

## REPORT SUMMARY

<b>REFERENCE NO - 17/500883/REM</b>		
<b>APPLICATION PROPOSAL</b> Approval of reserved matters following outline application: 15/508756/REM (Approval of Reserved Matters for the erection of 85 residential units, open space and allotments and access from Plain Road and Napoleon Drive (Appearance, landscaping, Layout and Scale being sought) Pursuant to Outline Permission MA/13/1585) (landscaping being sought).		
<b>ADDRESS</b> Land At Stanley Farm Plain Road Marden Kent TN12 9EH		
<b>RECOMMENDATION - APPROVE</b>		
<b>SUMMARY OF REASONS FOR RECOMMENDATION</b> The details of the reserved matters are considered to comply with the policies of the Development Plan, where relevant, and the National Planning Policy Framework, and there are no overriding material considerations to indicate a refusal of planning consent.		
<b>REASON FOR REFERRAL TO COMMITTEE</b> The delegation to the Head of Planning and Development to determine any reserved matters application pursuant to outline permission MA/13/1585 has been withdrawn and this application for the approval of the reserved matters must be reported to Planning Committee.		
<b>WARD</b> Marden And Yalding	<b>PARISH COUNCIL</b> Marden	<b>APPLICANT</b> Millwood Designer Homes Ltd
<b>DECISION DUE DATE</b>	<b>PUBLICITY EXPIRY DATE</b> 06/04/17	<b>OFFICER SITE VISIT DATE</b> 16/03/17
<b>RELEVANT PLANNING HISTORY:</b>		

- MA/13/1585 - Outline application for 85 houses with access from Plain Road and Napoleon Drive. All other matters (appearance, landscaping, layout and scale) reserved for future consideration – Approved
- 15/508756/REM - Approval of reserved matters for erection of 85 residential units and access from Plain Road and Napoleon Drive (Appearance, landscaping, Layout and Scale being sought) pursuant to MA/13/1585 - Approved

### 1.0 Site description

- 1.01 The application site is an irregular shaped parcel of land to the south of the village of Marden, which extends some 5.4 hectares in area. The application site is bound by residential development to the north, east and south-east by residential development, with the south-western boundary of the site abutting open fields. Construction work is currently on going in relation to the approval of building 85 dwellings on the site.

### 2.0 Background history

- 2.01 Planning application 15/508756/REM was approved by Planning Committee on 17<sup>th</sup> March 2016. This was after MA/13/1585 was reported to Planning Committee on the 20<sup>th</sup> August 2015, where it was resolved that the Head of Planning and Development be given delegated powers to grant planning permission subject to conditions and the prior completion of a S106 legal agreement.

### 3.0 Proposal

- 3.01 Under 15/508756 matters of appearance, landscaping, layout and scale were sought and approved after access was approved at the outline stage. This application seeks to amended the matter of landscaping that was previously approved under 15/508756. Therefore, this application is only assessing the matter of landscaping.

- 3.02 As confirmed by the Landscape Officer, the proposed landscape scheme has been produced using the same principles as the approved landscaping and the main changes are outlined below:
- Introduction of Woodland planting mix (with no trees) within woodland along northern boundary of site;
  - Removal of lower pond in north-western corner of site;
  - No additional tree planting along where eastern boundary meets rear boundary of grade II listed Jewel/Bishop House (native hedge and grass to remain);
  - Additional Oak tree planted in central 'green';
  - Reduced additional tree planting along outer boundaries of site, although native hedging is to remain;
  - Pond to south-east of site will be replaced by soakaway;
  - Entrance of site (from Plain Road) will have naturalised bulb planting and shrubbery;
  - Reduced number of additional tree planting within streets.
- 3.03 As previously shown under 15/508756, all trees shown to be retained, will be retained under this application.
- 3.04 The reasons for the amended landscaping are to deal with the changes to the surface water drainage solution following the omission of the originally proposed soakaways and the introduction of the approved underground storage tanks and outfall to the adjoining ditches. Furthermore, in terms of the streetscene planting, any changes and omissions of proposed trees is because of the easements associated with both sewer and utility company service runs where the developer has to abide by strict exclusion zones. The previously approved landscaping was produced prior to receiving the detailed service and overhead cable diversion routes and related to the previous drainage strategy which was subsequently revised and now approved.

#### **4.0 Policies and other considerations**

- Maidstone Borough-Wide Local Plan 2000: ENV6, ENV28
- National Planning Policy Framework
  - National Planning Practice Guidance
  - Submitted version of Local Plan: SP17, DM1, DM3, DM34, H1(45)
  - Marden Village Design Statement

#### **5.0 Consultation responses**

##### **5.01 Marden Parish Council:**

*"Councillors feel it is unclear how the planting on the north edge of the site relates to the existing ditch and pond between footpath KM280 and top north-west corner of the site."*

5.02 **Landscape Officer:** Raises no objection.

5.03 **Public Rights of Way Officer:** Raises no objection.

5.04 **Neighbour responses:** No representations received.

#### **6.0 Assessment**

6.01 The amended scheme has not altered the layout, scale and appearance of the already approved residential development; and the amended landscaping scheme has retained the loose-knit and landscape lead approach is well suited to the site's edge of village location. Furthermore, the proposal continues to retain the large area of open space and woodland area to the north; the soft landscaped edges of the

southern and western boundaries continue to help the transition from the built form of the development into the countryside beyond; and the south-western boundary planting (opposite plots 74-78) continue to provide the same level of beneficial meadow planting, as previously negotiated.

- 6.02 The Landscape Officer raises no objection to the proposal on arboricultural/landscaping terms; and as previously accepted under the first reserved matters application, whilst the species selection is not totally in accordance with the species list for the area in the Council's landscape guidelines, on the whole appropriate native species are still proposed and a large proportion of Oaks will still be planted within the scheme. The proposed landscaping therefore continues to be acceptable.
- 6.03 As this application is amending the landscaping for the approved development, it is considered necessary to add again an appropriate condition requesting updated details of a landscape and ecological management plan (LEMP), the same as that previously added under MA/13/1585 (which was discharged under 16/506789).
- 6.04 Additional planting had previously been negotiated along where the eastern boundary meets the rear boundary of the grade II listed Jewel/Bishop House. Whilst this has been removed because of the required position of electric easement, I am satisfied that the retained boundary hedge and the separation distance of some 20m between any new building and these listed properties is acceptable. I am therefore satisfied that this proposal would not cause detrimental harm to the setting of the grade II listed property Jewel/Bishop House. The planting along the northern edge of the site remains largely unaffected by the proposed changes and the retained trees on this boundary would maintain an acceptable transition between the development and the area beyond. It is therefore considered that the amended landscaping scheme would continue to positively contribute to the character and appearance of the surrounding area and as such, no objection is raised.
- 6.05 With regards to the comments raised by Marden Parish Council, to clarify the existing pond in the north-western corner of the site is still to be retained, along with the existing surrounding trees and shrubs. The approved pond that was to go next this pond (closest to the public footpath) has been removed. The new planting will not impact upon the existing pond and planting in the north-western corner of the site.
- 6.06 All other issues, as assessed under MA/13/1585 and 15/508756/REM remain unaffected by this application.

## **7.0 Conclusion**

- 7.01 It is considered that the proposal is acceptable with regard to the relevant provisions of the Local Plan, the NPPF, and all other material considerations such as are relevant. I therefore recommend approval of the application on this basis.

### **RECOMMENDATION – APPROVE:**

- (1) A landscape and ecological management plan (LEMP) shall be submitted to and be approved in writing by the local planning authority within 1 month of the date of this permission. 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 options for achieving aims and objectives.

- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Map
- h) Details of the body or organization responsible for implementation of the plan.
- i) Ongoing 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.

Reason: To safeguard and improve natural habitats and features within the site and to mitigate against the loss of natural habitats, with particular reference to those species protected under the Wildlife and Countryside Act 1981.

- (2) Pursuant to condition 1 of this permission, a walk over of the site must be carried out at the same time as the Great Crested Newt monitoring surveys to ensure that the management is being carried out as agreed; and if required the walk over survey and GCN monitoring surveys must inform updates of the site management plan;

Reason: To safeguard and improve natural habitats and features within the site and to mitigate against the loss of natural habitats, with particular reference to those species protected under the Wildlife and Countryside Act 1981.

- (3) The matter of landscaping hereby permitted shall be carried out in accordance with the following plans: 2791\_DR\_004 Rev G, 005 Rev G, 006 Rev H, 007 Rev G and 008 Rev J received 02/06/17;

Reason: To ensure the quality of the development is maintained.

Case Officer: Kathryn Altieri

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.