

REFERENCE NO -		
(A) 19/500667/SUB		
(B) 19/502295/SUB		
(C) 19/504223/SUB		
APPLICATION PROPOSAL		
(A) Submission of details pursuant to condition 8 (Surface Water Drainage details), Condition 9 (Implementation of Sustainable Drainage), Condition 12 (Lighting scheme) and Condition 22(Footpath and PROW) for planning permission 17/502072/OUT (for 210 dwellings)		
(B) Submission of details pursuant to Condition 3: Joinery details (original application ref: 18/505417/REM- Reserved Matters for 210 dwellings)		
(C) Submission of Details to Discharge Condition 6 (Lighting) (original application ref: 18/505417/REM- Reserved Matters for 210 dwellings)		
ADDRESS Land South Of Forstal Lane Coxheath Kent		
RECOMMENDATION Applications Permitted		
SUMMARY OF REASONS FOR RECOMMENDATION		
The proposed details are all adequately acceptable and accord with the reasons for imposing the conditions.		
REASON FOR REFERRAL TO COMMITTEE		
The Planning Committee of 31 January 2019 resolved that all details pursuant to the planning permission on this site must be reported to Planning Committee.		
WARD	PARISH/TOWN	APPLICANT
Coxheath And Hunton	Coxheath	Chartway Group Ltd
TARGET DECISION DATE	PUBLICITY EXPIRY DATE	
11/10/19	11/09/19	

Relevant Planning History

17/502072/OUT - Outline Application for residential development for up to 210 dwellings together with access off Forstal Lane, 1.85 hectares of open space and associated infrastructure (Access being sought). Approved 27.02.2018.

Pursuant to the outline permission a number of details have already been approved, principally:

Condition 4(i): Archaeological field evaluation works. Approved 25.07.2018
Variation to Condition 5: All Existing Hedgerow To Be Retained to allow a temporary construction access. Approved 09.10.2018

Variation to Condition 18: Badger Mitigation Strategy. Approved 08.11.2018

Condition 13 - Ecological Design Strategy. Approved 24.10.2018

Condition 4(ii) - Further archaeological investigation to amend the Badger Mitigation Approach. Approved 12.11.2018

Condition 3 (Construction Method Statement) Condition 16 (Contamination) and Condition 23 (Foul Water and Surface Water Drainage Strategy) Approved 20.03.2019

Condition 17 (Energy) Subject to 17/502072/OUT (210 dwellings)
Approved 23.08.2019

18/505417/REM; Approval of Reserved Matters for Appearance, Layout, Scale and Landscaping and details pursuant to conditions 6 (Arboricultural Method Statement); 7 (Tree Protection) and 24 (Minimise Risk of Crime). Approved 18.02.2019

Pursuant to the Reserved Matters consent, details have already been approved as follows:

Condition 2 (materials), condition 4 (ragstone) Approved 23.08.2019

MAIN REPORT

1. DESCRIPTION OF SITE

- 1.01 The site is now under construction. It has an area of 7.79ha and lies to the south of Forstal Lane, adjoining the existing estate of Park Way and Mill Road to the west and north of the recently constructed housing development of Willow Grange.
- 1.02 The site is generally enclosed by hedgerows to its boundaries. The site has an access onto Forstal Lane to the northern boundary and a public footpath, KM67 runs north to south along the eastern boundary, into the Willow Grange development and then to Heath Road. To the North East of the site, Forstal Lane becomes Well Street, a narrow lane which leads to Loose.

2. PROPOSAL

- 2.01 This report deals with 3 applications that seek to discharge details required by 4 conditions attached to the outline planning permission and 2 conditions attached to the reserved matters consent.
- 2.02 The submitted details for Surface Water Drainage are for a piped network which will remove surface water from the roof areas and roads and allow infiltration to ground within the site. SuDS features to the west of the site (an infiltration swale and 2 infiltration basins) are downstream of 3 separate surface water drainage networks.
- 2.03 An overland flow currently runs through the site from south to north and this is to be maintained with flows being diverted around the basins via linking shallow swales. The submitted report states it is demonstrated that the surface water can be disposed of without increased risk of flooding and moreover that the 1 in 30 year storm event will be held fully within the pipework without flooding.
- 2.04 The piped drainage network will be installed as the development progresses and the swale and infiltration basins will be in place prior to first occupation. Maintaining of the drainage system and SuDS features will be by an Estate Management Company (to be funded by service charges). A separate fund will provide for the anticipated replacement cost of the major components. The main surface water drains in the road, all manholes, pipework and the pumping station will be adopted under a Section 104 agreement with ICOSA (this is an Ofwat regulated water company, licenced to operate public water and wastewater networks as appointed statutory undertakers instead of SWS).
- 2.05 The submitted ground investigation report states that there will be no risk to controlled waters from surface water discharge from the site, nor any ground stability issues resulting.
- 2.06 The lighting details for condition 12 of the outline planning permission and condition 6 of the Reserved Matters application comprises a total of 20 black columns (5m high) plus 41 black bollard lights. All have LED lights in the "yellow" coloured range rather than the conventional "blue" and so are more appropriate for ecological interests. The columns are generally at the main entrance and on the main spine

road and the bollard lights are at the peripheries of the development including along Forstal Lane and facing the Open Spaces north and east of the development.

- 2.07 In addition, each dwelling is to have PIR LED lighting units affixed near the front and rear doors.
- 2.08 The details of the footpath and PROW on the eastern side of the Open Space will adhere to the designated alignment and will comprise a 2.5m wide (albeit tapering to 1m wide at the 2 boundaries of Willow Grange and Well Street) of limestone gravel on a type 1 granular base over a geotextile membrane. The path will be edged by treated timber edging regularly staked into the ground. There will be a network of surfaced and mown paths connecting to the PROW.
- 2.09 The joinery details are UPVC double glazed units. Soffits and bargeboards to be timber.

3. POLICY AND OTHER CONSIDERATIONS

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
Maidstone Borough Local Plan 2017 H1 (58); DM1

4. LOCAL REPRESENTATIONS

Local Residents:

- 4.01 n/a

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)

Loose PC:

- 5.01 No Comments

KCC (Flood and Water Management)

- 5.02 11 April 2019: More infiltration testing needed, in full accordance with the BRE365:2016 test procedure.
- 5.03 4 July 2019: Revised calculations demonstrate that the drainage system appears to operate satisfactorily. We are therefore able to recommend condition 8 be discharged. The Drainage Maintenance & Management Manual requires updating to include a timetable for implementation, the latest drainage layouts, drainage features and proposals to offer sewers for adoption by Icosa water.
- 5.04 23 July 2019: No objection to the discharge of condition 9 based upon the revised Drainage Maintenance & Management Manual. Although we previously recommended discharge of condition 8, the drainage plans have been modified since.
- 5.05 29 August 2019: The applicant has resubmitted the calculations for the design and has demonstrated appropriate operation of the drainage system. We recommend discharge of condition 8.

SWS

- 5.06 Under current legislation and guidance Sustainable Urban Drainage Systems (SUDS) rely upon facilities which Southern Water currently does not adopt. No

soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a pumping station

6. APPRAISAL

Main Issues

6.01 The key issues for consideration relate to:

- Adequacy of the proposed surface water drainage system and future maintenance
- Lighting
- Footpaths to PROW and upgrade of PROW

Surface Water Drainage

6.02 The system needs to accommodate all water from roofs and hard surfaces on site before being discharged at an agreed rate to the receiving watercourse, it needs to prevent silt, mud and other pollutants from entering the downstream watercourses and appropriate allowances for climate change must be incorporated. There must be no resultant unacceptable risk to controlled waters and/or ground stability.

6.03 The developer has now provided clear information as to responsibilities and details of future maintenance regimes to arrangements to secure the operation of the sustainable drainage system throughout its lifetime.

6.04 KCC as Lead Local Flood Authority is now satisfied that the scheme as amended is acceptable in regard of both conditions 8 and 9.

6.05 The ponds will have shallow side slopes for a naturalistic appearance within the Open Space. Fencing in the interests of safety will only be in the vicinity and immediately near to the head walls leading into the ponds.

Lighting

6.06 The lighting proposed is an acceptable compromise between safety needed by adequate and even lux levels and rural visual amenity/avoidance of light pollution. The scheme uses low bollards on the sensitive site peripheries, where they are spaced with approx. 20m gaps.

6.07 All of the columns and bollards units have a 3000k colour temperature (ie towards the yellow end of the spectrum) which is sensitive to both vernacular and biodiversity and are designed to minimise upward light spillage.

6.08 The inclusion of a consistent scheme of PIR domestic lights to the dwellings' external doors assists in ensuring that sensitive units are installed rather than letting future occupiers install their own, thus minimising long term impact of external lighting at the site. One of the models comes in a soft yellow light tone which is appropriate in this rural locality.

6.09 The objective of the condition was to minimise disturbance to wildlife and reduce light pollution and spillage. I am satisfied that the lighting numbers and types strikes a satisfactory compromise between those objectives and safety for residents. Peripheral lighting to the site, close to where there may be habitat suitable for bats is negligible. The tone of the LEDs in the streetlights and bollards is the most sensitive from a biodiversity point of view.

Footpath and PROW

- 6.10 The objective of this condition was to secure an upgrade of KM67 and show pedestrian links to it from the housing area which in this case means crossing the Public Open Space. This matter was in fact considered in some detail at the RM stage and the details submitted reflect the approval which was a compromise between anticipating likely pedestrian desire lines and not over-urbanising the Open Space (being 3 formal paths and 2 mown ones). The upgrade details of KM67 have been designed in liaison with the PROW officers at KCC.

Other Matters

- 6.11 Design of the joinery features are considered to be acceptable in the context of the development

7. CONCLUSION

- 7.01 The proposed details are all adequately acceptable and accord with the reasons for imposing the conditions.

8. RECOMMENDATION

(A) 19/500667/SUB

Approve the submitted details.

Informative

- 1) This decision is based on the following documents/drawings: 7054/1065 C3 Pond Sections; Site Drainage 7054/1061 C9; Site Drainage 7054/1062 C11; Site Drainage 7054/1063 C11; Ph 3 Site Investigation Report; Drainage Statement; Drainage Report; Drainage Maintenance and Management Manual; Landscape Design Statement; 4755-LLB-XX-XX-DR-L-0003 Rev P07 Indicative Landscape Masterplan; PROW Specification; External Lighting Specification; 14167-1-G Lighting Layout Plan.
- 2) You are reminded that under condition 6 of 18/505417/REM, any changes to external lighting to dwellings, roads and paths will need to be approved by the Local Planning Authority.

(B) 19/502295/SUB

Approve the submitted details.

Informative

- 1) This decision is based on the following documents/drawings:
HD-0306/Rev.C2 (weatherboard); HD-0311/RevC2 (tile hung); 0302/Rev.C2; 0307/Rev.C2;
HD-0308/Rev.C2; HD-0303/Rev.C2; HD-0312/Rev.C2; HD-0324/Rev.C2; HD-0223 rev C2

(C) 19/504223/SUB

Approve the submitted details.

Informatives

- 1) This decision is based on the following documents/drawings: 14167-1-G Lighting Layout; External Lighting Specification Rev B
- 2) You are reminded that under condition 6 of 18/505417/REM, any changes to external lighting to dwellings, roads and paths will need to be approved by the Local Planning Authority.

Case Officer: Marion Geary