

REPORT SUMMARY

REFERENCE NO - 15/506037/FULL

APPLICATION PROPOSAL

Demolition of existing commercial buildings, hardstanding and Woodford Coach House and the erection of a replacement dwelling for Woodford Coach House and 9 dwellings with parking and landscaping as shown on drawing numbers DHA/10167/03a Rev A and DHA/10167/03b Rev A and DHA/10167/04 Rev A and DHA/10167/05 Rev A and DHA/10167/06 Rev A and DHA/10167/07 Rev A and DHA/10167/08 Rev A and DHA/10167/09 Rev A and DHA/10167/10 Rev A and DHA/10167/11 Rev A and DHA/10167/13 Rev A and DHA/10167/16 Rev A; received on 30.10.2015 and DHA/10167/01 and DHA/10167/02; received on 3.08.2015.

Supporting documents include; PJC/3712/15/02/A 02 and PJC/3712/15/02/B 02; dated 20.07.2015 and PJC/3712/15/02/C 01; dated 30.06.2015 and Arboricultural Impact Assessment (3712/15/02) by PJC Consultancy; dated 20.06.2015 and Arboricultural Survey (PJC/3712/15) by PJC Consultancy; dated 26.05.15 and Bat Survey by Calumma Ecological Services; dated 23.07.2015 and Preliminary Ecological Appraisal by Calumma; dated 6.11.2014 and Reptile Survey by Calumma Ecological Services; dated 15.05.2015 and Phase 1 Desk Study by Lustre Consulting; dated July 2015 and Foul and Surface Water Management Strategy by RMB Consultants Ltd; dated July 2015 v.3 and DHA Transport Statement and Design and Access Statement; dated July 2015.

ADDRESS Woodford Farm Maidstone Road Staplehurst Kent TN12 0RH

RECOMMENDATION GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS

SUMMARY OF REASONS FOR RECOMMENDATION/REASONS FOR REFUSAL

The proposed development does not conform with policy ENV28 of the Maidstone Borough-wide Local plan 2000. However, the development comprises the redevelopment of an existing commercial site and is at a relatively sustainable location to the north of Staplehurst, and is not considered to result in significant planning harm. Given the current shortfall in the required five-year housing supply, the low adverse impacts of the development are not considered to significantly outweigh its benefits. As such the development is considered to be in compliance with the National Planning Policy Framework and this is sufficient ground to depart from the Local Plan.

REASON FOR REFERRAL TO COMMITTEE

Staplehurst Parish Council has requested the application be heard at Planning Committee.

The proposal is a departure from the Local Plan.

WARD Staplehurst Ward	PARISH/TOWN COUNCIL Staplehurst	APPLICANT R A Commercial AGENT DHA Planning
DECISION DUE DATE 29/10/15	PUBLICITY EXPIRY DATE 29/10/15	OFFICER SITE VISIT DATE 27/08/15

RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):

08/2501 - Demolition of the existing commercial units and erection of a replacement building comprising office, workshop and other uses. The approved building measures 383sq.m and 8m in height - Approved

12/0043 – Extension of time of 08/2501 to allow a further 3 years for the development to commence – Approved

02/1814 and 05/1262 are two Lawful development certificates which set out the extent of the commercial land within the application site – Permitted.

MAIN REPORT

1.0 DESCRIPTION

- 1.1 The site relates Woodford Farm located approximately 1 mile to the north of Staplehurst on the west side of the A229. The site comprises two residential properties, Woodford Farm and Woodford Coach House and associated garden areas, located in the front (east) section of the site. The section of the site to the rear (west) of these dwellings is in active commercial use as offices, workshops and open storage yard. The commercial element comprises a number of single storey buildings, open storage areas and an area of scrub land further to the west. The site is currently utilised by a conservatory company.
- 1.2 The site is served by two access points on the A229. A central vehicle access serves Woodford Farm and a second access at the southern tip of the site serves the commercial units and Woodford Coach House. Toward the centre of the site is a man made pond and with the garden area of Woodford Farm in the northern section of the site, beyond the pond.
- 1.3 The site is located within the open countryside. To the north of the site is a pair of semi-detached houses and a car garage comprising a collection of workshops, MOT and car showroom buildings. To the south of the site is the residential property Little Woodford. To the west of the site is open countryside and arable fields. PROW KM289 runs broadly parallel to the rear boundary of the site some 80m to the west. Opposite the site on the east side of the A229 is Woodford Depot, a timber supplier.

2.0 PROPOSAL

- 2.1 The application proposes the redevelopment of the site for residential use. The existing commercial buildings and the residential Woodford Coach House would be demolished and replaced with 10 new detached dwellings.
- 2.2 The two existing vehicle access points onto Maidstone Road would be retained. The southern access point would serve the existing Woodford Farm and the new dwelling replacing Woodford Coach House. The northern access point would serve 9 proposed houses. The access road would be routed to the north of the pond and use an existing gated point of entry into the rear (existing commercial) section of the site. The primary access through the site would be a shared surface.
- 2.3 One detached and a pair of semi-detached dwellings would be located to the north of the pond on existing residential garden land. These three properties would front the access road, backing onto the retained high hedgerow and line of trees located along the north and east boundary of the site. Six detached properties would be located in the rear section of the site on the existing commercial premises. The rear gardens of these six properties would back onto the boundaries of the site forming a U-shaped frontage onto the proposed cul-de-sac.
- 2.4 The proposed houses would be two storeys in height with the replacement dwelling being two and a half storeys. The houses would be of a traditional design and form, utilising variations on a simple palette of natural materials, to include facing brickwork, tile hanging, weatherboarding and slate and clay roof tiles.
- 2.5 A new section of pedestrian footpath is proposed along the western side of the A229 linking the site to the nearby bus stop. The footpath would be provided by a S278 Agreement.

3.0 POLICY AND OTHER CONSIDERATIONS

- Maidstone Borough-Wide Local Plan 2000: ENV6, ENV28, T13, H32
- The National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- Staplehurst Neighbourhood Plan

4.0 LOCAL REPRESENTATIONS

4.1 No neighbour objections / comments have been received.

5.0 CONSULTATIONS

5.1 **KCC Highways Authority:** No objections subject to conditions and S278 agreement. KCC welcomes the proposals to provide a new footway from the site to the bus stop. KCC Highways advise the layout of the site is acceptable, and tracking diagrams show that there is sufficient space for a fire tender to enter, turn and exit the site in a forward gear. No objections are raised regarding the two vehicular access points. The expected additional trip generation would be small, and would not therefore result in an impact that could be regarded as severe in the context of the current conditions. Concern has been raised regarding the parking provision for plot 2 and 3.

5.2 **Natural England:** No objections.

5.3 **MBC Environmental Health:** Have requested a noise survey to assess the noise impact of the A229 on the proposed development.

5.4 **KCC Ecology:** Advise that the ecological survey provides a good understanding of the protected species on the site and the proposed mitigation and potential receptor site are considered acceptable. No objections subject to conditions.

5.5 **Southern Water:** Advise that a formal application will be required for a connection to the foul sewer system. Initial investigations indicate that there are no public surface water sewers to serve this development. The application details indicate that the proposed surface water drainage is via a watercourse. Council technical staff and relevant authority for land drainage consent should comment on this matter.

5.6 **UK Power Networks:** No objections

5.7 **Southern Gas:** No objections advice about construction in proximity to gas mains.

5.8 **Staplehurst Parish Council:** Objects to the proposal on the following (summarised) grounds:

- Loss of commercial site
- Access onto a 60 mph road would be dangerous
- The proposed footprint extends beyond the existing brownfield area
- Opposes development to the north of the railway line which is not contemplated in the emerging Staplehurst Neighbourhood Plan.

6.0 AMENDED PLANS

The following (final) set of amended drawings were received on 30.10.2015

- DHA/10167/03a Rev A and DHA/10167/03b Rev A and DHA/10167/04 Rev A and DHA/10167/05 Rev A and DHA/10167/06 Rev A and DHA/10167/07 Rev A and DHA/10167/08 Rev A and DHA/10167/09 Rev A and DHA/10167/10 Rev A and DHA/10167/11 Rev A and DHA/10167/13 Rev A and DHA/10167/16 Rev A.

Difference between the initial submission and amended drawings:

- One dwelling is omitted from the proposed development.
- The dwellings have been redesigned and re-orientated on the site.
- The scale of the dwellings proposed at the rear of the site has reduced.
- Reduction in hardstanding.
- Detached garage omitted from the front of the site.
- Useable private amenity space increased / improved.

7.0 APPRAISAL

Principle of Development

- 7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that all planning applications must be determined in accordance with the Development Plan unless other material considerations indicate otherwise. In this case the Development Plan comprises the Maidstone Borough-Wide Local Plan 2000, and as such the starting point for consideration of the proposal is policy ENV28 which relates to development within the open countryside. The policy states that:
- 7.2 *“In the countryside planning permission will not be given for development which harms the character and appearance of the area or the amenities of surrounding occupiers, and development will be confined to:*
- (1) that which is reasonably necessary for the purposes of agriculture and forestry; or*
(2) the winning of minerals; or
(3) open air recreation and ancillary buildings providing operational uses only; or
(4) the provision of public or institutional uses for which a rural location is justified; or
(5) such other exceptions as indicated by policies elsewhere in this plan.”
- 7.3 In this case, none of the exceptions against the general policy of restraint apply, and therefore the proposal represents a departure from the Development Plan. It then falls to be considered firstly whether there are any material considerations which indicate that a decision not in accordance with the Development Plan is justified in the circumstances of this case, and (if so) secondly whether a grant of planning permission would result in unacceptable harm, such that notwithstanding any material justification for a decision contrary to the Development Plan, the proposal is unacceptable.
- 7.4 The key material consideration outside of the Development Plan in the determination of applications for residential development in the open countryside is national planning policy as set out in the National Planning Policy Framework 2012 (NPPF) and the Council’s position in respect of a five year housing land supply.
- 7.5 In terms of other material considerations, the National Planning Policy Framework (NPPF) is a key consideration, particularly with regard to housing land supply. Paragraph 47 of the NPPF states that:-

- 7.6 “Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites” (paragraph 49). The update of the Maidstone Strategic Housing Market Assessment (June 2015) established an objectively assessed need for housing of 18,560 dwellings between 2011 and 2031, or 928 dwellings per annum, and these figures were agreed by the Strategic Planning, Sustainability and Transportation Committee on 9 June 2015. Taking account of the under supply of dwellings between 2011 and 2015 against this annual need, together with the requirement for an additional 5% buffer, the Council is able to demonstrate a housing land supply of 3.3 years as at 1 April 2015. The Council therefore cannot currently demonstrate a five-year supply of deliverable housing sites, and this position was reported to the Strategic Planning, Sustainability and Transportation Committee on 23 July 2015.
- 7.7 This lack of a 5 year supply is a significant factor and at paragraph 49 of the NPPF it is stated that housing applications should be considered in the context of the presumption in favour of sustainable development and that relevant policies for the supply of housing (such as ENV28 which seeks to restrict housing outside of settlements) should not be considered up-to-date if a 5 year supply cannot be demonstrated. The presumption in favour of sustainable development in this situation means that permission should be granted unless any adverse impacts would significantly and demonstrably outweigh the benefits of the application, when assessed against the policies of the NPPF as a whole.
- 7.8 Paragraph 51 of the NPPF is also relevant to the redevelopment of the commercial site and states that Local Planning Authorities:
- 7.9 ‘should normally approve planning applications for change to residential use and any associated development from commercial buildings (currently in the B use classes) where there is an identified need for additional housing in that area, provided that there are not strong economic reasons why such development would be inappropriate’.
- 7.10 In respect of the circumstances of the specifics of this case, the proposal site is located approximately 1 mile north of Staplehurst and although there are no dedicated footpaths between the site and the village there is a bus stop just north of the application site providing regular service into the village and Maidstone. The section of footpath proposed along the east side of the A229 would allow safe pedestrian access to the bus stop from the site. The site is therefore considered to represent a relatively sustainable location with good bus connections into the village. The site would also be within cycling distance from Staplehurst.
- 7.11 The draft Local Plan identifies Staplehurst as the largest of the Rural Service Centres in terms of population and size, and has a number of key community services and facilities, including good health care services consisting of a health centre, pharmacy, optician and chiropractic clinic. The village also has more employment providers than most of the other service centres with the exception of Marden. Current transport infrastructure in Staplehurst is good but improvements are essential to cope with high levels of demand at peak times. Local aspirations for Staplehurst express a need for improvement to highways infrastructure in line with any new large scale housing developments.
- 7.12 Outside of the town centre and urban area, rural service centres are considered the most sustainable settlements in Maidstone’s settlement hierarchy.

- 7.13 In this context, it is considered that the location of the site is relatively sustainable in the terms of the NPPF as it is located on a primary route into Staplehurst with sustainable connections to the village via regular bus service and a convenient distance for cycling. Future occupants of the site would therefore not be wholly reliant on motor vehicles to access everyday goods and services. The site also comprises the redevelopment of an existing commercial site (B use class) for housing development which would be in accordance with the NPPF.
- 7.14 The Council is not in a position to demonstrate a five year housing land supply, and as such normal restraints on residential development in the open countryside do not currently apply as the adopted Local Plan is considered out of date. The development of this site is therefore considered to be in accordance with the objectives of the NPPF due it is relatively sustainable location and constitutes, in part, the redevelopment of a commercial site.
- 7.15 As regard the draft Staplehurst Neighbourhood Plan, the NP is currently at the Regulation 16 consultation stage and is therefore a material consideration and is afford some weight in the decision making process. The NP supports sustainable new development but does not support new development within the open countryside outside the defined village boundary. The proposed development of the site would therefore conflict with the aims and objectives of the emerging NP in that it would be outside the village boundary. However, the proposal constitutes the redevelopment of a brownfield site and replacement housing, in part, and is therefore not strictly new development in the open countryside. Notwithstanding this as the Borough cannot demonstrate a 5 year housing supply the relevant policies for the supply of housing in the NP are not considered up to date, much the same as Policy ENV28, due to the lack of five year housing land supply.
- 7.16 Given the relatively sustainable location of the application site and given that part of the site represents the development of an existing commercial site, the principle of residential development is accepted in accordance with the NPPF. In the circumstances of this case, the key planning issues are considered to be visual impact, residential amenity, access/highway safety, ecology and landscaping.

Visual Impact

- 7.17 Public views of the site would be afforded from the A229 and the PROW KM289 located some 80m to the west of the site. The development areas can be split into three sections; development of the existing garden land in the northern section of the site; the development at the rear of the site on the existing commercial premises and the replacement dwelling which is located toward the southern boundary to the rear of the retained Woodford Farmhouse.
- 7.18 The eastern boundary of the site is set back from the edge of the A229 and is bounded by a high hedgerow running the length of this boundary, save for the vehicle entrance points. The existing hedgerow would be retained as part of the proposal and would screen the bulk of the three new houses proposed at Plots 1-3. Only the upper parts of the first floor and roof sections of Plot 1 and 2 would be readily discernible from the A229 and, the roof pitches on each property has been orientated and designed to reduce the roof bulk viewable from the road. The house at Plot 3 would be largely screened from view by the boundary hedge and houses on Plot 1 and 2. The replacement house would be in compliance with policy H32 as it would largely screened from public views by Woodford Farmhouse and a central line of trees within the site would screen the front section of the site from the open countryside to the west. The replacement dwelling, whilst larger than the existing unit would be no more visually intrusive due to its location within the site and screening

from the open countryside. The proposed dwellings at Plot 1, 2, 3 would result in the loss of open space and a gap between properties that form part of the character of sporadic development in the countryside. Notwithstanding this Plots 1-3 would be located behind a well established hedgerow and as such would not be significantly visible from the road. It is therefore considered that the development of the eastern part of the site would not result in a significantly harmful impact to the openness of the countryside, nor would the additional housing appear out of keeping with the existing development located immediately adjacent on the east side of the A229.

- 7.19 The commercial units are located to the rear of the application site in the southwest and south boundary stretching into the centre of the site adjacent to an open storage area. The commercial buildings are single storey and the combined footprint of the commercial units measures approx. 380 sqm. The introduction of two storey dwellings would clearly have a greater visual impact than the existing single storey commercial units due to the increased site coverage and scale of the proposed development and, it is important to assess the impact on the character and openness of the countryside arising from the proposed development.
- 7.20 The rear of the site would contain six two storey houses on the area of the existing commercial premises. These houses would replace a large open storage area and a collection of single storey buildings. At present the western boundary of the site is fairly open and long distance views are afforded into the site through breaks in the hedgerow located adjacent the PROW KM289, located some 80m to the west. The topography of site and surrounding area is generally flat. Although only long distance broken views of the site are afforded from the PROW the houses proposed in the rear part of the site would be visible from the PROW. However, there are a number of factors which need to be considered when assessing whether the proposed development would warrant refusal due to the visual impact and erosion of the open countryside.
- 7.21 Directly adjacent the site to the north is a cluster of industrial units comprising MOT, and car repair workshops and car sales showrooms. The proposed houses would not project significantly further into the open countryside than the adjacent development and would be viewed in the same context as this small industrial site when viewed from the west. It should also be noted that planning permission has been previously granted (12/0043) for a large, albeit single storey, office building in the rear section of the site which would also have a visual impact on the open countryside.
- 7.22 Amended drawings have submitted during the course of the application reducing the number of houses proposed at the rear of the site to create a less cramped and sporadic form of development. The amended plans propose three houses backing onto the western boundary of the site. The form and design of these units has been amended to create a simple almost uniform roof scape, with barn hipped roofs and clean rear roof slopes, void of any dormer or gable extensions. The western boundary of the site would also benefit from additional landscaping to screen and soften the impact of the proposed development.
- 7.23 It is acknowledged that parts of the development site would be visible from the PROW located to the west of the site. However, views would be from approx. 80m distance and partly restricted by the hedgerow running along the edge of the footpath and, the proposed landscaping and simple roof forms, would all help to limit the visual impact on the countryside. The development would also be seen in the same context as the neighbouring industrial site and it is therefore considered, on balance, that any visual harm would be outweighed by the public benefits arising from the proposed housing development.

- 7.24 The proposed palette of materials includes good quality natural materials of a local vernacular which is considered acceptable for this semi-rural location.

Residential Amenity

- 7.25 The nearest neighbouring residential development is Fleetwood, located to the north of the site and Little Woodford, located to the south. The proposed development would be located a sufficient distance from both neighbouring residential properties such that there would be no unacceptable loss of amenity in terms of light, outlook or privacy.
- 7.26 The internal room sizes and private outdoor amenity space proposed is considered to offer an acceptable standard of living accommodation for future occupants.
- 7.27 The Environmental Health Officer has raised some concerns regarding noise from the adjacent A229 impacting on the future occupiers of the site. It is noted that the site already contains two residential properties and there are other residential properties within the vicinity of the site which are located in proximity to the A229. I do not consider the traffic noise from the A229 would render the site unsuitable for residential development but suggest a noise survey is undertaken should planning permission be granted to ensure the houses are constructed in a manner, where necessary, to reduce the noise impact from the road. Should the noise surveys indicate that traffic noise is an issue the necessary mitigation measures would be put in place to protect the amenities of the future occupants of the dwellings on Plots – 1-3.

Highways

- 7.28 The proposal includes the provision of a new section of public footpath along the eastern side of the A229, which would link the site to the nearby bus stops. This aspect of the scheme is supported and would enhance the sustainability of the development by allowing safe pedestrian access to the local bus routes. The footpath would be secured via an s278 Agreement.
- 7.29 In terms of traffic movements it is envisaged that the proposed residential development would not result in a significant increase in the current commercial vehicle movements.
- 7.30 The development provides for dedicated off-street parking for each unit in accordance with the Council and KCC Parking standards. The KCC Highways Engineer stated a preference that the southern access point should be removed and all vehicle traffic taken through the northern access point. Both existing access points are being retained and would be used, however, the southern access point which has poorer visibility will see a reduction in traffic movements over the current arrangement. KCC Highways have not raised any objections on parking or highways safety grounds and advise the proposed development would not result in a significant increase in vehicle movements over the existing situation.

Landscaping and ecology

- 7.31 The application site contains a number of trees which are mainly located along the site boundaries and also within the centre of the site adjacent to the pond. The proposed layout has largely been dictated by the existing trees and pond on the site and a majority of the existing trees will be retained. However, seven trees are to be

removed to facilitate the development and a further four trees are proposed to be removed on arboricultural management grounds. None of the trees proposed for removal are deemed worthy of a TPO on grounds of visual amenity and the loss of the trees will be mitigated by new tree planting which would be secured by condition. The Council's Arborist does not raise any objections to the proposed development.

- 7.32 The application was accompanied by an ecological appraisal, bat survey and reptile survey. These documents have been endorsed by KCC Ecology as have the potential receptor sites in the event that protected species are found on the site prior to the commencement of the development. The large pond in the centre of the site is man-made and contains a number of fish and is unlikely to contain protected species as a result. KCC Ecology does not raise any objections subject to conditions.

Other Matters

- 7.33 The application site is not located within Flood Zone 2 or 3. A Foul and Surface Water Management Strategy by RMB Consultants accompanies the planning application. This document indicates that foul water would be directed to an existing foul public sewer running through the site. The Water Management Strategy demonstrates it is possible to reduce surface water runoff from the proposed development to a lower level than the current site. The surface water will be managed through SUDs components including permeable paving and ponds. Surface water will be controlled through evapotranspiration and infiltration and attenuating larger rainfall events with overflows being conveyed to the public sewer at a rate less than from the existing site.
- 7.34 Having regard to the retained trees on the site and the large man made pond, and excluding the existing and replacement dwelling site areas, the developable site area is less than 0.5 hectares, therefore, I do not consider the site would qualify under policy to provide any affordable housing.

8.0 CONCLUSION

- 8.1 The proposed development does not conform with policy ENV28 of the Maidstone Borough-wide Local plan 2000. However, the development is at a relatively sustainable location to the north of Staplehurst. The proposed footpath extension along the A229 would provide safe pedestrian access to bus stops located just to the north of the site, with regular services to Staplehurst and, the development of this site for residential purposes would represent an example sustainable development and would conform to the aspirations of the NPPF. The proposal partly comprises the redevelopment of an existing commercial site, adjacent to existing built development including residential and industrial units, and it is not considered to result in significant planning harm. Given the current shortfall in the required five-year housing supply, the low adverse impacts of the development are not considered to significantly outweigh its benefits. As such the development is considered to be in compliance with the National Planning Policy Framework and this is sufficient ground to depart from the Local Plan.
- 8.2 It is therefore considered that the development of the site for residential purposes is acceptable and it is recommended for approval subject to conditions.

9.0 RECOMMENDATION – GRANT 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 not commence until, written details and samples of the materials to be used in the construction of the external surfaces of any buildings and hard surfaces have been submitted to and approved in writing by the Local Planning Authority and the development shall be constructed using the approved materials;

The details and samples of the materials submitted shall include details of swift and / or bat bricks incorporated into the eaves of the proposed housing units;

Reason: To ensure a satisfactory appearance to the development and interest of ecological enhancement in accordance with aims and objectives of the NPPF.

- (3) The approved details of the parking/turning areas shall be completed before the commencement of the use of the land or buildings hereby permitted and shall thereafter be kept available for such use. No development, whether permitted by the Town and Country Planning (General Permitted Development) 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 in accordance with Policy T13 of the Local Plan 2000 and the NPPF.

- (4) The tree works and tree protection measures outlined in the submitted Arboricultural Impact Assessment by PJC Consultancy dated 20 July 2015 shall be fully implemented prior to any clearance or demolition works on site and maintained throughout the construction until the completion of the development;

Reason: To safeguard existing trees to be retained and to ensure a satisfactory setting and external appearance to the development in accordance with Policy ENV6 of the Local Plan 2000 and the NPPF.

- (5) Prior to the commencement of the development, details of all fencing, walling and other boundary treatments shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details before the first occupation of the building(s) or land and maintained thereafter;

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

- (6) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority 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 measures for their protection in the course of development and a programme for the approved scheme's

implementation and long term management. The scheme shall be designed using the principles established in the Council's adopted Landscape Character Assessment and Landscape Guidelines. The landscaping scheme shall include, but may not be limited to, the following:

- Details of all retained trees and landscaping.
- Details of new native trees and landscaping along the north and west boundary of the site.
- Details of new native tree species to mitigate the loss of trees on the site.

Reason: No such details have been submitted and to ensure a satisfactory setting and appearance in accordance with Policy ENV6 of the Local Plan 2000 and the NPPF.

- (7) 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 building(s) or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation;

Reason: To ensure a satisfactory setting and external appearance to the development in accordance with Policy ENV6 of the Local Plan 2000 and the NPPF.

- (8) Prior to the commencement of any works on the site a detailed bat and reptile mitigation strategy shall be submitted to, and approved in writing by the Local Planning Authority. All works shall then proceed in accordance with the approved strategies and the recommendations contained within the ecological appraisal carried out by Calumma Ecological Service dated 6/11/2015 with any amendments agreed in writing by the Local Planning Authority and maintained thereafter;

Reason: To ensure no damage occurs to protected species or their habitat during any clearance or construction work and that adequate alternative habitats are available following the completion of development in accordance with the aims and objectives of the NPPF.

- (9) Prior to any works above dpc level, details of proposed renewable energy sources shall be submitted to and approved in writing by the Local Planning Authority and the approved details shall be implemented prior to the occupation of any dwelling;

Reason: In the interests of sustainable development in accordance with the aims and objectives of the NPPF.

- (10) No development shall commence on site until a signed S278 Agreement, covering the public footpath extension along the east side of the A229, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the highways works covered in the S278 have been completed.

Reason: In the interest of highways safety and sustainable travel in accordance with the aims and objectives of the NPPF.

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- (11) No development shall take place until details of slab levels of the buildings and existing site levels have been submitted to and approved by the LPA and the details shall be completed in accordance with the approved levels.

Reason: To ensure a satisfactory form of development in accordance with the aims and objectives of the NPPF.

- (12) Details of facilities for the separate storage and disposal of waste and recycling generated by this development as well as the site access design and arrangements for waste collection shall be submitted for approval to the LPA. The approved facilities shall be provided before the first use of the building(s) or land and maintained thereafter. The applicant should have regard to the Environmental services guidance document 'Planning Regulations for Waste Collections' which can be obtained by contacting Environmental Services.

Reason: In the interests of amenity and to safeguard the appearance of the area in accordance with the aims and objectives of the NPPF.

- (13) The development shall not commence until a scheme to demonstrate that the internal noise levels within the residential units will conform to the "good" design range identified by BS 8233 1999, Sound Insulation and Noise Reduction for Buildings - Code of Practice, shall have been submitted to and approved in writing by the Local Planning Authority. The work specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the premises and be retained thereafter.

Reason: To protect the residential amenity of future occupants in accordance with the aims and objectives of the NPPF.

- (14) Development shall not begin 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 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 before the development is completed .

The drainage details submitted to the Local Planning Authority shall:
Include details of all sustainable drainage features; and
Specify a timetable for implementation; and
Provide a long term management and maintenance plan for the lifetime of the development which shall specify the responsibilities of each party for the implementation of the SUDS scheme and any other arrangements to secure the operation of the scheme throughout its lifetime; and Relevant manufacturers details on all SUDS features.

The development shall be carried out in accordance with the approved details and maintained thereafter unless with the agreement in writing of the Local Planning Authority;

Reason: To reduce the impact of flooding on the proposed development and prevent any impact from the development on surface water storage and flood, and future occupiers in accordance with the aims and objectives of the NPPF.

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

DHA/10167/03a Rev A and DHA/10167/03b Rev A and DHA/10167/04 Rev A and DHA/10167/05 Rev A and DHA/10167/06 Rev A and DHA/10167/07 Rev A and DHA/10167/08 Rev A and DHA/10167/09 Rev A and DHA/10167/10 Rev A and DHA/10167/11 Rev A and DHA/10167/13 Rev A and DHA/10167/16 Rev A; received on 30.10.2015 and DHA/10167/01 and DHA/10167/02; received on 3.08.2015.

Supporting documents include; PJC/3712/15/02/A 02 and PJC/3712/15/02/B 02; dated 20.07.2015 and PJC/3712/15/02/C 01; dated 30.06.2015 and Arboricultural Impact Assessment (3712/15/02) by PJC Consultancy; dated 20.06.2015 and Arboricultural Survey (PJC/3712/15) by PJC Consultancy; dated 26.05.15 and Bat Survey by Calumma Ecological Services; dated 23.07.2015 and Preliminary Ecological Appraisal by Calumma; dated 6.11.2014 and Reptile Survey by Calumma Ecological Services; dated 15.05.2015 and Phase 1 Desk Study by Lustre Consulting; dated July 2015 and Foul and Surface Water Management Strategy by RMB Consultants Ltd; dated July 2015 v.3 and DHA Transport Statement and Design and Access Statement; dated July 2015.

Reason: To ensure the quality of the development is maintained and to prevent harm to the residential amenity of neighbouring occupiers.

Case Officer: Andrew Jolly

- NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.
The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.