

Item 13. Pages 3-31

Headcorn Hall Biddenden Road Headcorn

Reference number: 16/504892/FULL

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Recommendation – add requirement for s106 agreement due to need to provide for an affordable housing viability review mechanism.

Revised recommendation

“Subject to the prior completion of a Section 106 legal agreement, in such terms as the Head of Legal Services may advise, to secure an affordable housing viability review mechanism the Head of Planning and Development be given DELEGATED POWERS TO GRANT permission subject to the conditions and informatives set out at the end of this report”

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Add following as Para 7.91

7.91 In accordance with the conclusions of the independent viability assessment, the use of an affordable housing viability review mechanism is recommended as part of a s106 agreement. The review mechanism would only apply if the development has not progressed within a certain timescale. It is suggested that this is where the development has not reached slab level on three of the approved plots within two years of consent being granted.

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Recommendation – add requirement for s106 agreement due to need to provide for an affordable housing viability review mechanism.

“Subject to the prior completion of a Section 106 legal agreement in such terms as the Head of Legal Services may advise to secure an affordable housing viability review mechanism the Head of Planning and Development be given DELEGATED POWERS TO GRANT permission subject to the conditions and informatives set out below”

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Amend condition 2 as follows:

- (1) The development hereby permitted shall be carried out in accordance with the following approved plans: 1001 – SK201 (plot 4); 1001 – SK202 (plot 8); 1001 – SK203 (plot 10); 1001 – SK204 (plots 5 and 14); 1001 – SK205 (plots 1 and 11); 1001 – SK206 (plot 3); 1001 – SK207 (plot 13); 1001 – SK209 (plot 6); 1001 – SK210 (detached garages to plots 4 and 6); 1001 – SK211 (plot 2); 1001 – SK209 (plot 12); 1001 – SK213 (plot 7); 1001 – EX01 (Site location plan); 1001 – PL101 (Site plan); 1001 – PL103 (Indicative site section/elevations); 1001 – PL104 (Materials plan); 1001 – PL105 (Refuse collection plan); 1001 – PL106 (Storey height plan); 1001 – PL107 (Street hierarchy plan); 1001 – PL108B (Site plan – sheet 1); 1001 – PL109A (Site plan – sheet 2); 1001 – PL115 (Street elevations); 4501-104 (Landscape plan); 4501-105 (Tree works and protection); 4501-107 (Surface materials and fencing plan); 4501-202 (Planting plan); 4501-205 (Planting schedule); 4501-500 (Surface details – part 1); 4501-501 (Surface details – part 2); 4501-503 (Fence details); 4501-104A(Landscape Plan); 4501-105A (Tree Works Plan); 4501-107A (Hardworks Plan); 4501-108A (Hardworks Plan); 4501-201A (Softworks Plan); 4501-202A (Softworks Plan); 4501-203A (Softworks Plan); 4501-204A (Softworks Plan) Reason For the avoidance of doubt and in the interests of proper planning.

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Amend condition 7 as follows:

- (7) Prior to the commencement of development details of a sustainable surface water drainage scheme shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the

approved details prior to first occupation of any dwelling and maintained as such thereafter. The detailed drainage scheme shall be based upon the proposals of the Flood Risk Assessment & Drainage Strategy by BdR Ref. 16249 (dated 17 August 2016) demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100yr storm) can be accommodated and disposed of at a rate not exceeding Qbar. The drainage scheme shall also demonstrate that silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters. The submitted details shall include: i) a timetable for its implementation, and ii) a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime. Reason: To prevent flooding by the ensuring the satisfactory storage and disposal of surface water from the site. Details are required prior to commencement to maximise the options that are available to achieve a sustainable drainage system. Infiltration of surface water into contaminated ground has the potential to impact on surface water quality and pose unacceptable risks to controlled waters.

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Add additional condition 21a as follows:

- (21a) Other than the tree works specifically detailed on the appropriate plan number (4501-105A) no pruning or felling of retained trees shall take place without the written consent of the Local Planning Authority for a period of 5 years from the date of this decision. Reason: To ensure the work complies with good arboricultural practice to safeguard the longevity, amenity and nature conservation value of the trees and their contribution to the character and appearance of the local area.

RECOMMENDATION REMAINS UNCHANGED