

Ref Number 14/502010

1. Amend Recommendation

Amend Sub heading B

- B: A contribution towards highway works at the junction of the A229 (Station Road) and Marden Road to mitigate the impact of the development (The amount to be finalized by the Head of Planning and Development acting under delegated powers)

2. Add a new sub heading C

- C. A contribution towards improvement and enhancement of vehicle and cycle parking provision at the railway station development (The amount to be finalized by the Head of planning and Development acting under delegated powers).

3. Change existing sub heading C with new sub heading D

- D. Secure the following developer's contributions based on a pro rata assessment of the exact number of dwellings proposed at the Reserved Matters stage.

- Headcorn Primary School construction 40.65 pupils from HDF @ £14,286 per pupil = £580,725.90
- Headcorn Primary School land acquisition 40.65 pupils from HDF @ £3184.60 per pupil = £129,453.99
- Secondary education @ £11,799 per additional pupil (x41) = £487,888.65 towards the expansion of Cornwallis school
- Library bookstock £12,003.95 - project: bookstock for the new residents of this development alone (supplied to Staplehurst Library)
- Youth equipment £2110.58 - required for the new residents of this development alone (supplied to Youth Workers and organisations covering Staplehurst)

On site opens space of (open space areas should be mixture of formal and semi natural areas and allotment areas) no less than 4.66 hectares shall be provided

- Financial contribution of £613.02 per dwelling is sought toward improvement or upgrade of facilities at Lime Trees, Surrenden Playing Field. (The amount to be finalized by the Head of Planning and Development acting under delegated powers)

4. Add a new sub heading E

- E. A management company to be appointed by the developer to be responsible for on-going maintenance of the public open space.

The management company shall submit to and obtain the writing approval of the Local Planning Authority to the details required under sub section E.1 and E.2 below.

E1- Prior to the commencement of development of each phase as agreed under condition 5 of this permission, an Ecological Design Strategy (EDS) addressing ecological mitigation and enhancement of each phase in the context of wider site shall be submitted to and approved in writing by the local planning authority. The EDS shall include the following,

- a) Purpose and conservation objectives for the proposed works.
- b) Review of site potential and constraints, informed by further survey effort as appropriate.
- c) Detailed design(s) and/or working method(s) to achieve stated objectives (may be provided as a set of method statements). Incorporation of birds and bats boxes and swift bricks in the fabric of houses and on trees within the landscaped areas.
- d) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- e) Extent and location/area of proposed works on appropriate scale maps and plans.
- f) Type and source of materials to be used where appropriate, e.g. native species of local provenance.
- g) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
- h) Persons responsible for implementing the works.
- i) Details of initial aftercare and long term maintenance.
- j) Details for monitoring and remedial measures.

The EDS shall be implemented in accordance with the approved details unless varied by a European Protected Species licence subsequently issued by Natural England. In the interests of securing the maximum benefit for biodiversity any variation of the agreed mitigation required by Natural England must not result in the reduction in the quality or quantity of mitigation/compensation provided and all features shall be retained in that manner thereafter.

E2- Prior to the commencement of development of each phase as agreed under condition 5 of this permission, a Landscape and Ecological Management Plan for each phase in the context of wider site shall be submitted to and approved in writing by the local planning authority. The Landscape and Ecological Management Plan shall include the following,

A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to occupation of the development. The content of the LEMP shall include the following.

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management prescriptions for achieving aims and objectives.
- e) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).

- f) Details of the body or organisation responsible for implementation of the plan.
- g) On-going monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

5. Change existing sub heading D with new sub heading F

6. Amend condition 4

The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan DHA/9702/01 Rev B and drawing site access round about T0191/SK01 RevP4 forming part of Appendix E of Transport assessment report.

Reason: To ensure that the location of the vehicular access is defined.

7. Amend condition 13

Prior to the commencement of each phase of development as agreed under condition 5 of this permission, no works (in relation to that specific phase being pursued) shall take place until a construction management plan has been submitted to and approved in writing by the local planning authority. The plan shall make provision for arrangements during the period up until the last dwelling is completed and shall include details of:

- a) A programme for the phasing of work to construct the development, including the roads, landscaping and open space;
- b) The location of temporary site buildings, compounds and areas used to store plant and materials;
- c) Arrangements for the routing, turning and access of lorries into the site;
- d) Arrangements for the parking of vehicles of site operatives and visitors;
- e) Measures to control and mitigate noise and vibration from construction activities, including piling;
- f) Arrangements for the storage, collection and disposal of waste;
- g) Measures to prevent mud and dust being deposited on the highway;
- h) The erection and maintenance of security hoarding, including any decorative displays and facilities for public viewing;
- i) Temporary lighting; and
- j) Noise generating plant.

Development shall take place in accordance with the approved plan.

Reason: In the interests of residential amenities of the area

8. Delete conditions 18 and 19

9. Change numbering of conditions 20, 21 and 22

To conditions 18, 19 and 20 respectively

10. Amend new Condition 18

No development shall take place until a sustainable surface water drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 100yr critical storm (including an allowance for climate change) will not exceed the run-off from the undeveloped site following the corresponding rainfall event, and so not increase the risk of flooding both on- or off-site.

The scheme shall subsequently be implemented in accordance with the approved details prior to first occupation of the dwellings.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

11. Amend new condition 19

The development hereby permitted shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with the Southern Water. The submitted details shall incorporate inter-alia wildlife friendly drainage gullies and design features.”

Reason: To ensure that foul and surface water is satisfactorily managed and disposed off from the site and in the interests of protection of local wildlife.

12. Amend new Condition 20

Underground ducts shall be installed by the developer to enable telephone, electricity and communal television services to be connected to any premises within the site without recourse to the erection of distribution poles, satellite dishes and overhead lines and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking and re-enacting that Order), no distribution pole satellite dish or overhead line shall be erected within the site area.

Reason: To avoid visual harm to the character of the area.

13. Delete new condition 21

14. Change the numbering of conditions 22, 23, 24 and 25

To: 21, 22, 23 and 24 respectively.

15. Additional condition

The following additional conditions to be added;

- 25) Cordwood above 20cm in diameter from the site should be retained and placed within the site in locations and quantities to be agreed with the local planning authority prior to any tree felling take place.

Reason: In the interests of biodiversity and ecological enhancement in compliance with NPPF.

- 26) Within 6 months of the occupation of the 50th dwelling house the public open space shall be accessible to the public as opens-space and is maintained as such.

Reason: In the interests of amenities of the prospective residents of the development.

16. Add additional informative

Informative

During the construction and fitting out of the development hereby permitted, there shall be no burning of waste material on the site.

Recommendation:

My recommendation remains unchanged, subject to the amendment set out above.

