

REPORT SUMMARY

REFERENCE NO - 20/501240/FULL		
APPLICATION PROPOSAL Creation of 17no. two, three, four and five bedroom dwellings with associated roads, car parking and landscaping.		
ADDRESS Gibbs Hill Farm, Grigg Lane Headcorn TN27 9LY		
RECOMMENDATION – APPROVE WITH CONDITIONS		
SUMMARY OF REASONS FOR RECOMMENDATION <p>Whilst the site is outside the settlement boundaries and thus in the countryside, it abuts the village and is not within visually sensitive “open” countryside. The site is considered to be well contained from a landscape perspective. It is located well in connection with the grain of the village and its facilities. The applicant is currently on-site adjacent developing out site allocation H1(38).</p> <p>The site is part previously developed land (PDL) under the NPPF definition in that part of the site is a residential dwelling and its curtilage in the countryside. The remainder contains some substantial former agricultural buildings. Following the designation of the adjacent farmland under policy H1(38), these buildings are no longer associated with an adjacent agricultural holding.</p> <p>There is a requirement in the Local Plan for a windfall sites contribution of 1,650 dwellings between 2011-2031 and under the new NPPF definition this now includes all sites not identified through the Local Plan, rather than just brownfield sites.</p> <p>Policies DM1 and DM30 are complied with in terms of design/layout and residential amenities and with planning conditions other potential harm can mitigated.</p> <p>The additional units will form an extension of the adjacent development and will benefit from the large areas of open space that are being delivered.</p> <p>For these reasons, it is considered that meeting a need and the lack of additional countryside or landscape harm, taken together are considered to outweigh the harm due to its location outside the settlement boundary and there is hence a justification for the departure from the development plan.</p>		
REASON FOR REFERRAL TO COMMITTEE <p>Contrary to the Development Plan on account of being located in the designated countryside and part of the site is not PDL.</p> <p>Called in to Planning Committee by Headcorn Parish Council.</p>		
WARD Headcorn	PARISH/TOWN COUNCIL Headcorn	APPLICANT Persimmon Homes South East AGENT
DECISION DUE DATE 30/10/20	PUBLICITY EXPIRY DATE 23/09/20	OFFICER SITE VISIT DATE 29/04/20

RELEVANT PLANNING HISTORY

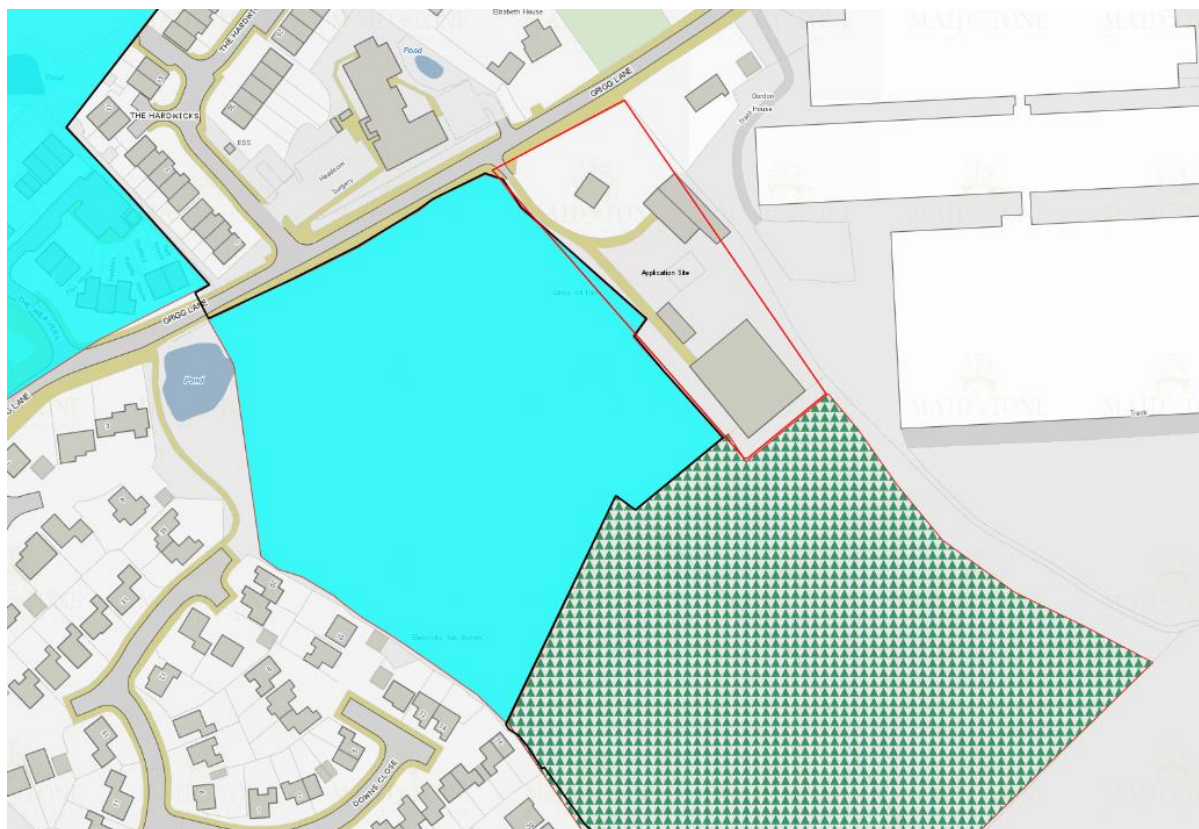
19/502899/PAMEET – Pre-Application Meeting – Redevelopment of site to provide 17 dwellings

16/507035/FULL (adjacent site) - Creation of 55 houses and associated roads, car parking, landscaping, vehicle access from Grigg Lane and a new area of public open space – Application Permitted

MAIN REPORT

1.0 DESCRIPTION OF SITE

- 1.01 The site abuts the eastern edge of Headcorn village, fronting onto Grigg Lane. For the purposes of the development plan, the proposal site is located in the countryside adjacent to housing allocation policy H1(38), currently undergoing development, and open space allocation policy OS(11). The site is currently part residential (the farmhouse previously associated with what is now H1(38), as well as agricultural grazing land with a number of barns for Gibbs Hill Farm. The site area covers some 0.48ha.
- 1.02 To the east/north-east is a large nursery complex containing substantial greenhouses, warehouses and other operational buildings, plus a small business estate and dwellings fronting Grigg Lane. To the north/north-west is the urban area that extends past the application site, with the cul-de-sac 'Hardwicks' and the doctors surgery (across the road), to the south-west a housing estate and to the south-east is agricultural land and the River Sherway, some 255m away (which is designated as a Local Wildlife Site). There are no significant land level changes on the site and the site lies within Flood Zone 1 (lowest probability of flooding). The River Beult (a Site of Special Scientific Interest) is located approximately 1km to the south of the proposal site, on the other side of Smarden Road and the railway line. For the purposes of the Local Plan, the site also falls within a Landscape of Local Value.



(Image 1: Housing allocation H1(38), Open Space Allocation OS(11) and application site)

2.0 PROPOSAL

- 2.01 The proposal is for the erection of 17 houses with a new access to be created from the estate under construction to the west which leads on to Grigg Lane. The proposal also includes the provision of 40% affordable housing, as discussed later on in this report.
- 2.02 All houses will be 2-storey in height and in general terms there would be 5 traditional designs of houses making use of a common palette of external materials, including: red and buff facing brick and contrasting brickwork; smooth and profiled red tiles and Redland Cambrian slate tiles, hanging tiles, and white weatherboarding. The layout splits the houses into 3 general blocks, off of spurs from the adjacent site road network. In general terms, whilst set back from Grigg Lane, the properties to the front of the site will face the road and there would be development fronting towards the allocated open space and the extant permission site immediately adjacent to this application site. The trees within the site (including boundary trees) are protected and will be retained, with further landscaping proposed.
- 2.03 The vehicle access would use the existing access to the site to the west, currently under construction which is some 40m to the east of the junction of Grigg Lane and The Hardwicks. Pedestrians would be able to access the site from here and at a point at the north-western corner of the adjacent site (again onto Grigg Lane).

3.0 POLICY AND OTHER CONSIDERATIONS

The National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
Development Plan: SS1, SP5, SP7, SP17, SP19, SP20, H1(38), DM1, DM5, DM12, DM21, DM23 and DM30
Supplementary Planning Documents

4.0 LOCAL REPRESENTATIONS

- 4.1 **Local Residents:** 6 representations received raising the following main (summarised) points:
- Excessive development already in the area putting increased pressure on local amenities and traffic on Grigg Lane
 - Increased pressure on local infrastructure
 - Flood risk to the surrounding area
 - Lack of footpath to the front of the site for walkers
 - Need for the site for additional parking for the GP Surgery opposite the site
 - Traffic measures are needed at the junction of Oak Lane and Wheeler Street
 - Lack of need for more residential in the village

5.0 CONSULTATIONS

- 5.01 Headcorn Parish Council: Wish to see the application refused and reported to Planning Committee (comments summarised below):
- Site represents brownfield which is supported in the MBC Local Plan and NPPF for residential development but there is no need in the short to medium term for housing in Headcorn.
 - Adopted Local Plan gave Headcorn a requirement of 423 new dwellings to 2031 but since 2015 there have been 552 consented dwellings with circa 270 of these either being constructed or yet to be constructed.

- Even with 40% increase in housing requirement, this would take Headcorn's allocation to 592 dwellings and this would require just 40 new dwellings to 2031.
- Current housing allocation in Headcorn already supports the overall aim of the NPPF.

- 5.02 KCC Biodiversity – No objection, subject to conditions
- 5.03 KCC Drainage – No objection, subject to conditions
- 5.04 KCC Highways – No objection, subject to conditions
- 5.05 MBC Landscape – No objection, subject to conditions
- 5.06 Southern Water – Requires formal application to connect to the public sewer
- 5.07 Environment Agency – No comments
- 5.08 MBC Environmental Health – No objection, subject to conditions and informatives
- 5.09 KCC Archaeology – No objection, subject to condition
- 5.10 Kent Police – Applicant should refer to Secure by Design Guidance
- 5.11 MBC Housing – Raise no objection
- 5.12 Headcorn Aerodrome – Wish to make aware that the site is in vicinity of Headcorn Aerodrome

6.0 APPRAISAL

- 6.01 The Main issues for consideration are:

- Principle of Development
- Landscape and Visual Impact
- Highways and Access
- Ecology
- Flood Risk and Drainage
- Residential Amenity
- Affordable Housing and Infrastructure
- Other Matters

Principle of Development

- 6.02 Policy SS1 of the MBLP is the spatial strategy for development and states that protection will be given to the rural character of the Borough. The main part of the site lies outside but abutting the development boundary for Headcorn which is a Rural Service Centre, subject to policies SP5 and SP7 in the MBLP. The site itself is split between the residential property and its curtilage and agricultural barns and a small grazing area. The NPPF defines previously developed land as '*Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed)*' and does not exclude residential gardens in the countryside. The applicant considers that 0.2ha of the 0.488ha site should be considered to be PDL due to the farmhouse and its curtilage.
- 6.03 As detailed above, the site context includes recently completed development to the north west and the site under construction to the west, with residential and

commercial buildings along Grigg Lane to the east. The open land to the south will form part of the open space being delivered by the adjacent scheme and will include play and sport facilities. The site is nevertheless within the countryside area in policy terms. Such an area is subject to, as a starting point, policy SP17 which restricts development as a whole, requires compliance with the wider plan policies and requires that development does not harm the character and appearance of the countryside.

6.04 With regard to the existing residential property and its curtilage, policy DM5 supports the development of brownfield land stating that the relevant considerations will include:

- whether the site is of a high environmental value
- the density of new housing proposals should reflect the character and appearance of the locality, and is consistent with policy DM12

6.05 DM5(2) states that:

'Exceptionally, the residential redevelopment of brownfield sites in the countryside which meet the above criteria will be permitted provided the redevelopment will also result in a significant environmental improvement and the site is, or can reasonably be made, accessible by sustainable modes to Maidstone urban area, a rural service centre or larger village.'

6.06 With regard to the PDL part of the site, the principle for the development for this part of the site is acceptable, subject to compliance with the specific criteria as set out under policy DM5, as well as other adopted Plan policies and national guidance.

6.07 A further area of land to the south of the site is included in the application, amounting to 0.288ha in area. As outlined above, policy SS1 sets out the settlement strategy for the Borough and policy SP17 sets out that development proposals in the countryside will not be permitted unless they accord with other policies in this plan and will not result in harm to the character and appearance of the area.

6.08 As such, whilst part of the application site which falls within PDL, policy DM5 of the Local Plan and is in principle acceptable, the development proposed extends beyond this in to an area which contains non-residential buildings and it therefore needs to be assessed in the light of national and local policy as a whole.

Housing Supply

6.09 The Local Plan target requires the Council to deliver 1,650 dwellings through windfall housing sites, which equates to the delivery of 82.5 dwellings through windfall per year. Therefore the delivery of 17 additional dwellings would contribute in the short term to the delivery of the windfall sites required by the Local Plan. The applicant anticipates that the 17 dwellings would be completed in April 2022.

Landscape & Visual Impact

Landscape and Countryside

6.10 Due to the extensive developments on either side, the main view of the proposal would be from Grigg Lane when immediately passing the site. The established tree/hedge line fronting the road is to be retained and would provide screening and softening of the scheme. Some views may also be possible from Sharp's Field and Downs Close to the west of the site, between houses and at the end of these cul-de-sacs, however these views will in future be broken by the extant residential

development currently under construction on the allocated site. Therefrom such views the site would be viewed in the context of significant built development immediately to the west and north of the site that makes up Headcorn village, plus the commercial complex to the NE. It is also worth noting that when viewed from the future open space to the south, the view is of large barn structures abutting the boundary and no sense of openness would be lost as a result of this development.

6.11 Potential glimpses of the site may also be possible from Grigg Lane, when approaching the site from the north east, although existing built development (including the neighbouring substantially sized greenhouses) and established tree/hedge lines would again provide good screening. In addition, the current view of the site from Grigg Lane is of the existing farmhouse which is of no architectural value and of the large barns that are in a state of disrepair and distract somewhat from the character of the surrounding area. Whilst glimpses may also be possible from Smarden Road, the topography of the land, existing boundary planting and built development, and the more than 350m separation distance between the proposal and this road, would ensure that views here would not be unacceptably harmful. So whilst the proposal would inevitably result in a visual and character change from its current state, it is evident that given the existing containment of development surrounding the site, the proposal's impact would be mainly limited to short range views. It is therefore considered that the development would not appear visually harmful or dominant from any public vantage point and it is not considered to result in any significant protrusion beyond the current settlement.

6.12 Thus it is considered that the character and appearance of the surrounding landscape would not be harmed.

Density/scale

6.13 The density of housing would be at an average density of 35 dwellings per hectare, which is similar to the density on the adjacent allocated site of 31 dwellings per hectare but higher than the guideline of 30 dwellings per hectare under policy DM12. Although the density is higher than the policy guideline, it is important to consider the overall design, layout and potential visual impact of the proposal when assessing whether the density of a proposal is acceptable.

Layout

6.14 The layout splits the houses into 3 general groups, with each part accessed as an extension to the existing site to the west. Whilst set back from Grigg Lane, there would be houses facing onto this road, houses would also face onto the allocated open space and the existing estate currently under construction to the west of the site.

6.15 The proposal would retain existing natural features of the site, including the boundary trees/hedging, as well as providing further landscape and ecology enhancements within the allocated open space, along the eastern boundary of the site and within the proposal site. There is an existing landscape buffer along the eastern boundary, but this landscaping would be retained and enhanced by this proposal providing additional screening from the adjacent countryside.

6.16 The proposed houses would be set back from Grigg Lane to the north of the site, allowing for areas of soft landscaping and attractive streetscenes throughout and parking areas are positioned to the side of houses in tandem (including car barns), reducing the level of hardstanding. There is a good amount of landscaping throughout the site and the use of appropriate boundary treatments would further enrich the landscape.

- 6.17 The house types, the use of an appropriate palette of materials and landscaping also helps to integrate this development with the surrounding area. The site extends the allocated site to the east and follows the natural boundaries of the site. Overall, it is concluded that the layout is of good quality, retains important landscape features and provides environmental improvement as required by policy DM5.

Appearance/Materials

- 6.18 There would be a mix of detached and semi-detached houses that would be of a traditional form with gable-end roofs and pitched canopies over front doors. A common palette of external materials is proposed, including red and buff facing brick, smooth and profiled red clay tiles, Redland Cambrian slate tiles, hanging tiles, and white weatherboarding. There would also be elements of contrasting brick detailing around windows and brick bands around the houses themselves. The house style and materials are similar to those used on the adjacent permitted site.
- 6.19 It is considered that the traditional design of the buildings would be appropriate for this location, the materials draw on aspects of local vernacular, the buildings would have sufficient detailing and use varied materials that would provide an acceptable appearance. Hard surfacing would include asphalt for the pavements and for the stretches of road at the entrance, whilst the remaining areas of road would be of 2 contrasting colours of block paving. Private driveways would be a mix of asphalt and block paving. This would provide good variation, and an appropriate condition would ensure the quality of the materials to be used.

Boundary Treatments

- 6.20 Hard boundary treatments within the site would be of brick walling. The timber boundary fencing to the rear gardens on the eastern and western sides would not appear visually dominant from any public vantage point. The northern and southern edges of the housing remain open and naturally defined by existing planting (that is also to be enhanced in places). As outlined previously, established planting will be retained and strengthened and there would be landscaped front gardens and new street trees. It is considered that the boundary details would provide a good quality environment.

Conclusion

- 6.21 In summary, it is considered that there would be no harmful impact upon the character and appearance of the countryside. The design of the development is of a good standard. The proposal would remove existing barns that dominate the site and have fallen in to disrepair. The proposal will retain and enhance hedges and trees along the eastern boundary of the site in order to screen new housing from the adjacent open countryside, there is permeability throughout the site and the wider area, the layout works with the existing landscape features, strong streetscenes would be created with buildings addressing roads and corners, and appropriate landscaping and boundary treatments will be secured by condition. Furthermore, buildings are of a traditional design, reflecting the character of the area, and the varied quality building and hard surfacing details will also be secured by condition. In terms of design the proposal is considered to be in accordance with policies DM1, DM30 and the density of development is considered to be acceptable when taking all of these matters into account.

Highways

Access

- 6.22 Access to the site is proposed via the access approved as part of the lawful (*extant*) consent for the adjacent site, which is also being developed by the developers Persimmon. This access benefits from visibility sights of 2.4 by 45 meters, which is consistent with a design speed of 30 miles per hour and the posted speed limit of Grigg Lane. No objection is raised by KCC Highways with regard to the proposed access arrangements on to Grigg Lane.

Pedestrian

- 6.23 In order to provide onward pedestrian connections with the adjacent extant development, which has provision for onward connections to Headcorn village centre via the existing footways on Grigg Lane and Sharps Field, a mixture of shared spaces and new footways are proposed. A shared surface environment is proposed in the north of the site serving plots 3-5, with the remaining plots (*plots 6-17*) to be served via a dedicated footway which will connect with the footways provided within the wider site layout. The shared spaces are to serve a limited number of dwellings and their use is therefore acceptable in this instance to KCC Highways.

Sustainable Transport

- 6.24 Analysis of facilities within the maximum recommended walking distances (*Guidelines for Providing for Journeys on Foot, Institute for Highways and Transportation, 2000*) has been undertaken by the applicant. This analysis identifies that a number of facilities *i.e. Headcorn railway station, Headcorn Primary School and the shops on Headcorn high street* are within the maximum recommended walking distance of 1.2 kilometres. It is accepted that these facilities can be accessed via sustainable modes using the existing pedestrian network within the immediate vicinity of the site.
- 6.25 As highlighted by the applicant the site is also within the maximum recommended acceptable walking distance of Headcorn railway station which provides a regular train service to both local and regional destinations at regular intervals, with an increased frequency of services at peak hours.

Traffic Impact

- 6.26 Trip rates from the Transport Assessment (*TA*) approved as part of the adjacent site have been used by the applicant to identify how much traffic the proposals are anticipated to generate during the AM peak (*08:00-09:00*), PM peak (*17:00-18:00*) and across a 12 hour daily period. These rates have then been multiplied by the 17 dwellings that permission is being sought for. This analysis confirms that the proposal could be expected to generate a limited number of additional vehicular movements (*1 vehicle every 5 minutes*). KCC Highways do not consider that this level of additional traffic could be reasonably described as '*significant*.'
- 6.27 In terms of impact on the local road network, KCC Highways is of the view that given the limited amount of additional traffic the proposals are forecast to generate, it is not considered that the traffic impact could be reasonably described as '*severe*.' It is also noted that the signalised junction improvement scheme on the A274, Maidstone at its junction with Mote Road and Kings Road has now been implemented to mitigate the impact of the additional traffic at this junction. No objection is raised by KCC Highways due to the likely impact of the proposal on the local highway network.

Parking

- 6.28 The applicant has proposed to provide 40 car parking spaces, inclusive of 6 visitor parking spaces. The proposal is in accordance with Policy DM23 in providing the required allocated and visitor parking spaces. It should be noted that a number of these spaces are tandem parking, whilst the Local Plan requires spaces to be independently accessible. However, the proposed layout reduces the amount of hardstanding and parking spaces that would be visible from within the site, and on this occasion tandem parking is considered to be acceptable. In terms of cycle parking, this is in accordance with KCC Highways requirements for the number and size of the dwellings proposed.
- 6.29 In summary, no objection is raised by KCC Highways with regard to highways safety or traffic impacts. The site is located in a sustainable location with good access for pedestrians and cyclists to local facilities within the Rural Service Centre of Headcorn and to Headcorn Railway station. The proposal is also policy compliant for parking and cycle parking spaces.

Ecology

- 6.30 The application is accompanied by an Ecological Appraisal which details the following:
- Unlikely that bats roost on site and low to moderate levels of commuting/foraging activity was recorded.
 - Unlikely that Great Crested Newts utilise the site but a condition is required prior to commencement of works.
 - Breeding birds habitat are present on and around the site KCC Ecology has requested the applicant be made aware of the Wildlife and Countryside Act 1981.
- 6.31 As identified above, KCC Ecology are satisfied that adequate survey work has been undertaken to assess the potential impact upon protected and other species, subject to conditions. In terms of ecological enhancements, these are proposed in the form of bird boxes, bat bricks, bee bricks on the residential properties, along the boundaries of the site and in the open space to the south of the site.

Flood Risk/surface water drainage

- 6.32 The Environment Agency (EA) has raised no objection to the proposal in terms of flood risk, as the site lies within Flood Zone 1 (Low Probability Flood). In terms of surface water run-off, the lead local flood authority raises no objection to the proposed surface water drainage strategy submitted for this application and has recommended conditions for a detailed sustainable surface water drainage scheme and full details of its implementation, maintenance and management, which will be duly imposed. Foul drainage will be through the main sewer with a formal application required to Southern Water

Residential Amenity

- 6.33 The proposal is considered to provide acceptable living conditions for future occupants of the site. Given the separation distances between the new houses and those existing properties to the west of the site, no objection is raised in terms of the proposal's impact upon the amenity of local residents (including loss of light, outlook, privacy and general noise and disturbance). The proposal is also considered to not have an adverse impact upon the living conditions of any other local resident in the area. A condition will also be imposed to ensure that any new external lighting would not adversely harm the amenity of future and existing residents in the area.

Affordable Housing and Infrastructure

- 6.34 Policy SP20 requires the delivery of 40% affordable housing in this location, which equates to 7 units. The applicant is proposing 5 of the units to be social rent with the remaining 2 to be shared ownership. This provision is considered to be policy compliant and the Council's Housing Department raises no objection.
- 6.35 The planning application will be subject to CIL, which will cover the majority of the scheme's net contributions to local infrastructure. There are no projects included with the Regulation 123 list (July 2019) for funding through S106 for which this development could contribute. Affordable housing delivery will be secured through the S106 agreement.

Other Matters

- 6.36 The Environmental Protection Team states that the proposal does not warrant an air quality assessment due to the scale of the proposal and its location. However, a condition should be included for electric vehicle charging points. The application is supported by a contamination assessment that concludes that there are no significant containment linkages, but due to the agricultural use of the site they recommend a contaminated land condition. The Environmental Protection Team raises no objection to the proposal.
- 6.37 The proposal site is classified as grade 3 agricultural land under the Agricultural Land Classification Survey of Potential Development Sites in Maidstone Borough (Appendix 2: 21st Nov 2014), and therefore not considered to be best and most versatile agricultural land.
- 6.38 Kent Police have made suggestions in terms of achieving Secured By Design (SBD), but such matters can be dealt with under any application made by the applicant for SBD.
- 6.39 The main concerns raised by local residents and the Parish Council have been addressed in the main body of this report. It should be noted that a pedestrian access from the eastern boundary off Grigg Lane is not for consideration and any further access would lead to the loss of part of the TPO protected trees which screen the site from viewpoints to the north from Grigg Lane.

7.0 CONCLUSION

- 7.01 The proposal would provide an acceptable design and layout for its edge of village location, the access is considered acceptable and highways, transportation and utility infrastructure issues have been addressed. The site is already covered by significant built structures. The proposal would not result in harm to the landscape and countryside due its existing screening and it being viewed as part of the built development for the adjacent extant permission. The development would be on part PDL land and would provide a significant contribution to the windfall requirement under the adopted Maidstone Local Plan 2017.

8.0 RECOMMENDATION

- 8.01 Subject to the prior completion of a legal agreement to provide for the Heads of Terms set out below and subject to the conditions as set out below, the Head of Planning and Development **BE DELEGATED POWERS TO GRANT** planning permission, and to be able to settle or amend any necessary Heads of Terms and

planning conditions in line with the matters set out in the recommendation and as resolved by the Planning Committee.

Heads of Terms

- Provision of 40% affordable residential units within the application site, of which 5 units will be affordable rented/social rented and 2 units will be of intermediate tenures.

Conditions

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission;

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- (2) Development shall not begin in any phase until a detailed sustainable surface water drainage scheme for the site has been submitted to (and approved in writing by) the local planning authority. The detailed drainage scheme shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm) can be accommodated and disposed of without increase to flood risk on or off-site.

The drainage scheme shall also demonstrate (with reference to published guidance):

- that silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters.
- appropriate operational, maintenance and access requirements for each drainage feature or SuDS component are adequately considered, including any proposed arrangements for future adoption by any public body or statutory undertaker.

The drainage scheme shall be implemented in accordance with the approved details.

Reason: To ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on/off site flooding. These details and accompanying calculations are required prior to the commencement of the development as they form an intrinsic part of the proposal, the approval of which cannot be disaggregated from the carrying out of the rest of the development.

- (3) No building on any phase (or within an agreed implementation schedule) of the development hereby permitted shall be occupied until a Verification Report, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved by the Local Planning Authority. The Report shall demonstrate the suitable modelled operation of the drainage system where the system constructed is different to that approved. The Report shall contain information and evidence (including photographs) of details and locations of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, the submission of an operation and maintenance manual for the sustainable drainage scheme as constructed.

Reason: To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with and subsequently maintained pursuant to the requirements of paragraph 165 of the National Planning Policy Framework.

- (4) The development shall be carried out in accordance with the materials shown on drawing no. 658-PL-103 Rev C or in accordance with any alternative scheme that may be submitted to (and approved in writing by) the local planning authority pursuant to this condition;

Reason: To ensure a satisfactory appearance to the development.

- (5) No development above damp proof course level shall take place until details of a scheme of landscaping, using indigenous species which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with a programme for the approved scheme's implementation and long term management, have been submitted to and approved in writing by the Local Planning Authority. The landscape scheme shall be designed using the principle's established in the Council's adopted Landscape Character Assessment 2012 and shall include:

- a) Native mixed hedgerow interspersed with native trees along the entire eastern boundary of the site
- b) reinforcement of front (northern boundary with native planting;

The implementation and long term management plan shall include long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned domestic gardens. The landscaping of the site and its management thereafter shall be carried out in accordance with the approved details over the period specified;

Reason: To safeguard existing trees and hedges to be retained and ensure a satisfactory external appearance to the development and a good quality of design.

- (6) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner. Any seeding or turfing which fails to establish or any trees or plants which, within ten years from the first occupation of a property, die or become so seriously damaged or diseased that their long term amenity value has been adversely affected, shall be replaced in the next planting season with plants of the same species and size as detailed in the approved landscape scheme unless the local planning authority gives written consent to any variation.

Reason: To ensure a good quality appearance and landscaped setting to the development.

- (7) The development hereby approved shall be carried out in accordance with the recommendations and the tree protection details, as set out in the submitted Arboricultural Method Statement (Ref: 5375/19-03 Rev -) Dated 3rd November 2019 and Arboricultural Impact Assessment (Ref: 5375/19-02 Rev -) Dated 3rd November 2019);

Reason: To ensure long term retention of trees protected by a Tree Preservation

Order (5007/2017/TPO).

- (8) Prior to the commencement of development the applicant, or their agents or successors in title, will secure and implement:

- i archaeological field evaluation works in accordance with a specification and written timetable which has been submitted to and approved by the Local Planning Authority; and
- ii further archaeological investigation, recording and reporting, determined by the results of the evaluation, in accordance with a specification and timetable which has been submitted to and approved by the Local Planning Authority

Reason: To ensure that features of archaeological interest are properly examined and recorded.

- (9) The development hereby approved shall not commence (including site clearance) until details of precautionary mitigation measures for Great Crested Newts (GCN) has been submitted to and approved in writing by the local planning authority. The agreed details will be strictly adhered to thereafter.

Reason: To protect and enhance the ecology and biodiversity on the site in the future.

- (10) Prior to occupation, a lighting design plan for biodiversity will be submitted to, and approved in writing by, the local planning authority. The plan will show the type and locations of external lighting, demonstrating that areas to be lit will not disturb bat activity. All external lighting will be installed in accordance with the specifications and locations set out in the plan and will be maintained thereafter.

Reason: In the interests of visual amenity and ecological interest.

- (11) The development hereby permitted shall not be commenced until the following components of a scheme to deal with the risks associated with contamination of the site shall have been submitted to and approved, in writing, by the local planning authority:

1) A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site.

2) A site investigation, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) A remediation method statement (RMS) based on the site investigation results and the detailed risk assessment (2). This should give full details of the remediation measures required and how they are to be undertaken. The RMS should also include a verification plan to detail the data that will be collected in order to demonstrate that the works set out in the RMS are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

4) A Closure Report is submitted upon completion of the works. The closure report shall include full verification details as set out in 3. This should include details of

any post remediation sampling and analysis, together with documentation certifying quantities and source/destination of any material brought onto or taken from the site. Any material brought onto the site shall be certified clean;

Any changes to these components require the express consent of the local planning authority. The scheme shall thereafter be implemented as approved.

Reason: In the interests of protecting the health of future occupants from any below ground pollutants.

- (12) No development above slab level shall take place until details of plots where electric vehicle charging points are to be installed have been submitted to and approved in writing by the Local Planning Authority. The approved plots shall not be occupied until a minimum of one electric vehicle charging point has been installed on each property, and shall thereafter be retained for that purpose.

Reason: In the interests of pollution control.

- (13) The development shall be carried out in accordance with Recommend Ecological Enhancements (September 2020) or in accordance with any alternative scheme that may be submitted to (and approved in writing by) the local planning authority pursuant to this condition. Any alternative ecological enhancement strategy shall details what integrated enhancements are going to be implemented and where and how, shall be submitted to and approved in writing by the local planning authority and shall include the following:

- Bird Boxes
- Sparrow terraces
- Swift boxes or bricks
- Bat tubes
- Bee bricks
- 2 no. additional hibernacula within the tussocky grassland and tree line for the southern boundary of the adjacent open space site

Reason: In the interests of biodiversity enhancement.

- (14) The vehicle parking spaces, and car barns, and cycle storage provision, and vehicle loading/unloading and turning facilities shown on the submitted plans shall be permanently retained for parking and turning and shall not be used for any other purpose;

Reason: In the interest of highways safety and parking provision.

- (15) No external meter cupboards, vents, or flues shall be installed on any external elevation fronting a highway without the prior agreement in writing of the Local Planning Authority.

Reason: To secure a high standard of design.

- (16) The development hereby permitted shall be carried out in accordance with the following approved plans/documents:

0191/19/B/7C – Landscape Planting Plan
0191/19/B/6A – Phase 2 Landscape Strategy
658-PL-160 – Street Scene
658-PL-200-AN – Alnwick A – Floor Plan and Elevation

658-PL-210-HT - Hatfield A - Floor Plan and Elevation
658-PL-211-HT- Hatfield B – Floor Plan and Elevation
658-PL-220-CF – Corfe A – Floor Plan and Elevation
658-PL-230-CD – Chedworth A – Floor Plan and Elevation
658-PL-231-CD – Chedworth B – Floor Plan and Elevation
658-PL-240-CL Rev A – Clayton A – Floor Plan and Elevation
658-PL-250-CH – Chester A – Floor Plan and Elevation
658-PL-109 – Existing Site Location Plan
658-PL-100 Rev E – Planning Layout Phase 2
658-PL-101 Rev D – Coloured Layout Phase 2
658-PL-102 Rev D – Masterplan Phase 2
658-PL-103 Rev D – Material Plan Phase 2
658-PL-104 Rev D – Building Mix Phase 2
658-PL-106 Rev D– Parking Plan Phase 2
658-PL-107 Rev D – Refuse Plan Phase 2
658-PL-108 Rev D – Boundary Treatment/Hard Standing Phase 2
658-PL-161 Site Sections – Phase 2

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

INFORMATIVES

- (1)The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this Act. Trees and scrub are present on the application site and are assumed to contain nesting birds between 1st March and 31st August, unless a recent survey has been undertaken by a competent ecologist and has shown that nesting birds are not present.
- (2)Applicant should enter into a formal agreement with Southern Water to provide the necessary sewerage infrastructure required to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW or www.southernwater.co.uk, in order to progress the required infrastructure

Case Officer: Adam Reynolds

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.