

REPORT SUMMARY

REFERENCE NO - 15/509275/OUT			
APPLICATION PROPOSAL Outline application with access matters reserved for proposed residential development following demolition of existing buildings with replacement storage building.			
ADDRESS Land South West To The Gables Marden Road Staplehurst Kent TN12 0PE			
RECOMMENDATION: GRANT planning permission subject to the conditions and informatives set out in Section 10.0.			
SUMMARY OF REASONS FOR RECOMMENDATION The proposed development does not conform with policy ENV28 of the Maidstone Borough-wide Local plan 2000 or Policy SP17 of the Submission Version of the Maidstone Borough Local Plan Publication February 2016. However, the development is at a sustainable location, and is not considered to result in significant planning harm. Due to the low adverse impacts of the development it is considered that there is sufficient grounds to depart from the adopted and submitted Local Plan as it would represent a sustainable form of development and re-use of brownfield land in accordance with the National Planning Policy Framework 2012 and Policy DM4 of the Local Plan Submission.			
REASON FOR REFERRAL TO COMMITTEE This application is a departure from the Local Plan. This application has been called in by Cllr Brice and Staplehurst Parish Council: Concern from local residents, harmful to the open countryside, sewage, flooding, relationship with neighbouring use of land.			
WARD Staplehurst Ward	PARISH/TOWN COUNCIL Staplehurst	APPLICANT Mr P R Garrod AGENT D. C. Hudson & Partner	
DECISION DUE DATE 31/12/15	PUBLICITY EXPIRY DATE 27/5/16	OFFICER SITE VISIT DATE Various	
RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):			
App No	Proposal	Decision	Date
15/506076/PNP	Prior Notification for a change of use from a storage or distribution building (Class B8) and any land within the curtilage to a dwellinghouse (Class C3).	Granted	22.09.2015

MAIN REPORT

1.0 DESCRIPTION OF SITE

- 1.1 This site is accessed from Marden Road and is located to the rear of the existing residential property of The Gables. The main parcel of land is set back from the road by approximately 73m and is accessed by a narrow track that runs parallel to the curtilage of The Gables.

- 1.2 The site is currently occupied by a collection of pole barns and agricultural storage building. In the centre of the site is an area of concrete hardstanding that covers the width of the site. These structures and area of hardstanding and are set within mown grassland.
- 1.3 To the east of the site is a crane storage depot and to the south and west is open countryside. Immediately to the south of the application site is an area of grassland under the same ownership, which appears to have been regularly mown.
- 1.4 The site is located within the open countryside, although no other designations apply. It is not located within a flood zone and there are no listed buildings in the immediate vicinity.
- 1.5 The site benefits from the grant of prior notification for the change of use from a storage distribution building to a dwellinghouse. This was granted through permitted development rights and therefore an appraisal against the development plan was not required. Outline planning permission, on the other hand will need to be assessed against the relevant development plan policies.

2.0 PROPOSAL

- 2.1 This is an outline application for a residential development with appearance, landscaping, layout and scale reserved for future consideration.
- 2.2 The approval of access details is being sought. This indicates that the access would be from Marden Road, using the existing access adjacent to The Gables.
- 2.3 An indicative layout has been provided, although this does not form part of the decision as the layout is reserved for future consideration. It indicatively demonstrates that there would be four detached properties on the site with a central service strip in the centre of the site. The existing tree screen would be retained to the east of the site and field access would be retained to the south of the site, in the south west corner.

3.0 PLANNING CONSTRAINTS

- 3.1 None relevant

4.0 POLICY AND OTHER CONSIDERATIONS

The National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
Maidstone Borough Wide Local Plan 2000: Policy ENV28

Submission Version of the Maidstone Borough Local Plan Publication February 2016
: Policies SP10, SP17, DM1, DM2, DM4, DM11, DM12, DM27 and DM34.

5.0 LOCAL REPRESENTATIONS

A site notice was displayed at the site and the application has been advertised in the Local Paper. The advertisement of the application as a departure from the Local Plan expires on 27 May 2016 and Members will be updated verbally at the Committee of any further comments received.

	COMMENTS RECEIVED
Parish/Town Council	<p>Councillors voted to recommend refusal and request that the application be referred to MBC.Planning Committee for the following reasons:</p> <ul style="list-style-type: none"> - the site is outside the village envelope and not proposed for development in either the Staplehurst Neighbourhood Plan or the draft Maidstone Local Plan; - contravention of Policy ENV 28 proved grounds for refusal of application 14/0700 Bramleys, Marden Road, and such grounds apply equally in this case; - there are known drainage and sewage management issues in Marden Road - according to the Staplehurst Surface Water Management Plan project leader, the area experiences the worst drainage in the village; - the proposed access road is too narrow and a passing place appears to encroach on neighbouring property; - the layout does not take into account the proximity of fuel storage and provides insufficient area for large vehicles to manoeuvre; - councillors could find no case for the proposed replacement storage building; councillors had previously indicated they did not wish to see a change of use from storage and distribution to a single residential building the proposal to build four houses on a larger site multiplies their concerns.
Residential Objections Number received: 2	<ul style="list-style-type: none"> - Inappropriate scale of development - Overshadowing of vegetable patch - Unacceptable loss of privacy - Noise along driveway as a result of additional cars - Loss of tree that acts as a wind barrier and is home to wildlife - Water runoff - Concerns over sewage disposal - Adjacent to storage depot could be a health hazard - The adjacent site generates considerable noise on a 24/7 basis are required to attend at very short notice many emergency operations. Noises associated with this work can be considerable, such as the use of heavy air spanners removing and refitting wheels and major components. - Flashing lights from adjacent occupier - Overlooking from the high level cabs of the vehicles to the depot - Noise report underestimates the actual noise levels generated by the proposals
Residential Support Number received: 0	None received

6.0 CONSULTATIONS

6.01 KCC Highways: no objection (27th November 2015)

The access is existing with a good crash record at the junction. The access is proposed to be widened at the junction, which is welcomed to prevent vehicles having to reverse out onto Marden Road. There are adequate parking and turning

facilities within the site. The local refuse collection authority should be consulted on the proposals. For the reasons outlined above and having considered the development proposals and the effect on the highway network, raise no objection on behalf of the local highway authority subject to:

- Provision of construction vehicle loading/unloading and turning facilities prior to commencement of work on site and for the duration of construction.
- Provision of parking facilities for site personnel and visitors prior to commencement of work on site and for the duration of construction.
- Provision of wheel washing facilities prior to commencement of work on site and for the duration of construction.
- Provision and permanent retention of the vehicle parking spaces and/or garages shown on the submitted plans prior to the use of the site commencing.

6.02 **Environmental Health: no objection**

(15th April 2016)

It is hard to do an acoustic assessment given the irregular use so a sort of worst case scenario is a reasonable way forward. I do not see any justification for refusing this application on noise grounds and feel that the proposals for mitigation (headlined below) are acceptable:

1. The double glazing will be 6-12-6 glazing.
2. There will be whole house ventilation to all rooms, rather than individual mechanical ventilation to each room. This is a much quieter system and more efficient and gives the occupants constant fresh air and heat recovery, but still the option of opening windows should they so wish.
3. There will be no windows to habitable rooms on the elevation to the houses facing the yard, whatever the final layout.
4. The fence between the proposed housing and yard will be 2.4 metres in height. Not only will this help reduce noise, but also give some visual screening, even if the existing hedge is finally removed.

(10th March 2016)

The site is in a semi-rural area, and traffic noise is unlikely to be a significant problem for this particular site. The site is outside the Maidstone Town Air Quality Management Area, and I do not consider the scale of this development and/or its site position warrants either an air quality assessment or an Air Quality Emissions Reduction condition applied to it.

The historical/current use of the site for commercial processes leads me to consider that there is potential for land contamination and so a relevant condition should be attached to any permission granted. According to the latest British Geological Survey maps, the site is in a "radon affected area" and has a 3-5% chance of having high radon concentrations. Radon is a naturally occurring radioactive gas which enters buildings from the ground, the British Research Establishment code requires that new buildings in radon affected areas to be constructed with basic preventative measures i.e. protective membrane and suitable underfloor ventilation.

The application form states that foul sewage will be dealt with via mains system; and there are no known Private Water Supplies in the vicinity.

Any demolition or construction activities may have an impact on local residents and so the usual informatives should apply in this respect. The parts of the building being demolished/converted should be checked for the presence of asbestos and any found should only be removed by a licensed contractor.

No objection, subject to comments above plus conditions as listed:

1. HOURS OF WORKING (DEMOLITION/CONSTRUCTION)

No demolition/construction activities shall take place, other than between 0800 to 1800 hours (Monday to Friday) and 0800 to 1300 hours (Saturday) with no working activities on Sunday or Bank Holiday.

[In addition to these hours of working the Local Planning Authority may approve in writing a schedule of activities where it is necessary for safety reasons to conduct works during a railway possession or road closure, outside the hours specified in this condition].

2. LAND CONTAMINATION

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

1) A preliminary risk assessment which has identified:

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

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

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

4) A Closure Report is submitted upon completion of the works. The closure report shall include full verification details as set out in 3. This should include details of any post remediation sampling and analysis, together with documentation certifying quantities and source/destination of any material brought onto or taken from the site. Any material brought onto the site shall be certified clean;

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

3. NOISE MITIGATION

The developer should have regard to the mitigation report carried out by MRL Acoustics dated March 2016, ref MRL/100/996.1v2, and shall submit for approval

written evidence that the development meets all the recommendations specified in the report prior to occupation.

6.03 **Southern Water (9th December 2015):** No objection subject to details of drainage

7.0 **BACKGROUND PAPERS AND PLANS**

1945/01; 1945/04; 1945/06

Noise Mitigation Report: MRL Acoustics dated March 2016, ref MRL/100/996.1v2

8.0 **APPRAISAL**

Principle of development

8.1 The National Planning Policy Framework (NPPF) is a key consideration, particularly with regard to housing land supply. Paragraph 47 of the NPPF states that Councils should;

'identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;'

8.2 The Council has undertaken a Strategic Housing Market Assessment (SHMA) which was completed in January 2014. This work was commissioned jointly with Ashford and Tonbridge and Malling Borough Councils. A key purpose of the SHMA is to quantify how many new homes are needed in the borough for the 20 year period of the emerging Local Plan (2011 -31). The SHMA (January 2014) found that there is the objectively assessed need (OAN) for some 19, 600 additional new homes over this period which was agreed by Cabinet in January 2014. Following the publication of updated population projections by the Office of National Statistics in May, the three authorities commissioned an addendum to the SHMA. The outcome of this focused update, dated August 2014, is a refined objectively assessed need figure of 18,600 dwellings. This revised figure was agreed by Cabinet in September 2014. Since that date revised household projection figures have been published by the Government and as a result the SHMA has been re-assessed. At the meeting of the Strategic Planning, Sustainability and Transport Committee on 9 June 2015, Councillors agreed a new OAN figure of 18,560 dwellings.

8.3 The new Local Plan has advanced and was submitted to the Secretary of State for examination on the 20 May 2016. Examination is expected to follow in September. The Plan allocates housing sites considered to be in the most appropriate locations for the Borough to meet the OAN figure and allows the Council to demonstrate a 5 year supply of deliverable housing sites.

8.4 The yearly housing land supply monitoring carried out at 1 April 2016 calculated the supply of housing, assessed extant permissions, took account of existing under delivery and the expected delivery of housing. A 5% reduction from current housing supply was applied to account for permissions which expire without implementation. In conformity with the NPPF paragraph 47, a 5% buffer was

applied to the OAN. The monitoring demonstrates the council has a 5.12 year supply of housing assessed against the OAN of 18,560 dwellings.

- 8.5 The new Local Plan has been submitted and is considered to attract significant weight.
- 8.6 The site is outside the defined settlement boundaries for Staplehurst in both the adopted and submitted Local Plan. Policies ENV28 and SP17 both seek to restrict new housing development outside settlement boundaries. However the NPPF and the submitted Local Plan both encourages sustainable development and the re-use of brownfield sites and as such although not an allocated site and outside the settlement boundary both these need to be considered.

Sustainability of the site

- 8.7 The site is located outside of the settlement boundary of Staplehurst. The village itself has a number of key services and facilities expected of a larger village. It has a local shop, post office and GP surgery. Staplehurst is served by a nearby train station (approximately 1km north east of the site) and has connections by bus to Maidstone town centre.
- 8.8 The approved Hen & Duckhurst permission (ref: 14/502010/OUT), which was approved at planning committee subject to a legal agreement. would extend the settlement boundary of Staplehurst further to the west and the application site would be within 200m of this. This would provide direct access to the facilities and the station in Staplehurst. As a result, I do not consider there would be grounds to refuse this application based on the unsustainable location.
- 8.9 Even if the Hen & Duckhurst site is not developed, the closest public footpath would only be 250m from the site entrance, with grass verges up to this point to provide adequate accessibility to Staplehurst.
- 8.10 In a recent appeal decision APP/U2235/A/14/2224793 at The Bramleys, which lies 130m to the west of the application site the Inspector did raise concerns relating to the poor links to Staplehurst, which would result on a reliance on the private car. However for the reasons set out, I would consider this site to be within a sustainable location and would amount to sustainable development, therefore meets the requirements of the NPPF.

Re-use of Brownfield land

- 8.11 Paragraph 17 of the NPPF sets out the Core Planning Principles, these include :

‘encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.’
- 8.12 Policy DM4 of the Local Plan Submission states :

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

- 8.13 Point 1 of Policy DM4 sets out that the site should not be of high environmental value and the new density of new housing shall reflect the character and appearance of individual localities.
- 8.14 The site benefits from a prior notification for the re-use of the building for residential, the following section addresses the visual impact of the proposed development and the site does not have a high environmental value. The site is considered to be in a sustainable location and would result in the re-use of a brownfield site as supported by the NPPF and in principle it is considered that the redevelopment of the site for residential housing would be acceptable.

Visual impact in the countryside

- 8.15 This site is located in the open countryside, which means that saved policy ENV28 is of relevance. This policy is a restrictive development policy that seeks to resist inappropriate development in the countryside when there would be a detrimental impact on the character and appearance of the landscape.
- 8.16 This site comprises three existing structures and an area of concrete hardstanding to the centre. One of the structures on site already benefits from permission through the permitted development rights to convert it into a single dwelling house.
- 8.17 The access track from Marden Road is already in place, and although may require a surface treatment, would not require any amendments in terms of width or positioning. The access point is directly adjacent to, and partly shared by, The Gables; a large two storey detached property. I would not consider that the shared use of this access point for additional dwellings to the rear would have a detrimental impact on the open countryside from Marden Road.
- 8.17 At present, there is an established hedgerow to the western boundary of the site and a close boarded fence to the east. To the rear of the site, there is currently no boundary and the site opens to mown grassland.
- 8.18 With the present landscaping in place, there may be glimpses of the proposed development when travelling east along Marden Road. I am satisfied, however, that with an appropriate design of the development and the incorporation of the necessary additional landscaping, then this could be addressed satisfactorily. At this stage, with appearance, landscaping, layout and scale reserved for future consideration I would consider that the harm caused to the open countryside in this location could be mitigated at a later stage when these details are submitted.
- 8.19 To the south of the site by approximately 300m is a public footpath, but this is screened by a treeline that prevents intervisibility between the site and the footpath. I am therefore not concerned about visual impact from this direction.
- 8.20 Although the pattern of development along Marden Road is characterised by large detached properties directly adjacent to the road; it is acknowledged that these become gradually more spread apart further to the west. This proposal would be only 200m from the access to the Hen & Duckhurst site to the east on Marden Road (ref: 14/502010/OUT), which was approved at planning committee subject to a legal agreement. It is an outline application for up to 250 new dwellings. Although this has not yet been built, it will have the effect of altering the development pattern in the immediate vicinity of the site. As a result, I would not consider that this pattern of proposed development would appear incongruous in this location on Marden Road.

- 8.21 The upheld appeal decision APP/U2235/A/14/2224793 at The Bramleys, which is 130m to the west of the site along Marden Road is relevant to this application. It was acknowledged by the Inspector in this decision that, “there is development near the appeal site, but it is sporadic and it becomes more so travelling to the west along the road. The character is rural and the gaps between built form increases with roadside vegetation and an agricultural character becoming more dominant”. It was also stated by the Inspector that the “development of the site would consolidate the presence of buildings and activity in an area where the dominance of domestic uses is diminishing and would alter the character and appearance to that of an overly-urban form of development.”
- 8.22 Whilst each case must be assessed on its own merits, I would consider that the points raised by the Inspector in the above appeal decision do not apply to this current application for reasons set out above. In summary, I do not consider that the proposal would have a significant visual impact on the open countryside. The site already has structures and the access is already in place; the houses would not be visible from Marden Road or any public footpath as a result of the set back from the road.
- 8.23 Whilst the indicative plans submitted alongside this application show a quantity of four dwellings, I would consider this to be excessive in this location and would result in a cramped form of development. It must be noted, however, that this outline application does not specify the quantity of units proposed and therefore this is something that can be addressed at reserved matters stage when the details of the scheme will be secured.

Residential Amenity

- 8.24 The site is located to the south of The Gables, which is located adjacent to the road. The potential new houses would be approximately 45m from the main house and therefore I would not consider it to have a detrimental impact on the private amenity of these neighbours. Whilst these neighbours have raised concerns over the impact upon the vegetable patch at the end of their garden, this is not a material consideration.
- 8.25 Additionally, whilst there would be an increase in the quantity of traffic along the access road, I would not consider this would amount to an unacceptable level of noise and disturbance.
- 8.26 Concerns have been raised in relation to the neighbouring use of the property by the current occupiers of this site, which is industrial in its nature. Their concerns relate to the noise levels generated from this site can be large and during unsociable hours. I have no reason to question this concern as the planning history demonstrates there is no restriction on the hours of the use. An established use certificate for “storage of materials, plant and equipment, the ancillary repair of same and for the storage of lorries necessary to transport the same” was awarded in 1989 (ref 89 1681), and aerial photos demonstrate that this has been a continuous use.
- 8.27 In consultation with Environmental Health and to address the concerns raised, it has been agreed by the applicant that the following will be incorporated:
- The double glazing will be 6-12-6 glazing.
 - There will be whole house ventilation to all rooms, rather than individual mechanical ventilation to each room.

- There will be no windows to habitable rooms on the elevation to the houses facing the yard, whatever the final layout.
 - The fence between the proposed housing and yard will be 2.4 metres in height.
- 8.28 Based on the above, which can be secured by way of condition, Environmental Health has confirmed that these would address their concerns to create acceptable living conditions for future occupiers. I have specifically raised the issues that the adjacent site has a lawful and unfettered use for the 'storage of materials, plant and equipment, the ancillary repair of same and for the storage of lorries necessary to transport the same', and could operate on a 24/7 basis. It has been confirmed by Environmental Health that there are no objections despite this use.
- 8.29 With this in mind, I would consider that the proposal would provide for an acceptable living condition for future occupants.

Access

- 8.30 It has been confirmed by KCC Highways that the access provisions in this location would not raise any significant concerns. For this reason, I am satisfied that the access would be acceptable.

Ecology

- 8.31 Given the previous use of the continued maintenance of the land (which has meant that the grass has been consistently mown) and the location of the site adjacent to the crane site, I would not consider that there would be a reasonable likelihood of protected species being present and affected by the proposals.
- 8.32 The National Planning Policy Framework (the Framework) and Circular 06/2005: Biodiversity and Geological Conservation confirm that surveys should be carried out prior to planning permission being granted where there is a reasonable likelihood of a protected species being present and affected.
- 8.33 I would recommend that any permission on this site would be subject to a condition requiring ecological enhancements within the proposal.

Drainage

- 8.34 Concerns have been raised in relation to the drainage in this area. The proposal is to contain any surface drainage within the site using sustainable urban drainage and a condition can be attached to secure this.
- 8.35 Southern Water supports this stance and seeks, through appropriate planning conditions, to ensure that appropriate means of surface water disposal are proposed for each development.
- 8.36 Southern Water have confirmed that a formal application for a connection to the foul sewer must be made by the applicant or developer, but subject to this there is no objection relating to foul drainage.
- 8.37 With the above in mind and the drainage for this site is considered to be acceptable.

Summary

9.0 The proposed development does not conform with policy ENV28 of the Maidstone Borough-wide Local plan 2000 or Policy SP17 of the Submission Version of the Maidstone Borough Local Plan Publication February 2016. However, the development is at a sustainable location, and is not considered to result in significant planning harm. Due to the low adverse impacts of the development it is considered that there is sufficient grounds to depart from the adopted and submitted Local Plan as it would represent a sustainable form of development and re-use of brownfield land in accordance with the National Planning Policy Framework 2012 and Policy DM4 of the Local Plan Submission.

10.0 **RECOMMENDATION** – Grant Planning Permission subject to the following conditions and informatives :

CONDITIONS to include

1. The development shall not commence until approval of the following reserved matters has been obtained in writing from the Local Planning Authority:- a. Layout , b. Scale, c. Appearance, d. Landscaping. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved;

Reason: No such details have been submitted and in accordance with the provisions of Section 92 of the Town and Country Planning Act 1990.

2. The details of landscaping submitted as reserved matters pursuant to Condition 1 of this grant of outline planning permission shall include a scheme of hard and soft landscaping, including details of the treatment of all hardsurfacing within the site and boundary treatments, 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 during the course of development and a programme for the approve schemes implementation and long term management. This plan shall also incorporate ecological enhancements, including bat boxes and log piles. The scheme shall be designed using the principles established in the Council's adopted Landscape Character Assessment and Landscape Guidelines. The development shall be carried out in accordance with the approved scheme of hard and soft landscaping and boundary treatments;

Reason: No such details have been submitted and to ensure a satisfactory appearance to the development and to promote ecological enhancements.

3. All planting, seeding and/or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the first occupation of the development 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 external appearance to the development.

4. Construction of the development 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 Southern Water.

Reason: In the interests of public amenity

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

- 1) A preliminary risk assessment which has identified:

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

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

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

- 4) A Closure Report is submitted upon completion of the works. The closure report shall include full verification details as set out in 3. This should include details of any post remediation sampling and analysis, together with documentation certifying quantities and source/destination of any material brought onto or taken from the site. Any material brought onto the site shall be certified clean;

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

Reason: To ensure an acceptable

6. The developer should have regard to the mitigation report carried out by MRL Acoustics dated March 2016, ref MRL/100/996.1v2, and shall submit for approval written evidence that the development meets all the recommendations specified in the report prior to occupation. This shall include details of the double glazing, whole house ventilation systems, 2.4m high fence to the eastern boundary of the site and a layout that has no windows to habitable rooms on the elevation to the houses facing the yard to the east.

Reason: In the interests of residential amenity.

7. Prior to the commencement of the development hereby permitted, samples of the materials to be used in the external surfaces of the building must be submitted and approved, in writing, by the Local Planning Authority. The development shall then be constructed using the approved materials.

Reason: For reasons of visual amenity.

8. The development shall not commence until, details of all fencing, walling and other boundary treatments have been 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 future occupiers.

9. No development shall commence until details of how decentralised and renewable or low-carbon sources of energy will be incorporated into the development hereby approved have been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details and all features shall be maintained thereafter;

Reason: To ensure an energy efficient form of development.

INFORMATIVES

1. A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW or www.southernwater.co.uk

Case Officer: Rachael Elliott

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.