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| REFERENCE NO - 23/501635/FULL | | | |
| APPLICATION PROPOSAL Conversion of existing barn to residential dwelling, including new entrance and access drive with associated parking (resubmission of 22/501591/FULL). | | | |
| ADDRESS Chickenden Barn, Chickenden Lane, Staplehurst, Tonbridge, Kent TN12 0DP | | | |
| RECOMMENDATION: GRANT PLANNING PERMISSION subject to conditions | | | |
| SUMMARY OF REASONS FOR RECOMMENDATION The development is acceptable with regard to the relevant provisions of the Development Plan, the NPPF and all other material considerations such as are relevant | | | |
| REASON FOR REFERRAL TO COMMITTEE Councillor Perry has called the application to committee for the following reasons: <ul style="list-style-type: none"> Chickenden Lane has a relatively small number of properties and many neighbours have raised concerns, such as: vehicle access, design of the development, the effect on heritage assets and flooding. Planning Committee should have the opportunity to consider these issues before a final decision is made. | | | |
| WARD Staplehurst | PARISH Staplehurst | COUNCIL | APPLICANT Mr Jarvis AGENT Jenner Jones |
| CASE OFFICER: Joanna Russell | VALIDATION DATE: 17.4.23 | DECISION DUE DATE: 25.8.23 | |
| ADVERTISED AS A DEPARTURE: No | | | |

Relevant planning history

- 21/503567/PAPL - Pre-Application Letter - Planning Officer + Specialist Officer Advice - Convert barn into a dwelling.
- 22/501591/FULL - Conversion of existing barn to residential dwelling, including new entrance and access drive with associated parking. Withdrawn.
- 22/505823/PAPL - Pre-Application Letter - Conversion of existing historic barn into a single dwelling following withdrawal of 22/501591/FULL

1.0 SITE DESCRIPTION

- 1.01 The application site is occupied by a large five-bay oak framed barn with later single-storey outshots wrapping around its eastern and southern sides. The site is located on a private lane in a rural setting within the countryside just over a mile to the east of the centre of Staplehurst (Headcorn Road, Station Road junction).
- 1.02 The application site is adjacent and to the west side of an existing dwelling – Old Willow House. There is a pond to the south of the site and a stream running across its middle. The application building is located on the eastern side of the plot and is shielded from public view by mature planting.
- 1.02 ‘Cottons Farmhouse’ to the east of Old Willow House is Grade II listed. The historic ancillary function linking it to Cottons Farmhouse renders the application building curtilage listed. A grade II listed ‘former cart shed’ also sits to the southwest of the application building.

2.0 PROPOSAL

- 2.01 Permission is sought for the conversion of the existing barn to a residential dwelling including new entrance and access drive to the southwest of the site with associated parking.

Site location



3.0 POLICY AND OTHER CONSIDERATIONS

- 3.01 Local Plan (2017):

- Policy SS1 – Maidstone borough spatial strategy
- Policy SP17 – Countryside
- Policy SP18 – Historic environment
- Policy DM1 – Principles of good design
- Policy DM3 – Natural environment
- Policy DM4 – Designated and non-designated heritage assets
- Policy DM2 – Sustainable design
- Policy DM8 – External lighting
- Policy DM23 – Parking standards
- Policy DM21 – Highway impact
- Policy DM30 – Design principles in the countryside
- Policy DM31 – Conversion of rural buildings

- 3.02 Supplementary Planning Advice - Maidstone Landscape character assessment

- 3.03 Staplehurst Neighbourhood Plan – policies PW2 and PW4

- 3.04 National Planning Policy Framework (2021) & National Planning Practice Guidance

- 3.05 Maidstone Borough Council – Local Plan Review

The Regulation 22 draft is a material consideration however weight is currently limited, as it is the subject of an examination in public that commenced on the 6 September 2022 (Stage 2 concluded on the 9 June 2023).

- LPRSP14 - Environment
- LPRSP14(A) - Natural environment
- LPRSS1 - Spatial strategy
- LPRTRA2 - Assessing transport impacts
- LPRQ&D2 - External lighting

4.0 LOCAL REPRESENTATIONS

4.01 8 objections received raising the following points:

- Proposed access is dangerous due to location on a blind bend, increasing the likelihood of an accident. *(NB: Officer comment: No issue found with visibility for drivers using the new access or highway safety generally).*
- There is a second building on Chickenden Lane with the same name as the application site. *(NB: Officer comment: In the event that planning permission is granted, the Council's street naming and numbering officer will consider the postal address for a new dwelling in discussion with the post office and emergency services)*
- Detrimental impact on Cottons Farm by increasing the footprint, size and height of the application building. *(NB: Officer comment: there is no increase in the building height or footprint)*
- Negative impact on local ecology. *(NB: Officer comment: ecology survey results have been considered together with specialist advice from KCC Ecology team as set out in the assessment later in this report)*
- Risk of flooding to the new development is ignored and development will increase risk of flooding to neighbouring occupiers. *(NB: Officer comment: A submitted flood risk assessment is considered in the assessment later in this report)*
- Raising of floor levels for flood resilience will result in a significant increase in the height of the building and negative visual impact on Cottons Farm. *(NB: Officer comment: there is no increase in the building height)*
- The sections which show raised ground levels are unclear. *(NB: Officer comment: The application does not include any increase in external ground levels [section 7 of the flood risk assessment]).*
- The addition of a new drive and curtilage to provide parking for 3 cars will create a substantial displacement of floodwater onto adjoining properties. *(NB: Officer comment: There is no proposed increase in impermeable area. Drives and parking surface will be self-binding Gravel 10mm down to dust, golden brown, porous surface)*
- There is no assessment of how the air source heat pump, solar panels or electric charging points will work in 'water swamped and flood conditions'. *(NB: Officer comment: Flood resilience is discussed later in this report)*
- There is not a mains water supply to the building. *(NB: Officer comment: Design and access statement confirms that "...there is a mains water supply in Chickenden Lane with sufficient capacity and pressure to provide an appropriate mains water supply".)*
- Query why the adjacent paddock is not included in the application red line plan. *(NB: Officer comment: No requirement to include the paddock [east of the application building]. The paddock is not required as amenity space for the new dwelling).*

Staplehurst Parish Council

4.02 No objections. Recommend that the application be approved, providing the Conservation and Environmental Officers are satisfied with the proposed mitigation measures.

5.0 CONSULTATIONS

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

Maidstone Conservation Officer

5.01 No objection subject to conditions

Kent Ecology

5.02 No objection subject to conditions

Existing building



6.0 APPRAISAL

- 6.01 The key issues for consideration are:
- Countryside location
 - Acceptability of rural building conversion
 - Visual and heritage impact
 - Amenity impact
 - Highways and parking
 - Biodiversity
 - Flooding

Countryside location

- 6.02 The starting point for assessment of all applications in the countryside is Local Plan Policy SP17. Policy SP17 states that development proposals in the countryside will only be permitted where:
- a) there is no harm to local character and appearance, and
 - b) they accord with other Local Plan policies
- 6.03 Policy SP17 does not specify an acceptable level of harm to local character and appearance and all proposals in the countryside are likely to result in some harm. In this context all development outside the designated settlements does not accord with this part of SP17.
- 6.04 Other Local Plan policies permit development in the countryside in certain circumstances (equestrian, rural worker dwelling etc) and subject to listed criteria. If development accords with one of these other Local Plan policies, this compliance generally outweighs the harm caused to character and appearance with a proposal found in accordance with policy SP17 overall.
- 6.05 The current proposal will result in harm to the character and appearance of the countryside, however Local Plan policy DM31 permits the conversion of countryside buildings subject to a list of defined criteria. This list of criteria are considered below (DM31 paragraphs 1 and 3 are relevant).

Acceptability of rural building conversion

- 6.06 Maidstone Conservation Officer has confirmed that the building is of a form, bulk, scale and design which takes account of and reinforces landscape character (in accordance with DM31 1(i)).
- 6.07 A structural survey has been provided which demonstrates that the building is capable of conversion without major or complete reconstruction (in accordance with DM31 1(ii)). The conversion has been proposed in an appropriate manner which would protect the historic significance of the building and reflect its landscape setting (in accordance with DM31 1(iii)).
- 6.08 There is sufficient room in the curtilage of the building to park the vehicles of those who will live there without detriment to the visual amenity of the countryside, and this has been demonstrated on the submitted plans as an unobtrusive arrangement at the front of the barn (in accordance with DM31 1(iv)).
- 6.09 No fences, walls or other structures associated with the use of the building or the definition of its curtilage or any sub-division of it are shown which would harm landscape character and visual amenity (in accordance with DM31 1(v)).
- 6.10 The conversion, by its nature has an impact on the significance of the barn, but it is accepted that the original use (as an agricultural building) is no longer viable, and an alternative use should be found to ensure that the building is kept in good condition.
- 6.11 With the siting of the building, its relationship to residential occupiers and the specific limitations of its listed status, a business use is unlikely to be appropriate in terms of impact, appearance or the degree of interventions that would be required to bring it up to acceptable commercial standards (complies with DM31 3(i)).
- 6.12 The conversion is considered to cause less than substantial harm (at the low end of the scale) to the curtilage listed building. The domestication of the site would also cause some harm to the character and appearance of the site within a rural

location. However, Maidstone Conservation officer has concluded that the harm is mitigated by a sustainable long-term use of the building. (complies with DM31 3(ii)).

- 6.13 There is sufficient land around the building to provide a reasonable level of outdoor space for the occupants, and the outdoor space provided is in harmony with the character of its setting. This has been satisfactorily demonstrated on the submitted plans. (complies with DM31 3(iii)).
- 6.14 On balance therefore, the principle of the change of use and conversion of the building to a dwelling is considered acceptable and in accordance with the requirements of local plan policy DM31.

Character, appearance and heritage impact

- 6.15 The local planning authority has a statutory duty to have special regard to the desirability of preserving listed buildings and their settings under section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 6.16 Local Plan Policy SP17, which deals with development in the countryside, states that 'Development proposals in the countryside will not be permitted unless they accord with other policies in this plan, and they will not result in harm to the character and appearance of the area.'
- 6.17 Policy DM1 of the Local Plan states that proposals which would create high quality design and meet a set of criteria will be permitted. Policy DM30 encourages development proposals which accord with the surrounding countryside in terms of bulk, scale, massing, visual amenity and landscape character.
- 6.18 Policy DM 4 of the local plan requires that the significance of designated heritage assets and their settings are conserved, and, where possible, enhanced and policy SP 18 similarly seeks to protect and enhance the quality of heritage assets.
- 6.19 The NPPF sets out government planning policy. Chapter 16 sets out policies for conserving and enhancing the historic environment. Paragraph 194 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.
- 6.20 Paragraph 197 states that in determining applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. Paragraph 199 requires that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be).
- 6.21 Paragraph 200 continues that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.
- 6.22 Staplehurst Neighbourhood Plan policy PW2 states that proposals for new development in the countryside beyond the extended village envelope will be assessed in terms of the potential impact of the development upon the visual setting and landscape features of the site and its surroundings, the potential impact upon the biodiversity of the area and other relevant planning considerations, such as the impact of traffic and noise. proposals which fail to demonstrate these impacts can be satisfactorily addressed will not be supported. Staplehurst

Neighbourhood Plan policy PW4 states that new developments within Staplehurst must have regard to the historic environment and the heritage.

- 6.23 Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, paragraph 202 requires that this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 6.24 The application building is curtilage listed. The barn forms part of the wider farmstead of the adjoining Grade II Listed Cottons Farmhouse and the C18 Cart Shed, both of which lie to the east of the main barn.
- 6.25 The farmhouse dates from the C15, with later alterations, including the C16 or early C17 rear wing. Formed of timber framing, with rendered infilling and a plain tile roof. As the submitted Heritage Statement identifies, the building is considered as curtilage listed due to the forming part of the same use/ ownership (at the time of listing) as the farmhouse and cart shed.
- 6.26 The site is a large, 5-bay timber frame barn which has lost much of its external envelope, but the photographs submitted show sections of lath & plaster and some older brick work, as well as much more modern interventions. The proposed scheme creates a new access with a 5-bar gate.
- 6.27 The Heritage Statement provides sufficient details of the existing barn and its setting. The conservation officer has assessed the proposal in detail and advised that they have no objection.
- 6.28 The conservation officer is satisfied that the proposed development is acceptable and would cause no harm to the group setting or the setting of the listed buildings. In addition to this, the information submitted with the application, as accepted by the conservation officer concludes that residential re-use is the only realistic means of providing a suitable re-use for the listed building. In principle, the conversion is considered to cause less than substantial harm to the curtilage listed building, and this harm is mitigated by a sustainable long-term use of the building.
- 6.29 While no objection is raised to the principle of the conversion or the appearance of the converted building, further details of how the conversion will be undertaken would need to be confirmed via a separate future Listed Building Consent application. This application would include (or be conditioned to include) all details of methods of construction and materials and as such, these need not be replicated under this planning application submission. Works cannot be implemented without a listed building consent.
- 6.30 The harm to the character and appearance of the site would be limited owing to the siting of the barn, and the minor alterations proposed. This limited harm to the character of the locality would be balanced by the fact that the building itself is of a form, bulk, scale and design which takes account of and reinforces landscape character and because the alterations proposed as part of the conversion are in keeping with the landscape and building character in terms of materials used, design and form.
- 6.31 The new access will introduce a hard surface in close proximity to the trees to the west of the pond, although all works will be outside of their root protection areas. A tree survey has been submitted which makes recommendations to avoid impact on the trees including the use of appropriate porous surfacing material. Construction methods, protection and surfacing can be controlled through condition to minimise impact on the existing trees. It is noted that there are no protected trees on site.

- 6.32 The scheme will provide additional planting with indigenous trees. In addition, it is proposed that new indigenous hedging be provided around the site, separating existing soft boundaries between the adjacent properties. The existing roadside hedging will be retained and where necessary, a new native mature mixed hedgerow will be planted along the boundary between the residential curtilage and field. On the boundaries to the road and field, post and rail fencing will be provided to provide views of the restored barn from the roadside. The car parking area will be screened with a 1.5m high trellis with evergreen planting.
- 6.33 The application advises that different surfacing materials will be utilised to emphasise a change in use and status and porous surfaces will be used where appropriate, and native species will be used in landscaping. Surface materials and landscaping details can be secured by conditions.
- 6.34 Although the proposal does bring the risk of domestication of the plot within a rural location, it is recognised that the private road is characterised by loose residential development in large plots. While this would not in any way justify the addition of new dwelling, it does provide a backdrop for a policy DM31 compliant scheme that would provide a sympathetic conversation and long term reuse of the curtilage listed building.
- 6.35 In addition to this, the context of the site is a significant consideration. The barn is well set back from the road with extensive screening. With control through conditions on landscaping and boundaries, there would be only a limited impact on wider views of the site within the landscape. Aside from the proposed driveway, no development could be built forward of the front building line without further consent.
- 6.36 Subject to conditions requiring further detail about the hard and soft landscaping, and tree protection, the visual, heritage and landscape impact of the proposal would accord with local plan policy and the NPPF.

Amenity impact

- 6.37 Local Plan policy DM 1 states that proposals will be permitted where they respect the amenities of occupiers of neighbouring properties. Local Plan policy DM1 and paragraph 130 of the NPPF emphasise that proposals should provide adequate residential amenities for future occupiers of new development. Development should not result in, excessive noise, vibration, odour, air pollution, activity or vehicular movements, overlooking or visual intrusion. Built form should not result in an unacceptable loss of privacy or light enjoyed by the occupiers of nearby properties.
- 6.38 The proposed floorplans submitted accord with the nationally described space standards and as per criteria 3iii of DM31, the plans demonstrate that there is sufficient land around the buildings to provide a reasonable level of outdoor space for occupants. The outdoor space provided is in harmony with the character of its setting.
- 6.39 The building is located a sufficient distance from adjoining occupiers that there would be no loss of privacy, or impact on overlooking, daylight or sunlight.

Highway and parking

- 6.40 Local Plan policy DM1 states that proposals which create high quality design will be permitted, where they safely accommodate the vehicular and pedestrian movement generated by the proposal on the local highway network and through the site access.

- 6.41 Chickenden Lane is a private lane. Given the small scale of the proposal, traffic will be accommodated on the local highway network without significant adverse impact. The access point is appropriate to both the character of the site, and to provide sufficient access to the dwelling.
- 6.42 In terms of parking provision, Local Plan policy DM23 advises that a minimum of two independently accessible parking spaces should be provided for 3 or 4-bedroom houses. This has been sensitively incorporated with parking shown within the curtilage of the barn, on hard surfacing. The site has sufficient space to accommodate policy compliant parking.
- 6.43 Electric vehicle charging points have been shown as located adjacent to the parking area but not attached to the barn. This is appropriate and supported.

Biodiversity

- 6.44 Local Plan policy DM3 states: *"To enable Maidstone borough to retain a high quality of living and to be able to respond to the effects of climate change, developers will ensure that new development protects and enhances the natural environment ...where appropriate development proposals will be expected to appraise the value of the borough's natural environment through the provision of...an ecological evaluation of development sites...to take full account of the biodiversity present, including the potential for the retention and provision of native plant species"*.
- 6.45 Given the condition of buildings and land, the number of trees in and around the site and its connectivity with the surrounding countryside, the proposal has the potential to affect protected species. Ecological survey information has been submitted and the Ecology consultee have advised that they are satisfied that this is sufficient to assess the impact of the proposal.
- 6.46 The submitted ecology report has detailed the following:
- Day roost for common pipistrelle and soprano pipistrelle.
 - Day and feeding roost for brown long-eared bat and Natterers bat.
 - 3 species of reptiles.
 - Suitable habitat for breeding birds, dormouse, badgers and hedgehogs.
 - GCN expect to be present in the ponds on site/surrounding the site.
- 6.47 In addition to the survey information, a detailed mitigation strategy and proposed enhancements have been submitted. The ecology consultee is satisfied that these measures are acceptable and that subject to the imposition of conditions, the ecological impact of the proposal can be sufficiently mitigated against. In this regard therefore, the proposal would accord with local plan policy DM3.

Flooding

- 6.48 Policy DM1 of the local plan states that proposals should avoid inappropriate new development within areas at risk from flooding or mitigate any potential impacts of new development within such areas whereby mitigation measures are integral to the design of buildings.
- 6.49 Paragraph 168 of the NPPF states *"Applications for some minor development and changes of use should not be subject to the sequential or exception tests but should still meet the requirements for site-specific flood risk assessments set out in footnote 55"*. NPPF Footnote 55 advises *"A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3"*.
- 6.50 The application involves a change of use of a barn within Flood Zone 2 and a site-specific floor risk assessment has been submitted. Paragraph 167 of the NPPF sets out that development *"...should only be allowed in areas at risk of flooding where..."*

a flood risk assessment demonstrates that several criteria have been met. These criteria are assessed below.

a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location.

- 6.51 Living accommodation is raised 300mm above the design flood level of 18.64m AODN (i.e. above 18.94 AODN) on the upper floors of the building. Sleeping accommodation 600mm above the flood level (i.e. above 19.24m AODN).

b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment.

- 6.52 Flood resistance and resilience measures will be retrofitted to the existing ground floor following the advice of DEFRA's document Improving the Flood Performance of New Buildings Flood Resilient Construction. These flood resilience measures will include measures to ensure that the infrastructure highlighted by neighbours (air source heat pump, solar panels and electric charging points) have sufficient resistance to floodwater in terms of their design and siting.

- 6.53 The services to the building will be a mains electric cable and insulated mains water pipe which will rise externally and into the building above the resilient construction. No gas is proposed.

c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate.

- 6.54 All drainage systems will be designed with non-return valves before they enter the onsite foul drain storage vessel. The storage vessel will be emptied from the roadside with a connection pipe running from the tank.

d) any residual risk can be safely managed.

- 6.55 The residents of the dwelling would sign up to the EA's Flood Warning Service and monitor Met Office Weather Warnings.

e) safe access and escape routes are included where appropriate as part of an agreed emergency plan

- 6.56 A new drive of permeable gravel. The finished level of the drive will be the same or lower than the existing ground level with surplus material removed from site and therefore will have no impact on the flood levels which will protect the cart lodge. Furthermore, the pond will be dredged to give the locality more capacity to accept rainwater.

- 6.57 These measures can be integrated into the design of the conversion and as such would mitigate against the risk of flooding. These can be managed through the imposition of conditions on any permission. With regard to flooding impact, the proposal would therefore accord with local plan and NPPF guidance.

Other considerations

- 6.58 The proposed development is CIL liable. The Council adopted a Community Infrastructure Levy on 25 October 2017 and began charging on all CIL liable applications approved on and from 1 October 2018. The actual amount of CIL can only be confirmed once all the relevant forms have been submitted and relevant details have been assessed and approved. Any relief claimed will be assessed at the time planning permission is granted or shortly after.

PUBLIC SECTOR EQUALITY DUTY

6.59 Due regard has been had to the Public Sector Equality Duty, as set out in Section 149 of the Equality Act 2010. It is considered that the application proposals would not undermine objectives of the Duty.

7.0 CONCLUSION

7.01 Whilst the proposal would result in harm to the character and appearance of the countryside, the proposal is found to be in accordance with policy DM31 which permits the conversion of countryside buildings to other uses and as a result in accordance with policy SP17.

7.02 The proposal would result in less than substantial harm to the curtilage listed building, and this harm is mitigated by allowing a sustainable long-term use of the building. The residential re-use is the only realistic means of providing a suitable re-use for the listed building.

7.03 The proposal is found to be acceptable in relation to transport impacts, residential amenity, and ecology.

7.04 Taking this into account, along with all other material planning considerations, and subject to the imposition of conditions, it is recommended that planning permission is granted.

8.0 RECOMMENDATION: GRANT PLANNING PERMISSION subject to the following 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) The development shall be carried out in accordance with the following approved plans and documents: 10D, 11B, 110G, 111B, 12B, 14C, 15E, 18A, Financial Viability Assessment, Structural and Building Survey, Tree Survey Schedule, Tree Condition Report, Ecological Assessment, Heritage Statement, Flood Risk Assessment. Reason: To clarify the approved plans and to ensure the development is carried out to an acceptable visual standard.
- 3) The development hereby approved shall not commence until a photographic and descriptive record in accordance with level 2 of Historic England's document entitled "Understanding Historic Buildings A Guide to Good Recording Practice" has been submitted to and approved in writing by, the local planning authority. The approved descriptive record shall also be submitted to the relevant Historic Environment Record. Reason: To ensure that any evidence of historic significance is appropriately recorded.
- 4) Notwithstanding details on submitted drawings the development hereby approved shall not commence until large scale drawings (at a scale of 1:20 or 1:50) of the following matters have been submitted to and approved by the Local Planning Authority 1. Reused and new internal joinery 2. Reused and new external joinery. The development shall be carried out in accordance with the approved details Reason: To ensure the appearance and the character of the building are maintained.
- 5) Prior to the commencement of development, tree protection in accordance with the current edition of BS 5837 shall have been installed on site. All trees to be retained

must be protected by barriers and/or ground protection. No equipment, plant, machinery or materials shall be brought onto the site prior to the erection of approved barriers and/or ground protection except to carry out pre commencement operations approved in writing by the local planning authority. Nothing shall be stored or placed, nor fires lit, within any of the protected areas. No alterations shall be made to the siting of barriers and/or ground protection, nor ground levels changed, nor excavations made within these areas without the written consent of the local planning authority. These measures shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Reason: In the interests of landscape, visual impact and amenity of the area and to ensure a satisfactory appearance to the development.

- 6) No development including site clearance shall take place until an Arboricultural Method Statement (AMS) in accordance with the current edition of BS 5837 has been submitted to and approved in writing by the local planning authority. The AMS should detail implementation of any aspect of the development that has the potential to result in the loss of, or damage to trees, including their roots and, for example, take account of site access, demolition and construction activities, foundations, service runs and level changes. It should also detail any tree works necessary to implement the approved scheme and include a tree protection plan. Reason: In the interests of landscape, visual impact and amenity of the area and to ensure a satisfactory appearance to the development.
- 7) Prior to the commencement of development, the ecological mitigation for reptiles, dormouse, hedgehogs, breeding birds and badgers shall have been implemented as detailed within the Ecological Assessment (Bakerwell; April 2023). On completion of the mitigation works a letter must be submitted to the LPA demonstrating it has been completed. The mitigation shall be retained permanently thereafter. Reason: To protect the ecological value of the site.
- 8) Prior to the commencement of development, the ecological mitigation for bats shall have been implemented as detailed within Ecological Assessment (Bakerwell; April 2023) with a letter submitted to the LPA demonstrating it has been completed or evidence submitted to demonstrate that mitigation has been subsequently amended by a Natural England EPS licence. The mitigation shall be retained permanently thereafter. Reason: To protect the ecological value of the site.
- 9) Prior to the commencement of development, the applicant, or their agents or successors in title, shall have secured the implementation of a watching brief to be undertaken by an archaeologist approved by the Local Planning Authority so that the excavation is observed and items of interest and finds are recorded. The watching brief shall be in accordance with a written specification and timetable which has been submitted to and approved in writing by the Local Planning Authority. Works shall only proceed in accordance with the approved details. Reason: To ensure that features of archaeological interest are properly examined and recorded.
- 10) Prior to first occupation of the approved dwelling living accommodation must be raised a minimum of 300mm above the design flood level of 18.64m AODN (i.e. above 18.94 AODN). Sleeping accommodation must be raised 600mm above the flood level (i.e. above 19.24m AODN). Reason: To mitigate against flooding impact.
- 11) Prior to first occupation of the approved dwelling flood resistance and resilience measures to the existing ground floor shall be in place that are in accordance with details that shall have previously been submitted to and approved in writing by the Local Planning Authority. The measures shall follow the advice of DEFRA's document Improving the Flood Performance of New Buildings Flood Resilient Construction. These measures shall be retained permanently thereafter. Reason: To mitigate against flooding impacts.

- 12) Within the first 3 months following first occupation of the approved dwelling evidence shall be submitted to show that residents of the dwelling have signed up to the EA's Flood Warning Service. Reason: To mitigate against flood impact
- 13) Prior to first occupation of the approved dwelling measures taken for the on site enhancement of biodiversity shall be in place that are in accordance with details that shall have previously been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the enhancement of biodiversity including measures integrated into the building structure and on the wider site such as bird boxes, swift bricks bat boxes, bug hotels, log piles, wildflower planting and hedgerow corridors. All features shall be maintained permanently thereafter. Reason: To enhance ecology and biodiversity on the site in line with the requirement to achieve a net biodiversity gain from all development
- 14) Prior to first occupation of the approved dwelling the approved details of the parking/turning areas shall be completed and shall thereafter be kept available for such use. No development, whether permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order, with or without modification) or not, shall be carried out on the areas indicated or in such a position as to preclude vehicular access to them. Reason: Development without adequate parking/turning provision is likely to lead to parking inconvenient to other road users and in the interests of road safety.
- 15) Prior to first occupation of the approved dwelling hard landscape works shall be in place that are in accordance with details that shall have previously been submitted to and approved in writing by the Local Planning Authority. Plans shall show the finished level of the drive as the same or lower than the existing ground level and show that all hard surfaces are porous or drain onto a porous surface within the site boundaries. All features shall be maintained permanently thereafter Reason: To ensure a satisfactory appearance to the development and ensure the protection of existing trees and mitigate against flood impact.
- 16) At the end of the first planting season (October to February) following first occupation of the approved dwelling landscaping shall be in place that is in accordance with a hard and soft landscape scheme that shall have previously been submitted to and approved in writing by the Local Planning Authority. The hard and soft landscape scheme shall be designed in accordance with the principles of the Council's Landscape Guidelines (Maidstone Landscape Character Assessment Supplement 2012). The scheme shall show all existing trees, hedges and blocks of landscaping on, and immediately adjacent to, the site and indicate whether they are to be retained or removed, provide details of new on-site planting and include a planting specification (species, spacing, siting, quantities and maturity) implementation details and a [5] year management plan. Reason: In the interests of landscape, visual amenity and to ensure a satisfactory appearance to the development.
- 17) If any of the existing trees or hedges retained on site or trees, hedges or other landscaping in the approved landscape plan within a period of five years from the first occupation of the dwelling are removed, die or become, in the opinion of the local planning authority, so seriously damaged or diseased that their long term amenity value has been adversely affected, shall be replaced in the same location during the next planting season (October to February), with plants of an appropriate species and size to mitigate the impact of the loss as agreed in writing by the local planning authority. Reason: In the interests of landscape, visual impact, and amenity of the area and to ensure a satisfactory appearance to the development.

- 18) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no development within Schedule 2, Part 1, Classes A, AA, B, C, D, E and F to that Order shall be carried out to the new dwelling hereby approved without first obtaining the permission of the Local Planning Authority. Reason: To safeguard the character and appearance of the development and the enjoyment of their properties by prospective occupiers.
- 19) Any external lighting installed on the site (whether permanent or temporary) shall be in accordance with details that have previously been submitted to and approved in writing by the Local Planning Authority. The submitted details shall be in accordance with the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light, GN01, dated 2011 (and any subsequent revisions) (Environmental Zone E1), and follow the recommendations within the Bat Conservation Trust's 'Guidance Note 8 Bats and Artificial Lighting', and shall include a layout plan (demonstrating they will not impact the bat roost) with beam orientation (All lights downward facing and on motion sensors or timers) and a schedule of light equipment proposed (luminaire type; mounting height; aiming angles and luminaire profiles) and an ISO lux plan showing light spill. The development shall thereafter be carried out in accordance with the subsequently approved details and maintained as such thereafter. Reason: To safeguard the character and appearance of the countryside, wildlife and in the interests of residential amenity.
- 20) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the LPA) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the LPA. The remediation strategy shall be implemented as approved. Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in line with the National Planning Policy Framework (NPPF).
- 21) Prior to the first occupation of the approved dwelling decentralised and renewable or low-carbon sources of energy shall be incorporated into the development to provide at least 10% of total annual energy requirements of the development. The decentralised and renewable or low-carbon sources of energy shall be in accordance with details that have previously been submitted to and approved in writing by the local planning authority and once installed the decentralised and renewable or low-carbon sources of energy shall be retained thereafter. Reason: To ensure an energy efficient form of development.
- 22) The materials to be used in the development hereby approved shall be as indicated on the approved plans. Reason: To ensure a satisfactory appearance to the development.

INFORMATIVES

- (1) The proposed development is CIL liable.
- (2) Code of practice for construction sites
- (3) Need for Listed Building Consent