

**REFERENCE NO -** 18/502287/REM

**APPLICATION PROPOSAL**

Approval of Reserved Matters following Outline application 15/505441/OUT for a residential development of up to 108 dwellings with associated vehicular access from Straw Mill Hill (Appearance, landscaping, layout and scale being sought).

**ADDRESS** Tovil Quarry Site Straw Mill Hill Tovil ME15 6FL

**SUMMARY OF REASONS FOR RECOMMENDATION**

The principle of up to 108 houses with access off Straw Mill Hill has already been approved under the outline consent

The submitted details of the appearance, landscaping, scale and layout are considered to be acceptable and provide a high quality development in accordance with the outline planning permission and the relevant policies within the Local Plan.

The reserved matters application is therefore recommended for approval.

**REASON FOR REFERRAL TO COMMITTEE**

Councillor Mortimer called the application into Planning Committee for the reasons set out within the report under the consultation section

**WARD** South

**PARISH/TOWN  
COUNCIL** Tovil

**APPLICANT** Pinden Ltd  
**AGENT** DHA Planning

**TARGET DECISION DATE**

24/08/18

**PUBLICITY EXPIRY DATE**

01/06/18

**Planning History (most relevant)**

15/505441/OUT

Outline planning application for the erection of up to 108 dwellings with associated vehicular access from Straw Mill Hill, Tovil, Maidstone.

Approved Decision Date: 29.04.2016

86/1675

Industrial waste paper processing building with ancillary office and weighbridge office extension as validated and amended on 6th January 1987 by the agent's letter and accompanying Plan No. 8632/2A dated 5th January 1987

Approved Decision Date: 02.02.1987

88/1338

Alteration of approved ground floor weighbridge office extension (ref MA/86/1675N) and first floor extension over.

Approved Decision Date: 30.10.1988

83/0048

Change of use of part to conversion of waste paper as amended by the letter dated 22/2/83.

Approved Decision Date: 25.03.1983

## **MAIN REPORT**

### **1. DESCRIPTION OF SITE**

- 1.01 The application site lies to the southwest of Straw Mill Hill & Stockett Lane. The site lies within the defined urban confines of Tovil. To the east of the application site and Straw Mill Hill is the Loose Valley Conservation Area and an area of Local Landscape Value.
- 1.02 The existing access into the site is from Straw Mill Lane, which lies between Cave Hill and the entrance to the Kent Fire & Rescue Services Headquarters. This existing access has limited visibility. The land running to the south of the access is a mix of trees, shrubs and a ragstone wall.
- 1.03 The site is a former quarry with its last lawful use as a waste- paper recycling centre. The use on this site has stopped and all associated buildings have been demolished and the land levelled. As such the former use has long been abandoned.
- 1.04 A sunken access track currently leads off south-westward from Straw Mill Hill leading to the floor of the former quarry. The north western and western site boundary is marked by extensive banking/quarry face in excess of 8m in height that separates the site from the '*Burke's land*' has outline planning permission for a new housing development (reference MA/01/0686 and MA/01/0686/01), that was renewed on 22 November 2012 under ref MA/10/0256. The adjacent site has a right of way through the current application site to Straw Mill Hill.
- 1.05 Land levels within the site, as a former quarry, are also approximately some 10m lower than Straw Mill Hill/Stockett Lane which runs along the eastern site boundary and also along the adjoining land to the south. There are trees on the banked areas surrounding the quarry floor.
- 1.06 Land on the east side of Straw Mill Hill/Stockett Lane lies within the Loose Valley Area of Local Landscape Importance The land associated with 'Godlands' (the HQ of the Kent Fire & Rescue Service) and the former cricket ground to its south, on the eastern side of the above mentioned road, are within the Loose Valley Conservation Area. Tovil Scout Hut is located on higher land to the southeast side of the site (accessed from Straw Mill

Hill/Stockett Lane) and is not visible from the site due to height of quarry face and trees.

- 1.07 Straw Mill Hill/Stockett Lane in the vicinity of the site are narrow roads with a rural character and appearance and are enclosed in part by ragstone walls on both sides of the road, although the wall bounding the application site has been repaired/re-built in the past and includes bricks and cement render over some of its length.

## **2. PROPOSAL**

- 2.01 This is a reserved matters application seeking approval of the layout, appearance, landscaping and scale for the housing of the proposed housing scheme. The new access onto Straw Mill Hill/Stockett Lane has already been approved at the outline stage.
- 2.02 The reserved matters application is for 108 dwellings and utilises the approved access onto Straw Mill Hill in line with the outline application. The proposal provides 22 one bed apartments, 17 two bed houses, 16 three bed houses and 53 two bed apartments. The two & three bedroom houses are a mix of semi-detached and terraced blocks and are predominantly two storey. The apartment blocks are a mix of 2 to 5 storeys, though predominantly four storey, which are entwined into the scheme with the houses, so that the development results in good quality of mix and variety of buildings, heights and vistas throughout the development.
- 2.03 The scheme provides 1 parking space for all one and two bed units (92 in total), 24 parking spaces for the 16 three bed houses and then also provides 22 visitor parking spaces which have been spread across the development site.
- 2.04 The scheme incorporates two open space play areas, as well as providing an access and/or opportunities to link into the adjacent Burke's land to the north. These connections are for pedestrians and cyclist and not intended for vehicular movements.

## **3. POLICY AND OTHER CONSIDERATIONS**

National Planning Policy Framework (NPPF)  
National Planning Practice Guidance (NPPG)  
Maidstone Borough Local Plan 2017 – DM1, DM4, DM5, DM12, SP17 & DM23  
Supplementary Planning Documents

## **4. LOCAL REPRESENTATIONS**

### **Local Residents:**

- 4.01 Three representations received from local residents raising the following (summarised) objections:

- Security fence on boundary with the scouts should be provided;
- Water supplies should not be affected as part of this development;
- Increase in traffic movements in a quiet area;
- Increases in noise levels and disturbance;
- Infrastructure was designed for a small community not large housing estates;
- Roads are used for rat run and are narrow;
- New access will cause queueing.

## 5. CONSULTATIONS

*(Please note that summaries of consultation responses are set out below with the response discussed in more detail in the main report where considered necessary)*

- 5.01 **Tovil Parish Council:** Views awaited on amended scheme. Original Parish Council comments below.
- 5.02 Tovil Parish Council does not want to see a management company manage the estate areas, but request that this task is undertaken by MBC because of many problems experienced at other managed developments in Maidstone.
- 5.03 With regards to the angled access road to Burkes quarry, TPC would like to see this moved to the centre of the estate without it being angled, thereby allowing traffic in both directions.
- 5.04 TPC requests that the play area provision is considerably improved.
- 5.05 TPC would like to see an updated review to the ecology survey as this is nearly 3 years old. TPC would like some money allocated for the rag stone wall restoration of Straw Mill Hill and nearby nature conservation area. TPC requests the installation of bat boxes around the development.
- 5.06 TPC would like highways issues examined further, especially with regards to the impact of this development in the context of future adjoining developments.
- 5.07 Unless all these conditions are met, Tovil Parish Council would like to see the application refused.
- 5.08 **Environment Agency:** No comment
- 5.09 **Kent Police:** We have considered this application in regard to Crime Prevention Through Environmental Design (CPTED), in accordance with the

National Planning Policy Framework (NPPF) and Department for Communities and Local Government (DCLG) Planning Practice Guidance – Crime Prevention.

- 5.10 Having reviewed the on line amended plans and documentation, I note the amendments to address my concerns as detailed in my letter dated 22nd May 2018, listed again below, with clarifications in bold. I can also confirm that further verbal clarification has been provided by architects today.
- 5.11 **Kent Flood & Water Management:** We note the proposal would be generally consistent with the details previously reviewed as part of the Flood Risk Assessment & Surface Water Drainage Strategy, RSK, June 2015. This provided a surface water drainage scheme with permeable paving and other attenuation features, discharging to surface water sewers at 5 litres per second.
- 5.12 We recommended a condition on the outline planning permission for the provision of a sustainable drainage scheme and securing details of its future maintenance in our correspondence dated 17th March 2016, however this condition has not been included within the decision notice.
- 5.13 We would recommend that KCC as LLFA is consulted during the discharge of condition 7. Consultation with the sewerage authority may not be sufficient address all matters in relation surface water drainage provision at this proposed development, particularly as sewerage undertakers do not adopt permeable pavement and some attenuation devices.
- 5.14 Notwithstanding these comments, we have no objection in principle to the approval of reserved matters for this application but we would recommend the additional conditions are attached.
- 5.15 **Kent Highways:** This response is additional to the original consultation response of this authority dated 18th May 2018. In preparing this report the following documents and drawings have been reviewed: covering letter from DHA dated 4th July 2018, stage 1 road safety audit dated 31st July 2012, revised design and access statement and the additional or revised drawings and block plans that have been submitted.
- 5.16 *Design: Visibility sight lines:* A further drawing (drawing number: 13102-H-01 Rev P1) has been produced demonstrating the visibility sight lines of the sites internal roads, based upon the intended design speeds and relevant guidance in Manual for Street (MFS) and Kent Design Guide Review: Interim Guidance Note 2 visibility. There are some instances where it appears the soft landscaping proposed, or car parking spaces will conflict with the visibility sight lines. It is recommended that either the landscaping is set back, or of a low growth type to avoid any future conflict.
- 5.17 *Road widths:* It is acknowledged that there are some sections of the development where a road width of less than 4.8 meters will be provided, contrary to the guidance for a major access road (MAR) contained in the

Kent Design Guide. In addition, there are areas where the footways are narrower than the minimum adoptable standard. However, I note from the applicant's covering letter dated 4th July 2018 that it is not proposed to offer the development's internal roads for adoption. As a result, the future upkeep of the road will not be the responsibility of the local highway authority (LHA).

- 5.18 *Parking:* Kent Design Guide Review Interim Guidance Note 3 (IGN3) provides guidance on parking standards for residential developments, dependent upon their location and the number of bedrooms in each dwelling. IGN3 also advises that 0.2 visitor spaces should be provided per unit for developments in an edge of centre location, which would mean 22 visitor parking spaces should be provided in this instance. As requested the applicant has produced a '*parking layout*' drawing (drawing number: 21156B\_010) illustrating the parking spaces allocated to the residential units, as well as those allocated for visitors. I note that a total of 138 spaces will be provided, inclusive of 22 visitor spaces in line with IGN3 guidance.
- 5.19 *Turning and servicing arrangements:* Swept path analysis has been undertaken by the applicant for a 7.7-meter fire tender, 11 meter pantechicon and 11.4 meter refuse freighter (drawing numbers 13102-T-02 and 13102-T-01). This analysis shows that all the aforementioned vehicles can circulate around the proposed layout and egress onto the public highway in a forward manner.
- 5.20 *Stage 1 road safety Audit:* A stage 1 road safety (RSA) audit dated 31st July 2012 has been submitted by the applicant. However, this audit relates to the proposed access arrangements and off-site improvement works on Straw Mill Hill and is not an audit of the development's internal layout. I understand from the sites planning history that access, any required off-site highway improvement works and subsequent road safety audit that may have been required was determined as part of the sites outline permission (MBC reference: 15/50441/OUT). Therefore, the road safety audit submitted is of no relevance to the reserved matters application now being considered. As stated at the start of this report it is my understanding that it is not proposed to offer the development's internal roads for adoption. Therefore, in this instance a stage 1 RSA is not required because the sites internal roads will remain private and their maintenance the responsibility of a management company.
- 5.21 *Sustainable transport - Cycle parking:* The applicant has confirmed that a level of cycle parking will be provided in accordance with Supplementary Planning Guidance (SPG4), Kent Vehicle Parking Standards via ground floor cycle stores and on plot storage facilities. This approach is satisfactory to this authority.
- 5.22 *Electric vehicle charging points:* 9 electric vehicle charging points (1 per block) will be provided as shown on drawing '*21156B\_010*' titled '*parking layout.*' Kent County Council Highways and Transportation is currently

working on an emerging policy for electric vehicle charging points. As a result, a provision of 1 point per block is acceptable in this instance.

- 5.23 **Summary:** Although there are some elements of the proposed layout that do not meet adoptable standards, the applicant has demonstrated that vehicles will be able to egress onto the public highway in a forward manner and that the level of car parking will be in accordance with IGN3 guidance. Therefore, on this basis I can confirm that I do not wish to raise an objection.
- 5.24 **Parks & Open Spaces:** The Parks and Open Spaces Team have viewed this application and have a number of comments relating to the two play areas proposed.
- 5.25 Firstly with regard to the triangle shaped play area to the West of the site, this appears fairly one dimensional as it is limited to spring equipment. It is suggested that a spinning play kit or agility play kit is used in place of items B and C. There is also a concern about the use of the wooden benches which could be at risk of fire. There is a concern about tree safety for the central tree and it would need to be regularly assessed. Use of thorny trees in the vicinity of a play area is likely to pose a risk to its users.
- 5.26 With regard to the second play area in the centre of the site, the main concern here is the planting as they all produce fruit some of which is non-edible which will drop to floor creating mess, attract wasps and risk children may eat them. The use of hawthorn is also a risk due to the presence of thorns again in vicinity of young children's play area. One species (*Catalpa bignonioides* "Aurea") is also identified as medicinal and possibly poisonous and therefore not recommended in this location.
- 5.27 **Southern Water:** No comment.
- 5.28 **Landscape Officer:** Views on amended scheme awaited. Original comments stated: The submitted Arboricultural Method Statement produced by Broad oak tree Consultants Limited, dated 27/04/18, is considered to be acceptable.
- 5.29 The submitted Detailed Landscape Proposals scheme (soft landscaping) and Landscape Management Plan also appear to be generally acceptable. I would only comment that 4 of the 7 proposed trees to the south of the access road are not specified (I think it is a problem with the graphics rather than an omission). If the species are confirmed as native trees in line with those specified elsewhere along this entrance route then I would raise no objection to the application on landscape/arboricultural grounds accordingly.
- 5.30 **KCC Heritage:** The site of the application lies within an area of archaeological potential associated with early prehistoric activity, Roman activity and post medieval industrial heritage. The site lies within an area of Hythe Beds which in certain areas can contain remnants of Pleistocene deposits which may contain Palaeolithic remains. To the north of the site lies the recorded location of a Romano-British cemetery and associated remains

may survive in unquarried areas nearby. This quarry was part of a network of quarrying which developed during the post medieval period and possibly before. Although this quarry itself seems to be part of the later 20th century expansion, there may be elements of local industrial heritage which need consideration. In view of the above archaeological interest, I recommend the condition is placed on any forthcoming consent.

- 5.31 **Cllr Mortimer:** Should the officer be minded to approve this application I wish it 'called in' to the committee for the following reasons and will supply further details during the consultation process.
- 5.32 My main concern is that this site is proposed to access onto Straw Mill Hill. It would be more sensible, safer and environmentally friendly to link this site to the former landfill site (Burkes land) and out towards Farleigh Hill. The access onto Straw Mill Hill will be dangerous and cause even more rat running through the Loose Valley area.
- 5.33 There appears to be no SUD's scheme proposed for the site. Due to the nature of the site and its geographical location I would have expected this to be a priority.
- 5.34 There is lack information regarding the location of the site being adjacent to the Loose Valley Conservation area. The valley supports many species of wildlife, especially bats and birds. This was previously reported in the out line application 15/505441 and little provision has been made to support wildlife in this application.
- 5.35 The site has an access route for the Burkes land to the west. This application does not show future use of the proposed access route through the site out to Straw Mill Hill and could jeopardise future development of the Burkes land site that already has outline permission.
- 5.36 The proposed play area is insufficient for the amount of children to enjoy outside play exercise for this size of development.
- 5.37 The blocks of flats will dwarf the houses proposed in the centre of the site. There is also concern that shadowing will occur and that natural sunlight will be obscured at various points within the site.
- 5.38 Contamination within the site from previous uses and from adjacent quarries and landfill remains a concern and this has not been fully addressed.
- 5.39 **Environmental Health:** I have reviewed the details submitted in the context of the previous comments made by environmental protection. These raised concerns about land contamination and air quality recommending conditions to be attached. I have re-stated these below to reflect any changes in guidance since they were requested. The applicant should be aware that the air quality assessment required should take account of cumulative effects of the other recent and permitted developments in this



area particularly on the Burke site. The assessment should also pay particular attention to receptors on College Road.

5.40 *RECOMMENDATIONS*: That the following conditions are attached to the application replacing those requested on the outline permission in 2015.

## **6. APPRAISAL**

6.01 The main issues for Members to consider are as follows:

- Appearance, scale and layout
- Landscaping;
- Highways and parking;
- Linked planning conditions to reserved matters submission;
- Other matters

### **Appearance, scale and layout**

6.02 The outline planning permission granted did not set out any limits or parameters for residential units approved on this brownfield site. As such the site is not bound or restrict in its built form in terms of heights, scale and massing of development. That said, the proposed scheme has been carefully designed to ensure that the form of development sits comfortably within the quarry, without impinging on the wider area.

6.03 The application site is quite unique, with a new access point and internal access road leading into an expansive quarry floor. The quarry floor is relatively level, surrounded on three sides by the quarry walls, which vary in height of between 8 to 10m. Whilst the adjacent "*Burke's land*" lies to the north. The slope of the quarry walls and faces varies, but all feature extensive vegetation and mature tree coverage. Therefore the site is essentially fully enclosed and not visible from any public vantage points outside of the site.

6.04 The heights of the buildings varies from 9m to 15.6m in height (only for two blocks), whilst the scale and massing of the development has been laid out in an aesthetically pleasing manner, with varying heights, vistas, approaches, focal squares, open spaces and key buildings, which all help to shape a good quality layout and sense of place. The unique setting of the site enables the taller buildings to sit comfortably within the site, without causing any visual intrusive or perceived harm to the wider local area.

6.05 The proposed housing development will not be visible from the approved new access onto Straw Mill Hill. The site and also land ownership tapers away from Straw Mill Hill and Stockett Lane, to such a great extent that the site boundary is over 100m the road at its southern corner and separated woodland within different land ownership.

- 6.06 The proposed housing scheme does not lie in close proximity to any adjoining properties and therefore will not result in any loss of residential amenity. The housing scheme has been designed to ensure the future residential amenity of future occupants is acceptable as well, in terms of maintaining suitable separation distances.
- 6.07 Therefore the appearance, scale and layout of the scheme are all appropriate and ensure that a high quality development is created within the quarry floor of this brownfield site. As such the proposal complies with policy DM1 of the MBLP.

### **Landscaping**

- 6.08 The proposed landscaping scheme seeks to retain the existing trees and vegetation on the quarry walls, along its southern, western and northwestern sections. The proposed scheme incorporates extensive tree planting, along with woodland planting for the section of existing access road, which is to be blocked up. Native hedgerow planting is proposed in a number of appropriate locations, as well as naturalised shrub planting. The scheme includes two open play areas, along with numerous areas of wildflower meadows in exposed quarry face areas. Whilst the scheme involves the removal of a number of trees, principally around the new access onto Straw Mill Road and the immediate section of the linked access road, the number of trees to be planted far exceeds those proposed to be removed.
- 6.09 The Landscape Officer raises no objection to the proposed soft landscaping, which provides a high quality backdrop to the proposed housing scheme, given the extensive level of trees and vegetation along the quarry walls. The amended drawings also clarify the species of a small number of trees that the landscape Officer had previously requested.
- 6.10 The reserved matters submission is accompanied by root protection plans, an arboricultural method statement and a long term landscape management plan. These details have been found to be acceptable by our Landscape Officer.
- 6.11 The hard landscaping of the roads, paths, squares and shared space zones is a mix of tarmac, block paving, coated gravel over asphalt and textured slab paving. These materials would be appropriate for this site.

### **Highways and parking**

- 6.12 The main point of consideration here is that the new access and junction onto Straw Mill Hill/Stockett Lane has already been agreed under the outline planning permission. The subsequent internal access road into the development site is not going to be adopted and therefore does not need to comply with the Kent Highways adoption standards. The proposed internal road layout will not result in dangerous egress or ingress movements onto the public highway and therefore the scheme will not result in hazardous

highway condition as a result. It should also be noted that Kent Highways raise no objections to the scheme.

- 6.13 The level of parking spaces for 108 proposed residential units complies within the parking standards as set out in policy DM23 and appendix B of the Maidstone Borough Local Plan.
- 6.14 The applicant has indicated the provision of electric charging points in each of the apartment blocks. This is not technically required by any planning condition, but a welcomed inclusion within the scheme and meets the aspirations of policy DM23 for electric charging.
- 6.15 The applicant has also indicated the provision of cycle stores in each of the apartment blocks. This is also not technically required by any planning condition, but a welcomed inclusion within the scheme and meets the aspirations of policy DM23 for cycle parking facilities.

#### **Linked planning conditions to reserved matters submission**

- 6.16 The outline planning permission also includes a number of conditions, which required details to be submitted as part of the reserved matters application. These details relate to fencing, walling, boundary treatment, the play area and pedestrian/cycle route.
- 6.17 The details of the fencing, walling and other boundary treatments, incorporates some high quality boundary treatment within the development site, to create visually engaging, interesting and appropriate forms of boundary treatment within this site. The scheme utilises ragstone walling of various heights, brick & ragstone walling, close board fencing including sections with trellis on top, post & rail fencing and small low level steel hooped fencing. These details will ensure that the proposed development has good quality mix of boundary treatment throughout.
- 6.18 It should be noted details of the ragstone wall to be rebuilt on the Straw Mill Hill/Stockett Lane are indicated with this submission. A 2m high, good quality full ragstone wall has been provided at the frontage of the site as an improvement on the existing random rubble ragstone wall situation. This ragstone wall is also covered by condition 19, which requires the submission of further details, i.e., ragstone sample panel in the future.
- 6.19 The application has been amended to incorporate two play areas, as the first submission only included a single play area at the end of the site, which was considered insufficient. The revised scheme provides a second and much larger play area in the middle of the site and now provides an acceptable level of play space and equipment for this site. However our parks team has raised some concerns over the choice of equipment in one of the areas and the some of the species due to planted adjacent to the play areas. These matters have been raised with the applicant's agent and amended drawings sought to address their concerns. An update will be provided in the urgent update papers.

- 6.20 The proposed details also include a provision of a footpath from within the development site out to the new access onto Straw Mill Hill and then continuing up to the existing access and to the northeast site boundary of the site. The proposal also incorporates the cycle path along the access road, which starts where the cycleway/footpath links in the adjacent Burke's land and then continues up the access road onto Straw Mill Hill and then continuing up to the existing access and to the northeast site boundary of the site, which is acceptable.

### **Other Matters**

- 6.21 A number of concerns raised by the Parish Council and local residents relate to matters of the principle of the development, the increase in traffic movements and the position of the access. These matters have already been previously agreed and accepted when the outline planning permission was granted in April 2016. As such these are not matters that the Planning Committee can consider in determining this reserved matters application.
- 6.22 Equally the future management of the estate is not a matter for the reserved matters application. Also as this is a reserved matters application and that each individual application has to be considered on its own merits, what happens to the future of the adjacent Burke's land and whether or not it comes forward with or without this site is not relevant to the determination of this reserved matters application.
- 6.23 Matters relating to archaeology, contamination and air quality are already covered by planning conditions on the outline planning permission and the submission of additional information in the future.
- 6.24 The development incorporates ecological enhancements in line with condition 4 and an ecological survey. Whilst these details are not required to be submitted under the reserved matters, the applicant has indicated on their landscape masterplan drawing, the inclusion of a series of wildflower meadows adjacent to a number of quarry faces, bat boxes, bird boxes and deadwood habitats for reptiles in the undeveloped areas.
- 6.25 The Scout group has raised concerns over the boundary fence, between themselves and the development site. The applicant has confirmed that the existing railings to the top of the bank forming the boundary with the adjacent Scout's land are to remain and to be made good as necessary in the interests of safety. Furthermore a 1.2m post and rail timber fence has been proposed along the entire site boundary.
- 6.26 Whilst the submission of details of the foul and surface water drainage is covered by a separate planning condition, the applicant has confirmed the scheme has been fully designed to include a sustainable drainage scheme. The current layout was designed around the principles of the RSK scheme submitted as part of the outline planning application, which essentially incorporates modular storage provided under the courtyard and parking areas, as well as detention basins provided in each area of open space. Full

details will be required to be submitted in the future. In addition, Kent Flood & Water Management raises no objection subject to the imposition of two additional conditions, regarding maintenance and verification of the surface water drainage scheme installed.

- 6.27 The proposed housing will not have any impact upon the setting of the adjacent Loose Valley Conservation Area, given that they lie at the closest point, over 50m away, at the bottom of the quarry and screened by extensive trees and vegetation. The impact of the approved access has been accepted and the existing access is to be planted up as small woodland, apart from a creation of a footpath beside the road. In addition, the ragstone wall is to be rebuilt. As such I am satisfied that the proposal would preserve the setting of the adjacent Conservation Area and therefore complies with policy DM4 of the MBLP.

## **7. CONCLUSION**

- 7.01 In light of the above considerations I am satisfied that the reserved matters of the appearance, layout, scale and landscaping are acceptable in this instance. Some matters raised under the consideration of this reserved matters application have resulted in the imposition of additional conditions to address matters, which are now relevant at detailed this stage.

## **8. RECOMMENDATION**

**GRANT** reserved matters subject to the following conditions:

- 1) No building hereby permitted in any phase shall be occupied until an operation and maintenance manual for the proposed sustainable drainage scheme is submitted to (and approved in writing) by the local planning authority. The manual at a minimum shall include the following details:

A description of the drainage system and it's key components

- A general arrangement plan with the location of drainage measures and critical features clearly marked
- An approximate timetable for the implementation of the drainage system
- Details of the future maintenance requirements of each drainage or SuDS component, and the frequency of such inspections and maintenance activities
- Details of who will undertake inspections and maintenance activities, including 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.

The drainage scheme as approved shall subsequently be maintained in accordance with these details.

Reason: To ensure that any measures to mitigate flood risk and protect water quality on/off the site are fully implemented and maintained (both during and after construction), as per the requirements of paragraph 165 of the NPPF and its associated Non-Statutory Technical Standards.

- 2) No building on any phase (or within an agreed implementation schedule) of the development hereby permitted shall be occupied until a Verification Report pertaining to the surface water drainage system, carried out by a suitably qualified professional, has been submitted to and approved by the Local Planning Authority which demonstrates the suitable operation of the drainage system such that flood risk is appropriately managed. The Report shall contain information and evidence (including photographs) of earthworks; details and locations of inlets, outlets and control structures; extent of planting; details of materials utilised in construction including subsoil, topsoil, aggregate and membrane liners; full as built drawings; and topographical survey of 'as constructed' features.

Reason: To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with the National Planning Policy Framework.

- 3) The development hereby permitted shall be carried out in accordance with the following approved plans: 21156B-001A, 21156B-002B, 21156B-003L, 21156B-004J, 21156B-005A, 21156B-006B, 21156B-007B, 21156B-008A, 21156B-009A, 21156B-010, 21156B-018C, 21156B-019C, 21156B-020E, 21156B-021E, 21156B-022D, 21156B-023D, 21156B-024B, 21156B-025B, 21156B-026D, 21156B-027D, 21156B-028D, 21156B-029B, 21156B-030B, 21156B-031B, 21156B-032B, 21156B-033D, 21156B-034D, 21156B-035D, 21156B-036D, 21156B-037D, 21156B-038D, 21156B-040E, 21156B-041G, 21156B-042D, 21156B-043F, 21156B-044C, 21156B-045G, 21156B-046E, 21156B-047E, 21156B-048D, 21156B-050C, 21156B-051C, 21156B-052C, 21156B-060, 21146B-061, 2156B-062, 21156B-063, 21156B-064, MHS142.15-G01 D, 4858-LLB-XX-XX-DRL-0001-S4-P01, 4858-LLB-XX-XX-DRL-0002-S4-P01, J40.76/04 1 of 2, J40.76/04 2 of 2, 12971-H-01, 12971-T-01 and 12971-T-02.

Reason: To clarify which plans have been approved.