

REFERENCE NO - 18/503763/FULL		
APPLICATION PROPOSAL Erection of two new dwellings.		
ADDRESS Land To The Rear Of 244 - 250 Upper Fant Road Maidstone Kent ME16 8BX		
RECOMMENDATION Grant planning permission subject to conditions		
SUMMARY OF REASONS FOR RECOMMENDATION		
<ul style="list-style-type: none"> • The site has an existing use as an engineering workshop and this use would be more appropriate in the context of the locality. • Proposal relates to a redevelopment of the site to replace old and unsightly derelict buildings and enable a more efficient use of land in a sustainable location. 		
REASON FOR REFERRAL TO COMMITTEE		
Cllr Harper requested the application is presented to the planning committee as he is concerned that it would have an adverse impact on the environment including the Fant Wildlife Site.		
WARD Fant	PARISH/TOWN COUNCIL n/a	APPLICANT Arrant Land AGENT Denizen Works
TARGET DECISION DATE 09/11/18		PUBLICITY EXPIRY DATE 13/11/18

Relevant Planning History

MK/1/48/146 Use of land and existing premises as an engineering workshop and store Granted 08.02.4915/508874/FULL 4 x three bedroom houses Refused 10.03.2016 for the following reasons:

1. The proposals represent an excessive density that would result in a cramped and over-intensive form of backland development which would detract from the character and appearance of the surrounding area and the height of the proposed 3 storey development would be incompatible with the prevailing 2 storey height of development in the immediate vicinity of the site, along the south side of Upper Fant Road, contrary to the relevant guidance in the NPPF.
2. The scale of the proposed development is considered to be inappropriate on this sensitive backland site and would result in an unacceptable loss of residential amenity due to its overbearing impact and overlooking of the rear of the adjoining properties to the north, contrary to the relevant guidance in the NPPF.

Appeal History:

15/508874 Appeal against the refusal for 4 three bedroom houses dismissed 12.08.2016

In her report the Inspector agreed with the officer's assessment, commenting on the cramped nature of the plot being out of keeping with the pattern and layout of surrounding development. It was also noted that the three storey development proposal would not accord with the two storey properties in the locality and would have a harmful effect on the character of the area. In terms of the amenity of neighbouring properties, the excessive fenestration would overlook the gardens resulting in visual intrusion by the occupiers of the proposed development.

MAIN REPORT

1. DESCRIPTION OF SITE

- 1.01 The site lies on the south-east side of Upper Fant Road to the rear of Nos 244 – 250 which are terraced properties fronting the road. The site measures approximately 23 metres x 24 metres and is served by an existing narrow access from Upper Fant Road. The undercroft access from Upper Fant Road is at lower ground floor level at No 248 Upper Fant Road, a two storey mid-terraced property on the road frontage.
- 1.02 The backland application site was previously used as a vehicle repair business for which permission was granted in 1949. The commercial use appears to have ceased trading some time ago and the site is now derelict and overgrown. The remains of the buildings used in conjunction with the former use can be seen on the site.
- 1.03 The vehicle access also serves several lock up garages close to the site entrance that are located in the rear gardens of neighbouring properties and outside the application site boundary. The site is within the Maidstone Urban Area with the rear site boundary adjoining Fant Nature Reserve and allotment gardens with the railway line beyond.

2. PROPOSAL

- 2.01 The proposal is for the erection of two new dwellings. Dwelling 1 would be sited in a similar position to the original structure (on the right hand side as you get to the end of the access road) and dwelling 2 would be located on the opposite side of the site to your left as you get to the end of the access road.
- 2.02 Dwelling 1 would have a garage on the front boundary facing Upper Fant Road, with the dwelling positioned closely behind it. A side gate adjacent to the garage allows an access to the enclosed site with the front door immediately beyond it. The utility room and WC are enclosed, with the kitchen/diner overlooking the nature reserve and the living area to the rear of the property overlooking the amenity area. The stairs to first floor are located opposite the front door.
- 2.03 On the first floor, a family bathroom is located at the front of the property with the window facing the access road. Bedroom 3 is adjacent to it, with a window overlooking the nature reserve, and bedroom 2 is beyond it, with similar fenestration. Bedroom 1 is at the rear of the property with an ensuite and a balcony above the amenity area.
- 2.04 Dwelling 2 would have two parking spaces within the external circulation space. The front door is located at the southwestern corner of the property facing the access road. A bathroom is opposite and the first floor access is located to the side, with the study beyond it.
- 2.05 Bedroom 2 has views over the nature reserve with access out to the amenity area beyond. Another bathroom is located between this bedroom and the

study. Bedroom 1 is at the southernmost part of the dwelling, also with access out onto the amenity area.

- 2.06 At first floor level a utility area and WC are located on the northernmost area of the property with a window serving the bathroom to the northeast. The remaining floorspace would provide an open plan kitchen/dining/living area, with a balcony off it. The fenestration serving the space would face the northeast and southeast.

Figure 1: proposed site layout



3. POLICY AND OTHER CONSIDERATIONS

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
Maidstone Borough Local Plan 2017 SS1, SP1, DM1, DM2, DM3, DM5, DM12, DM23
Supplementary Planning Documents Maidstone Landscape Character Assessment 2012.

4. LOCAL REPRESENTATIONS

Local Residents:

- 4.01 5 representations received from local residents raising the following (summarised) issues:
- Poor access, and visibility to/from access
 - Concerns re. pedestrian safety
 - Insufficient space for vehicles to turn in the area to enter and exit the proposed garages.
 - No visitor parking
 - No space for refuse bins
 - Detrimental impact on wildlife
 - Loss of trees
 - Loss of views

- Out of character with pattern of development
- Loss of privacy, light, outlook
- Noise, smells and disturbance from activities and traffic movement
- Cramped development
- Risk of flooding
- Poor water pressure worsened
- Detrimental impact on separate garden area serving 248 Upper Fant Road
- Construction traffic will put further strain on the access road and safety of pedestrians
- Cramped overdevelopment
- Inadequate amenity space
- Excessive height
- Poor choice of materials
- Lack of boundary screening

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)

Environmental Services

5.01 No objection subject to conditions and informative

KCC Highways

5.02 No objection subject to conditions and informative

Southern Water

5.03 Suggested informatives should the application be granted

Archaeology

5.04 A watching brief condition is required before development commences.

KCC Ecology

5.05 Conditions relating to the protection of species and enhancement of the application site in terms of biodiversity is required before development commences.

Trees and landscaping

5.06 The trees in the vicinity are not of sufficiently high amenity value to warrant any objections in terms of future pruning/lopping in order to maintain light to the new dwellings. However, an arboricultural method statement would need to be provided in order to demonstrate root protection during the course of construction. A landscaping condition should also be added to ensure a satisfactory finish to the development.

6. APPRAISAL

Main Issues

6.01 The key issues for consideration relate to:

- Principle of development
- Neighbour amenity
- Character of the locality

- Design
- Density
- Trees and landscaping
- Biodiversity
- Drainage
- Highway issues

Principle of development

- 6.02 Policy SS1 highlights that the urban area of Maidstone is the most sustainable location for new development. The urban area is the focus for a significant proportion of new housing as it is considered to be a good place to live and work. Policy SP2 acknowledges that local services are easily accessible in this location either on foot or from frequent public transport in the area.
- 6.03 DM1 encourages high quality design that respects the character of the area as well as the amenities of neighbouring properties. The locality will be adhered to, with regard being paid to scale, height, materials, detailing, mass, bulk, articulation, and site coverage. DM2 relates to sustainable design, along with the NPPF which references the social, economic and environmental roles of sustainable development.
- 6.04 The current use of the land as an engineering workshop would not be appropriate in this location in terms of noise and disturbance if a planning application for this use was being considered now. The subsequent change of use of the land and erection of two dwellings in this sustainable location within the urban area of Maidstone would be acceptable in principle providing the proposals would comply with the remaining relevant policies.
- 6.05 DM5 encourages development on previously developed land in Maidstone urban area, providing the site is not of high environmental value and the development proposal would be of an appropriate density. The existing site is largely covered with a concrete base. It currently comprises derelict buildings, overgrown with weeds. Formally used as an engineering workshop, it has been vacant for some years. The land would not be considered to be of high environmental value.
- 6.06 Policy DM12 identifies an expectation of achieving net densities of 35 dwellings per hectare. This site achieves a density of 42 dwellings per hectare which is compliant with the Maidstone Local Plan and therefore considered acceptable in policy terms. The earlier proposal was refused permission due to excessive density, the current proposal has sought to address these concerns with a reduction from a density of 84 dwellings per hectare.

Neighbouring amenity

- 6.07 The neighbouring properties in Upper Fant Road are separated from the application site by long rear gardens. Some of these neighbouring gardens include garages.
- 6.08 The second reason why the earlier permission was refused related to a loss of residential amenity in terms of overbearing impact and overlooking of the rear of the adjoining properties to the north. This revised application has sought to overcome these concerns with the changes outlined below.

- 6.09 The reduction in the height and size of the development proposal would reduce the adverse impact on the neighbouring properties that was highlighted by the Inspector's decision.
- 6.10 The revised scheme has substantially reduced the number of windows facing the neighbouring properties. The front elevations include a bathroom window on dwelling 1 and a landing window on dwelling 2. A condition is recommended to ensure that both of these windows are fitted with obscure glass, with another condition recommended to ensure no other windows are added.
- 6.11 The distance from the northwest (front) elevations of dwelling 2 to the rear elevations of the properties on Upper Fant Road would be approximately 41 metres and to the rear boundaries of their gardens the distance would be 4.0 metres. From dwelling 1 those distances would be 33 metres and 11 metres respectively.
- 6.12 Windows to the northeast (side) elevation of dwelling 2 comprise a WC and a secondary window to the living area and would potentially have long views across the ends of the amenity areas of the Upper Fant Road properties. Again, both of these windows could be obscure glazed and a restriction on no further windows added to the elevation.
- 6.13 Fenestration on the southeast of both properties would face the nature reserve which would be acceptable. The adjacent garden of No 248 is approximately 9.0 metres from the nearest part of dwelling 1. Any potential loss of privacy from fenestration on the southwest elevation of dwelling one (relating to the bedroom windows) would be from oblique views owing to the angled relationship of dwelling 1 with the amenity area. In addition to this, the existing trees would further prevent any issues in this regard.
- 6.14 The separation distance between the rear elevation of existing properties on Upper Fant Road and the new building elevation would exceed the 21 metres usually considered to be acceptable in terms of privacy-related issues. The usable space within the amenity areas, although closer (including the garden area for No 248), would not be unduly affected by the development proposal. The garden area for No 248 is located to the southwest of the application site and, as such, there would be insufficient adverse impact to warrant a refusal.

Design

- 6.15 The dwellings in this locality are largely terraced and uniform in design and set evenly back from the highway on both sides of the road. The dwellings in the surrounding area are of traditional design and materials. The existing buildings along the road are generally two storeys in height with pitched roofs.
- 6.16 The drawings shown on the existing site section include single storey structures, ranging from 5.0 metres in height with lean-to roofs down to 3.0 metres. The proposed dwellings are of contemporary design, being simple, timber clad utilitarian buildings with lean-to roofs of corrugated sheet metal cladding. The highest part of the building 1 would be 9.0 metres and the lower part of the lean-to would be 5.8 metres. Building 2 would be 8.3 at the highest part and 5.4 metres at the lowest.

- 6.17 The previously refused application (referenced 15.508874) related to the proposed erection of four terraced dwellings that stretched across almost the full width of the site with a height of 10.8 metres. Although the slope of the site resulted in them being nearly 3.0 metres lower than the dwellings on Upper Fant Road, the development proposal was considered to be cramped form of development, visually harmful and detrimental to the neighbouring properties.
- 6.18 The current application would be 1.8 metres lower than the previous application, with lean-to roofs that reduced in height a further 5.4 metres. In addition to the reduction from three storeys to two storeys, there would also be a reduction in the number of proposed units from four to two which would result in more space around the site. The lean-to roofs, coupled with the additional space around the units, would reduce the cramped appearance on the site, bringing it in line with the heights of the surrounding properties on Upper Fant Road. In addition, the fenestration has been reduced and relocated to ensure that the visual intrusion that formed one of the issues with the previous application was addressed appropriately.
- 6.19 Given the height of the existing buildings on Upper Fant Road and the steady downward slope of the land from the properties to the application site, the proposed development, when seen from any vantage points from the wildlife site or allotments, would be viewed against the backdrop of the existing buildings. The site would be largely obscured from views from Upper Fant Road due to the uniform terraces along it. The reduced size, height and form of the units would be screened by trees from the footpath adjacent to the River Medway, 125 metres away. and would not be out of character with the locality.
- 6.20 The contemporary buildings would be constructed using materials that are not consistent with the surrounding properties, however, they would be more appropriate on this modern form. The use of the natural timber cladding would compliment the backdrop of the nature reserve, especially once the materials have weathered, and the lean-to roof would have a less obtrusive effect than a traditional pitched one. Notwithstanding this, a condition for the submission of material samples would ensure the final construction would be appropriate. The corrugated sheet metal cladding would be located on the lean-to roofs and, set at this shallow pitch. would be less obtrusive than a traditional pitched roof which would require a steeper pitch to successfully accommodate the tiles.
- 6.21 In terms of the scale and form of the two units, they have now been reduced in size to two storey buildings which emanate those fronting upper Fant Road. The space around the buildings would result in a less cramped development proposal and the materials would give the impression of a lighter structure, unlike a solid brick and tile form. In the proximity of a nature reserve, these materials provide a more natural alternative, yet their utilitarian form serves as a reminder to the more industrial use of the from which the site originated.
- 6.22 While it is acknowledged that this is a backland location, the land is previously developed and was in use as a vehicle repair garage that could have resulted in nuisance to neighbouring residential occupiers. The current application will remove this non-conforming use with a modest residential

development that is an appropriate scale and design in this backland location.

Trees and landscaping

- 6.23 Additional information was included during the course of the application to set out the issues with regard to the trees and landscaping on the site. Further conditions are required to provide an arboricultural impact assessment with information to specifically identify any potential impact on the trees as a result of the laying of foundations.
- 6.24 Overall, it is considered that the amenity value of the trees adjacent to the site is not great enough to warrant a refusal of the application, this includes pressure to lop/prune them in order to retain sufficient light into the properties. However, a landscaping scheme would also be required incorporating one or two trees (such as Silver Birch or Rowen) and some native hedging, along with a condition to replace any lost or damaged/diseased planting following the construction in order to further enhance the development proposal and increase biodiversity on the site.

Biodiversity

- 6.25 Policy DM3 seeks to ensure that new development would protect and enhance the natural environment wherever possible.
- 6.26 The preliminary ecology survey submitted to the Ecology Section suggested the presence of bats. For this reason, the Ecology Section requested that, in order to protect them, the Bat Conservation Trust's Bats and Lighting in the UK guidance should be adhered to in the lighting design. A condition has been added to ensure that the development will not harm the wildlife here.
- 6.27 The majority of the site comprises hard standing, although since it becoming vacant, it has become overrun with weeds. Having consulted with KCC Ecology, we have been advised that it is possible that some parts of the site are suitable for reptile use (made especially likely due to the adjacent Local Wildlife Reserve).
- 6.28 Due to the modest size of the site it is unlikely that there is a resident reptile population. However, as reptiles are protected, a condition will be added requiring construction works to stop should any wildlife be found on the site, and appropriate authorities contacted for advice. In addition, a further condition will be added to identify ecological enhancements such as swift boxes etc.
- 6.29 Finally, bearing in mind the ecological implications adjacent to the site, it should be noted that the original use (a garage repair workshop) would result in a higher likelihood of contamination than the current proposal. Environmental Services have requested a condition to ensure that all contaminants have been removed before commencement of construction, and this condition would have positive environmental implications as a result of these measures. The change of use to residential occupation would also reduce the chances of further contamination in the future.

Drainage

- 6.30 Concerns have been raised by Southern Water with regard to drainage in the area, and they have requested informatives relating to the need to protect any sewers within the construction site, the need to apply to Southern Water to connect to them, and the importance of long term maintenance plans for SUDs. An informative has been added requesting the applicant discusses these matters with Southern Water.

Highways

- 6.31 Policy DM23 states that 1 car space should be allocated for a two bedroom house in a suburban location, and 1.5 spaces should be allocated for a three bedroom house. Dwelling 2 has two spaces which exceeds the requirement for a two bedroom property. Dwelling 1 (a three bedroom property) has two spaces, however, it has not been demonstrated by a tracking programme that two cars would be able to manoeuvre adequately to leave the site in a forward gear. Notwithstanding this, the application site is located within a sustainable location where using public transport is encouraged. There is a frequent bus service into Maidstone on this route, and the bus stop is located approximately 100 metres from the application site. For these reasons it is considered that sufficient parking has been supplied.
- 6.32 The proposed development would be accessed via an existing track off Upper Fant Road, and provides a straight route extending under an existing terraced property. The access is existing and previous discussions have resulted in an agreement to insert additional fire prevention equipment within the dwellings during the construction process.

Other Matters

- 6.33 The proposed development is CIL liable. The Council adopted a Community Infrastructure Levy on 25 October 2017 and began charging on all CIL liable applications approved on and from 1 October 2018. The actual amount of CIL can only be confirmed once all the relevant forms have been submitted and relevant details have been assessed and approved. Any relief claimed will be assessed at the time planning permission is granted or shortly after.

7. CONCLUSION

- 7.01 The application includes a more modest development proposal than the previously refused scheme, including the omission of two units, a reduction in height, bulk, massing and width of the building, and the relocation and reduction in fenestration, particularly on the boundaries which would result in adverse impact on the neighbouring properties.
- 7.02 For these reasons, it is considered that it has overcome the previous issues raised in the original planning application. Overall, the development proposal would be considered policy compliant and, as such, would be recommended for approval.

8.0 RECOMMENDATION

GRANT planning permission 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 hereby approved shall not commence until the applicant, or their agents or successors in title, has secured the implementation of a watching brief to be undertaken by an archaeologist approved by the Local Planning Authority so that the excavation is observed and items of interest and finds are recorded. The watching brief shall be in accordance with a written programme and specification which has been submitted to and approved by the Local Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded.

- 3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no development within Schedule 2, Part 1, Classes A – E (inclusive) to that Order shall be carried out without the permission of the local planning authority;

Reason: To safeguard the character, appearance and functioning of the surrounding area.

- 4) The development hereby approved shall not commence until, details of the proposed slab levels of the buildings and the existing site levels have been submitted to and approved in writing by the local planning authority and the development shall be completed strictly in accordance with the approved levels;

Reason: In order to secure a satisfactory form of development having regard to the topography of the site.

- 5) Notwithstanding the details submitted, the development hereby approved shall not commence above slab level until written details and samples of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the local planning authority and the development shall be constructed using the approved materials;

Reason: To ensure a satisfactory appearance to the development.

- 6) No additional windows, doors, voids or other openings shall be inserted, placed or formed at any time in the northeast and northwest facing walls of dwellings 1 and 2 at first floor level and above, and the southwest facing wall of dwelling 2 at first floor level and above hereby permitted;

Reason: To prevent overlooking of adjoining properties and to safeguard the privacy of their occupiers.

- 7) Before the development hereby permitted is first occupied, the proposed first floor bathroom and first floor landing windows on the northwest facing walls of dwellings 1 and 2, and the WC and dining area windows on the northeast facing walls of dwelling 2 shall be obscure glazed and shall subsequently be maintained as such to the satisfaction of the local planning authority;

Reason: To prevent overlooking of adjoining properties and to safeguard the privacy of existing and prospective occupiers.

8) The approved details of the parking/turning areas shall be completed before first occupation of the 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) (England) 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.

9) The development hereby approved shall not commence until a method statement for the demolition and/or construction of the development hereby approved has been submitted to, and approved in writing by, the Local Planning Authority. The demolition and construction works shall be carried out in accordance with the approved method statement. Details submitted in respect of the method statement, incorporated on a plan, shall provide for the following:

- Submission of a Construction Management Plan before the commencement of any development on site including the provision of parking facilities for contractors during all stages of the development (excavation, site preparation and construction) and the provision of a means of storage and/or delivery for all plant, site huts, site facilities and materials.
- 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.
- Provision and permanent retention of the vehicle loading/unloading and turning facilities shown on the submitted plans prior to the use of the site commencing.
- Should works be required in the highway a statutory licence must be obtained. Applicants should contact Kent County Council - Highways and Transportation (webwww.kent.gov.uk/roads_and_transport.aspx or telephone: 03000 418181) in order to obtain the necessary Application Pack.

Reason: To ensure the construction of development does not result in an adverse impact on highway safety.

10) The development hereby approved shall not commence until (including site clearance and demolition) an Arboricultural Method Statement (AMS) in accordance with the current edition of BS 5837 has been submitted to and approved in writing by the local planning authority. The AMS should detail implementation of any aspect of the development that has the potential to result in the loss of, or damage to trees, including their roots and, for example, take account of site access, demolition and construction activities, foundations, service runs and level changes. It should also detail any tree works necessary to implement the approved scheme, include a tree protection plan and provide details of the foundations in relation to the tree roots.

Reason: In the interests of landscape, visual impact and amenity of the area and to ensure a satisfactory appearance to the development

- 11) The development hereby approved shall not commence above slab level until a landscape scheme designed in accordance with the principles of the Council's landscape character guidance has been submitted to and approved in writing by the local planning authority. The scheme shall show all existing trees, hedges and blocks of landscaping on, and immediately adjacent to, the site and indicate whether they are to be retained or removed provide details of on site replacement planting to mitigate any loss of amenity and biodiversity value [together with the location of any habitat piles] and include a planting specification, a programme of implementation and a [5] year management plan. The landscape scheme shall specifically address the following:
Hard landscaping at the front of the application site
Reason: In the interests of landscape, visual impact and protection of the amenity of the area and neighbouring gardens and to ensure a satisfactory appearance to the development
- 12) The approved landscaping associated with individual dwellings shall be in place at the end of the first planting and seeding season following completion of the relevant individual dwelling. Any other communal, shared or street landscaping shall be in place at the end of the first planting and seeding season following completion of the final unit. Any trees or plants, which, within a period of 5 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.
Reason: In the interests of landscape, visual impact and amenity of the area and to ensure a satisfactory appearance to the development
- 13) Each individual dwelling hereby approved shall not be occupied until a minimum of one electric vehicle charging point has been installed on the given building(s) with dedicated off street parking, and shall thereafter be retained for that purpose.
Reason: To promote the reduction of CO2 emissions through the use of low emissions vehicles in accordance with paragraph 35 of the NPPF.
- 14) The development hereby approved shall not commence above slab level until details of a sensitive lighting plan to minimise disturbance to foraging bat behaviour, will be submitted to, and approved by, the Local Planning Authority. This will include the location and type of lighting to be installed and consideration of bat-sensitive areas to be illuminated. The approved plan will be implemented and thereafter retained.
Reason: To avoid an adverse impact on biodiversity as a result of the development.
- 15) Prior to the first occupation of the development hereby approved, details of how the development will enhance biodiversity shall be submitted to, and approved in writing by, the Local Planning Authority. This will include the implementation of at least four of the recommendations in paragraph 4.10 of the Preliminary Ecological Appraisal and Bat Survey (KB Ecology Ltd. Jul 2018) and a timetable for implementation. The approved details will be implemented in accordance with the approved timetable and thereafter retained.
Reason: To protect and enhance the ecology and biodiversity on the site in the future.

- 16 Operational works will adhere to the precautionary measures in paragraph 4.4 of the Preliminary Ecological Appraisal and Bat Report (KB Ecology Ltd – July 2018). If reptiles are found during the works, the applicant is advised to stop work and follow advice from an independent ecologist.
Reason: To avoid an adverse impact on biodiversity as a result of the development.
- 17 The development hereby approved shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water.
Reason: To ensure adequate sewage disposal and drainage arrangements.
- 18 The development hereby approved shall not commence 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:
- a) 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.
 - b) 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.
 - c) 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.
- Any changes to these components require the express consent of the local planning authority. The scheme shall thereafter be implemented as approved.
Reason: In the interests of protecting the health of future occupants from any below ground pollutants.
- 19 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: In the interests of protecting the health of future occupants from any below ground pollutants.

- 20 The development hereby approved shall not commence above slab level until details of all fencing, walling and other boundary treatment to be constructed will be submitted to, and approved in writing by, the Local Planning Authority. This will include details of openings to enable creatures to pass through amenity areas. The boundary treatment will be constructed before the occupation of the properties and will be maintained at all times. Reasons: In the interests of biodiversity and to avoid any loss of privacy for neighbours
- 21) The development hereby permitted shall be carried out in accordance with the following approved plans:
- | | | |
|-------------|------------|---|
| 16 Jul 2018 | P010 Rev A | Proposed Ground Floor Plan |
| 16 Jul 2018 | P011 Rev A | Proposed First Floor Plan |
| 16 Jul 2018 | P012 | Proposed Roof Plan |
| 16 Jul 2018 | P030 | Proposed Elevation NW 1 |
| 16 Jul 2018 | P031 | Proposed Elevation NW 2 |
| 16 Jul 2018 | P032 | Proposed Elevation SW |
| 16 Jul 2018 | P033 | Proposed Elevation SE |
| 16 Jul 2018 | P034 | Proposed Elevation NE |
| 16 Jul 2018 | P040 | Proposed Site Section A |
| 16 Jul 2018 | P041 Rev A | Proposed Section AA |
| 16 Jul 2018 | P042 Rev A | Proposed Section BB |
| 16 Jul 2018 | | Preliminary Ecological Appraisal & B... |
| 16 Jul 2018 | | Design and Access Statement |
| 20 Jul 2018 | | Planning statement |
| 20 Sep 2018 | E000 Rev B | Location Plan |
| 20 Sep 2018 | P001 Rev A | Proposed Site Plan Amendment |
- Reason: To clarify which plans have been approved.

INFORMATIVES

- 1) The applicant is advised to discuss all drainage and sewerage matters further with Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk or email developerservices@southernwater.co.uk
- 2) This initial assessment does not prejudice any future assessment or commit to any adoption agreements under Section 104 of the Water Industry Act 1991. Please note that non-compliance with Sewers for Adoption standards will preclude future adoption of the foul and surface water sewerage network on site. The design of drainage should ensure that no groundwater or land drainage is to enter public sewers.
- 3) It is the responsibility of the applicant to ensure , before the development hereby approved is commenced, that all necessary highway approvals and consents where required are obtained, and that the details shown on the approved plans agree in every aspect with those approved under such legislation and common law. Information about how to clarify the highway boundary can be found at <https://www.kent.gov.uk/roads-and-travel/what-we-look-after/highway-land/highway-boundary-enquiries>
- 4) The applicant is reminded that broad compliance with the Mid Kent Environmental Code of Development Practice is expected.

