seeks high quality design and positive responses to local character. The SHNP seeks the design of new houses to be principally informed by the traditional form, layout, character and style of the village's vernacular architecture using high quality materials but outlines that larger development's may develop their own distinctive characters.
- 7.19 The applicant has proposed a traditional appearance with detached, semi-detached, and terrace houses. Buildings are two storeys with some focal buildings having dormer windows in the roofs. There would be two apartment blocks which would also be two storeys in height with dormer windows.
- 7.20 The buildings mainly have gabled roofs but with some corner buildings being hipped. Two storey gables are provided on some and projecting bay windows to provide interest. Detailing is provided on houses including decorative plinth courses, detailing above door and window openings, dormer windows, and bay windows. Materials proposed include stock bricks, tile hanging, and white boarding to elevations, and tiled roofs and would be formally discharged under condition 6. Ragstone is used in walls around the site.

- 7.21 Overall, I consider the appearance and scale of the buildings to be to a high standard in accordance policy DM1 of the Local Plan and the SHNP.

Surfacing & Boundary Treatments

- 7.22 Surfacing includes tarmac for the main spine road but with block paving for parking spaces. The remaining roads would be mainly block paved. Paths around the open space and linking to the estate to the east would be resin bonded gravel. Boundary treatments would include ragstone walling and railings at key locations, and brick walling on exposed corners. Fencing within gardens would provide privacy. Overall, I consider these details would provide a high quality appearance to the development.

Landscaping & Ecology

- 7.23 The landscaping scheme retains and strengthens boundary hedges/trees and existing hedges within the centre of the site. Some hedges have been removed to facilitate development in the southern half. As outlined above the green corridor across the centre of the site is retained and strengthened and will include new meadow grass planting with groups of new trees near the housing areas, and native woodland planting and groups of trees within the western field. Within the built up areas, many trees would be provided within streets to provide an attractive environment. Front gardens and parcels of landscaping on corners would be more ornamental in character which is considered acceptable within housing areas. Along the eastern boundary with existing houses where some hedging and trees exists, new planting will provide a further buffer to soften the development edge and provide an attractive setting. This is the same for the south boundary near to the listed building where woodland planting is proposed. Overall, the landscaping scheme is of high quality, with much native planting, and would provide an attractive environment and setting for the development.
- 7.24 With regard to ecology, the layout ensure all habitats are retained/enhanced in line with the ecological mitigation strategy which is considered acceptable by KCC Ecology, as is the management plan. The section 106 secures specific details of the landscape and ecology management plan (LEMP). The western field would be greatly enhanced with GCN hibernacula, wetland planting, and new ponds. Other enhancements include bird and bat boxes across the site.

Other Matters

- 7.25 With regard to the nearest listed building, 'Hen & Duckhurst' (Grade II) which is immediately to the south/southeast, the benefits of the development were considered to outweigh the limited harm to its setting under the outline permission. The outline consent seeks at least 0.04 hectares of land to the north and west of the listed building to be set aside as an open space or structural open space to minimise harm to the setting of the listed building. This provision has been increased to 0.05ha and native woodland planting is proposed to the north to supplement the existing vegetation and trees to the south of the site. The listed building is not highly prominent from the site due to the distance away and vegetation between and so I consider the approach taken is acceptable. New buildings would be 31m from the listed property and there are existing buildings surrounding it. The application site does provide some openness to its rear, however, I consider the development, with the landscape buffer and set back would have a low impact upon the listed building and that the benefits of the development continue to

outweigh the limited harm in line with policies SP18 and DM4 of the Local Plan and the NPPF. With regard to 'Coppwilliam' (Grade II) to the southwest, the separation distance from new houses (58m) is sufficient so that it would not cause harm to the setting of this building and the open areas to the north and west of it would not be affected.

- 7.26 Many representations have been received raising concerns regarding surface water flooding, maintenance of drainage ditches, and evidence of this flooding occurring in recent extreme rainfall has been provided. I also noted the site was relatively wet on my site visit in early April. The surface water strategy for the development is to maintain the existing drainage ditch regime and store the excess run off created to maintain the current run off rate. This will be stored through the introduction of additional swales, ponds, permeable paving and storage creates. There are a number of existing ditches that are situated along the site boundaries as well as running across the development site. These will be cleared out where applicable and maintained by a management company. A number of the existing ditches will be diverted due to the development layout and these will be the subject of a watercourse consent with Kent County Council. KCC Drainage have raised no objections but highlight the need to maintain access to ditches along boundaries, which will be possible. They recommend conditions relating to maintenance of the surface water drainage system and a verification report which I consider is reasonable and necessary.
- 7.27 With regard to foul drainage, specific details are required under condition 18 of the outline consent. The applicant has stated that drainage has been looked at in detail and it is proposed to take a limited number of units into the foul sewage system on Marden Road and a pumping station in the middle of the site will take the rest north under the railway and link into the system there. Any necessary upgrades to the local network be secured with Southern Water under the Water Industry Act.
- 7.28 Environmental Health has requested an Air Quality Emissions Reduction condition, however, a mitigation strategy for air quality is required by condition 13 under the outline consent.
- 7.29 With regard to affordable housing, 40% would be provided and the house sizes are generally in accordance with the current need. The tenure split would 60/40 in favour of rent as required by the section 106 agreement. The houses would be integrated across the development in a number of areas which is acceptable.
- 7.30 The outline permission secures the other site policy requirements being traffic calming and extension of the 30mph limit on Marden Road, a pedestrian and cycle crossing on Marden Road, in addition to financial contributions towards the train station, health, public open space, libraries, primary and secondary education, youth services, and the affordable housing. Money towards potential improvements to the crossroads was also secured. Conditions and the s106 agreement on the outline permission cover ecological mitigation/management and enhancement, tree/hedge protection, contaminated land, archaeology, SUDs, and foul drainage.
- 7.31 The site is allocated in the Local Plan and so with regard to the Council's Public Art and Air Quality Guidance, these only apply to application submitted after 1st January 2018. With regard to the Kent Minerals Plan, the site does not fall within a minerals safeguarding area.

- 7.32 The Parish Council has raised a number of issues many of which have been considered above. They have questioned how the allotments and open space areas be managed. The s106 agreement requires that these areas are managed by the applicant via a management company or other body. I do not consider there is any reason to move the play area as suggested.
- 7.33 Many local residents have raised issues relating to principle matters including traffic and local infrastructure which were fully considered and decided upon at the outline stage. Otherwise material matters raised have been considered in the assessment above.

Conditions

- 7.34 The application also seeks discharge of Conditions 5, 7, 9 and 10 relating to phasing, landscaping and ecology of the outline permission.
- 7.35 For condition 5 (phasing), the roundabout would be constructed first with the development being built in five phases, generally from the south, northwards, and the final phase in the northeast corner. This phasing is considered acceptable and condition 25 secures that areas of public open space are provided within 6 months of the occupation of the 50th house so it is in place early on for new residents. For condition 7 (hard and soft landscaping), as outlined at paragraphs 7.20 and 7.21 above, the hard surfacing and landscaping is of high quality and acceptable. For condition 9 (landscape management plan) this is considered to be acceptable. For condition 10 (tree/hedge protection), this is considered acceptable by the landscape officer.

8.0 CONCLUSION

- 8.01 I have considered all representations received on the application and for the above reasons the reserved matters details are considered to be acceptable and provide a high quality development in accordance with site policy H1(48), other relevant policies within the Local Plan, and the outline permission. There is a minor conflict with the SHNP in that views of the open countryside are not maintained for properties along the current west edge of Staplehurst. For the reasons outlined above, this is not considered reasonable or appropriate and the layout and impact upon residential amenity is considered acceptable. This matter is not considered grounds to refuse the application. Permission is therefore recommended for the reserved matters subject to the following conditions.

9.0 RECOMMENDATION:

9.01 Grant approval of the Reserved Matters details subject to the following conditions:

1. No development above slab level shall take place until a sample panel of the ragstone for the walling shown on the approved plans has been submitted to and approved in writing by the Local Planning Authority. Such details as approved shall be fully implemented on site.

Reason: To ensure a high quality design.

2. No building hereby permitted in any phase shall be occupied until an operation and maintenance manual for the proposed sustainable drainage scheme is submitted to (and approved in writing) by the local planning authority. The manual at a minimum shall include the following details:

- A description of the drainage system and its key components
- An general arrangement plan with the location of drainage measures and critical features clearly marked (I've deleted *as built* as we can't provide as built drawings of drainage for a system that will be built in phases)
- An approximate timetable for the implementation of the drainage system
- Details of the future maintenance requirements of each drainage or SuDS component (including existing ordinary watercourses), and the frequency of such inspections and maintenance activities
- Details of who will undertake the above inspections and maintenance activities, including the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime

The drainage scheme as approved shall subsequently be maintained in accordance with these details.

Reason: To ensure that any measures to mitigate flood risk and protect water quality on/off the site are fully implemented and maintained (both during and after construction), as per the requirements of paragraph 103 of the NPPF and its associated Non-Statutory Technical Standards.

3. No building on any phase (or within an agreed implementation schedule) of the development hereby permitted shall be occupied until a Verification Report for an agreed catchment area in accordance with the implementation schedule pertaining to the surface water drainage system, carried out by a suitably qualified professional, has been submitted to the Local Planning Authority which demonstrates the suitable operation of the drainage system such that flood risk is appropriately managed, as approved by the Lead Local Flood Authority. The Report shall contain information and evidence (including photographs) of earthworks; details and locations of inlets, outlets and control structures; extent of planting; details of materials utilised in construction including subsoil, topsoil, aggregate and membrane liners; full as built drawings; and topographical survey of 'as constructed' features.

Reason: To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with the National Planning Policy Framework.

4. The development hereby permitted shall be carried out in accordance with the boundary treatments as shown on drawing nos. 1737.03 RevF and 402 RevN before the first occupation of the building(s) or land to which they relate and maintained thereafter;

Reason: To ensure a satisfactory appearance to the development and to safeguard the enjoyment of their properties by existing and prospective occupiers.

5. No development above slab level shall take place until details of the laying out and equipping of the play area have been submitted to and approved in writing by the Local Planning Authority. Such details as approved shall be fully implemented on site.

Reason: To ensure a satisfactory external appearance to the development and/or the provision of adequate facilities to meet the recreational needs of prospective occupiers.

6. The development hereby permitted shall be carried out in accordance with the approved plans as listed on the Drawing Issue Sheet received on 14/05/18.

Reason: In the interest of visual and residential amenity and to clarify which plans have been approved.

Case Officer: Richard Timms