

REFERENCE NO - 21/506207/FULL			
APPLICATION PROPOSAL			
Redevelopment of the former Staplehurst Service Station for retirement living accommodation for older people (60 years of age and/or partner over 55 years of age) comprising 27 retirement apartments and 2 retirement cottages including communal facilities, access, car parking and landscaping.			
ADDRESS Staplehurst Service Station, High Street, Staplehurst, Kent, TN12 0BN			
RECOMMENDATION – APPROVE WITH CONDITIONS			
SUMMARY OF REASONS FOR RECOMMENDATION			
<ul style="list-style-type: none"> • The scheme would provide a good quality development that would have a positive visual impact within the centre of the village making efficient use of a vacant brownfield site. • There would be no harmful impacts upon residential amenity, the level of parking is considered to be suitable, and there are no objections from the Local Highways Authority. • It has been demonstrated that the scheme is only viable for a reduced off-site affordable housing financial contribution but the environmental, economic, and social benefits from the development (set out in detail in the report) are considered to be of a sufficient level for this to be acceptable. • The proposals are in accordance with the relevant policies of the Maidstone Local Plan and Staplehurst Neighbourhood Plan and permission is therefore recommended subject to conditions and a legal agreement. 			
REASON FOR REFERRAL TO COMMITTEE			
<ul style="list-style-type: none"> • Staplehurst Parish Council consider the application should be refused for the reasons set out in the report and request the application is reported to Planning Committee if officers are minded to approve. 			
WARD Staplehurst	PARISH COUNCIL Staplehurst	APPLICANT Churchill Retirement Living AGENT Planning Issues Ltd	
CASE OFFICER: Richard Timms	VALIDATION DATE: 20/12/21	DECISION DUE DATE: 24/06/22	
ADVERTISED AS A DEPARTURE: NO			
RELEVANT PLANNING HISTORY			
App No	Proposal	Decision	Date
12/0220	Redevelopment of existing petrol filling station, together with the provision of kiosk, access arrangements and landscaping.	APPROVED	23.04.12
11/0618	Renewal of permission MA/08/0205 for residential development comprising thirteen	APPROVED	11.09.12

	dwellings (six apartments and seven houses) with associated parking and access.		
08/0205	Residential development comprising thirteen dwellings (six apartments and seven houses) with associated parking and access	APPROVED	30.04.08
06/0818	Demolition of existing buildings and construction of a care home with associated works (resubmission of application MA/05/1749)	REFUSED	02.08.06
05/1749	Demolition of existing building and construction of a care home with associated works.	WITHDRAWN	23.11.05
	Various applications relating to the former petrol station.		

1.0 DESCRIPTION OF SITE

1.01 The application relates to a former service station that had a petrol filling station and kiosk, vehicle repairs service, and car hire company. The petrol pumps have been removed but the kiosk and repairs buildings remain on the south side (single storey), as does the car hire company building (single storey) on the north side. Between these is a two-storey pitched roofed building understood to originally have been a dwelling. The site is largely covered in hard standing.

1.02 To the north are houses fronting the A229, to the east a telephone exchange and houses beyond, to the south houses on Cornforth Close, and to the west the A229.

1.03 The site falls within the settlement boundary of Staplehurst and is not subject to any special designations. The northern boundary of the Staplehurst Conservation Area is around 70m to the south, and the nearest listed buildings are around 65m to the north.

2.0 PROPOSAL

2.01 Permission is sought for an apartment block mainly two-storeys in height with dormer windows in the roof space, and a three-storey section to the front. The appearance is 'traditional' with pitched gable roofs and hipped dormers, and it has an L-shaped footprint. The apartment block would contain 27 one and two bedroom apartments, and a communal lounge and coffee bar for residents. A communal outdoor space/courtyard would be provided on the north side of the building and the access to the site/parking area is on the south side.

2.02 Permission is also sought for one pair of semi-detached cottages towards the rear of the site each with a rear garden (so 29 units in total). They would be 1.5 storeys in height (dormers in the roof) and also be of 'traditional' appearance. More detail on the proposals will be outlined in the assessment.

2.03 The agent outlines that the applicant (Churchill Retirement Living) specialises in purpose-built apartments specifically designed to meet the needs of independent retired residents with self-contained apartments for sale. It is stated that a key aspect of the design is that the units are a single block to ensure control over access, safety, and social interaction. Communal facilities proposed are a lodge manager employed by a management company to provide assistance and security for owners; video entry system linked to apartments; owners lounge; coffee bar, communal garden; and guest room.

2.04 This is defined as 'retirement living or sheltered housing' under national guidance being purpose-built flats or bungalows with limited communal facilities and some support to enable residents to live independently such as 24 hour on-site assistance and a warden or house manager. This is relevant as a lower affordable housing provision is sought under the Local Plan (20%), which will be discussed in the assessment.

3.0 POLICY AND OTHER CONSIDERATIONS

- Maidstone Borough Local Plan (2011-2031): SS1, SP5, SP10, SP18, SP19, SP20, SP23, ID1, DM1, DM2, DM3, DM4, DM5, DM6, DM8, DM12, DM19, DM21, DM23,
- Staplehurst Neighbourhood Plan: PW4, H1, H2, H3
- Kent Waste and Minerals Plan (amended 2020)
- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- MBC Air Quality Guidance
- Maidstone Local Plan Review (Regulation 19)

4.0 LOCAL REPRESENTATIONS

4.01 **Local Residents:** 12 representations received raising the following (summarised) points:

- Insufficient parking for residents, visitors, and staff.
- New residents will own cars as alternatives are not feasible/lacking.
- Bus service is poor and unreliable.
- Lack of services in the village mean people will have to drive.
- Overspill parking will impact on the quality of life of local residents.
- Comparisons with other Churchill sites are not realistic as they are not the same.
- No EV charging points.
- Traffic noise and air pollution for residents.
- Question whether Parish Councillors were consulted.
- Errors and inaccuracies in the documents.
- Agree with Parish Council.
- Support redevelopment of the site but the scheme is not acceptable.
- Support for application with some adjustment around parking.
- Support for the application – well connected site; provides for downsizing of homes; will support local businesses; will build a social life at the centre of the village.

4.02 **Staplehurst Parish Council:** Recommend the application is refused and reported to committee if officers are minded to approved for the following (summarised) reasons:

- The Parish were not consulted prior to submission.
- Lack of parking for residents, staff, and visitors contrary to policy DM23.
- Residents are likely to have a car and be dependent upon it.
- Overspill parking will be detrimental to neighbours in particular Cornforth Close and Chestnut Avenue contrary to policy DM1.
- Question choice of comparators used by the applicant which are not comparable to Staplehurst.
- 80 year old+ residents would be even more car dependent.
- If approved parking strategy needed to protect local roads and the A229.
- Reliance on public transport is flawed and bus and train services are unreliable.
- Lack of local services so car use will be required.
- Over intensification and incongruous in the streetscene.
- Support Kent Police comments.
- Errors and inaccuracies in the documents.
- Concern re. disruption during construction so there should be a construction management plan to include workers parking.
- Refer to their traffic survey data showing increased and significant traffic on the A229 and crossroads, and speeding (Nov 2021).

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)

4.03 **KCC Highways: No objections** subject to conditions.

4.04 **KCC SUDs: No objections** subject to conditions.

4.05 **KCC Minerals & Waste: No objections.**

4.06 **KCC Archaeology: No objections.**

4.07 **KCC Ecology: No objections** subject to conditions.

4.08 **KCC Infrastructure:** Acknowledge MBC is a CIL authority but still outline financial contributions towards community learning, libraries, social care, and waste.

4.09 **MBC Environmental Health: No objections** subject to conditions.

4.10 **Southern Water: No objections** subject to a condition.

4.11 **Kent Police:** Make a number of detailed points re. crime prevention.

5.0 APPRAISAL

5.01 The site is brownfield land in the centre of Staplehurst so is clearly a suitable location for the proposed development. The main issues are considered to be:

- Layout, Scale and Appearance
- Highways and Parking
- Residential Amenity (existing properties and proposed)
- Affordable Housing & Viability
- Other Matters – Ecology, Drainage, Infrastructure, and Representations

Layout, Scale & Appearance

5.02 The streetscene near the site is characterised by fairly large detached two storey houses with buildings set back on average around 15m from the pavement on the east side. The presence of some mature trees close to the road is also a positive feature of the streetscene, which complements the row of mature trees on the opposite side of the road. The existing service station is harmful to the streetscene with run down commercial buildings and extensive hard surfacing.

5.03 The proposed building would be closer to the road being set back between 6.2m to 8.5m. This is similar to the permission renewed in 2012 (11/0618) and whilst this has expired and so is not a 'fallback', the Council nonetheless considered this set back was acceptable. Although this decision was 10 years ago nothing has changed under local and national policy/guidance on a specific issue such as building line/impact on the streetscene and so there are not considered to be any sound reasons to reach a different conclusion. Importantly, the mature trees at either end of the frontage would be retained and there would be room for new trees along the frontage to compliment the streetscene. For these reasons, it is considered that the set back with proposed tree planting is acceptable and would not cause harm to the streetscene.

5.04 Existing buildings are well spaced on the east side of the A229 and sufficient spaces would be retained between the main building and those to the north (7.5m) and south (21m) to retain this openness.

5.05 The main building would be predominantly two storeys with a three storey section to the front. Whilst the footprint of the apartments is larger than neighbouring buildings, as is the three storey element, the building steps down to the sides to tie in with neighbouring buildings and good articulation and interest is provided with different ridge/eaves height and set-backs so the mass of the building is broken up. For these reasons it would not appear out of scale with other buildings in the locality and overall, the height and massing of the building is considered to be acceptable.

5.06 In terms of the appearance, the proposals have been amended since submission to provide vernacular materials, much more detailing, and to take more cues from quality buildings in Staplehurst, which has also taken into

account the village character assessment/architectural detail examples set out in the Neighbourhood Plan.

- 5.07 The main building now has clay hung tiles including detail with 'club tile' banding; decorative finials and exposed rafters within the front gables; taller chimneys with more brick detailing; canopies with decorative posts to the front; smaller hipped roof dormers, flat arched brick headers above windows; stone cills; projecting gables on the south side; and more glazing bars on windows. More white boarding has been introduced, clay roof tiles would be used, and ragstone piers between railings to the frontage. Importantly, the north and south flanks to the front of the main building, which would be visible in street, are well animated with different materials and fenestration.
- 5.08 The semi-detached cottages would have a brick plinth with white boarding above, and a clay roof with barn hips and hipped dormers which would be acceptable. The parking area would be finished in block paving.
- 5.09 These changes have resulted in an improved appearance with quality vernacular materials, good detailing, and interest. The white boarding would be composite due to ongoing maintenance but it is still considered to be acceptable and is generally used on new buildings outside conservation areas. The appearance and finish of the buildings is considered to be of good quality and the building will make a positive impact upon the streetscene in accordance with policy DM1 of the Local Plan and policy H1 of the Neighbourhood Plan. Conditions will specifically secure the detailing and materials.
- 5.10 The site is around 70m north of the Staplehurst conservation area (CA). At this distance there would be no impact upon the CA itself and the proposals would have a neutral to positive impact upon the setting. The nearest listed buildings are around 65m to the north and for the same reasons the proposals would not cause any harm.

Highways & Parking

- 5.11 KCC Highways sought clarification on the predicated vehicle movements in order to assess the traffic impact and the proposed level of parking (15 spaces). Following additional information being provided they have raised no objections in terms of the traffic impact on the highway network or safety, or the parking provision.
- 5.12 Many objections consider there is not enough parking and there will be overspill onto local roads affecting quality of life. There are no MBC or KCC parking standards specifically for retirement living development. Therefore, KCC Highways requested information to demonstrate the parking provision (15 spaces) is sufficient, which includes other examples of retirement living development, and vehicle trip generation from development/sites KCC consider are comparable. The applicant predicts the maximum demand for cars (residents, one member of staff, and visitors) at any one time would be 8 from the 27 flats and 2 from the cottages and so a maximum of 10 vehicles. KCC Highways consider this is acceptable and the capacity of the car park will not be exceeded. The applicant also states that,

"The typical age profile of those currently moving into Churchill Retirement communities is at present an 80-year-old widow. Generally, 50% of residents also come from within a 5 mile radius of the location. Given the above, many residents of Churchill communities tend to not have cars. It is also generally found that those who do have cars tend to give them up soon after moving into a lodge as they find they no longer need it given the sustainable and accessible location."

- 5.13 As stated above, there are no local parking standards specifically for 'retirement living or sheltered housing' but I consider it is reasonable to conclude that car ownership will be lower than 'standard' housing based on the high likelihood of older residents. Five more spaces are being provided than the predicted requirement, and the total of 15 is just under half of what would be required if this was 'standard' housing. Whilst objectors question the quality of public transport there is nonetheless bus and train services in the village, and shops and other facilities within walking distance. It is not a car dependent location, and it would be possible to live at the properties without owning a car.
- 5.14 If there was some limited overspill parking this would be likely to occur on residential side roads such as Cornforth Close or Chestnut Avenue. Any limited parking here would not result in any highway safety issues nor would it be harmful to residential amenity. Ultimately KCC Highways have raised no objections to the parking provision, and on balance it is acceptable, and when considering the evidence.
- 5.15 Mobility scooter parking will also be provided and EV charging (7kW speed) on 8 spaces which can be secured by condition.
- 5.16 KCC Highways are also satisfied there is sufficient turning space for cars and any delivery/service vehicles, and appropriate visibility at the access. Overall, the proposals are considered to be in accordance with policies SP23, DM1, DM21 and DM23 of the Local Plan.

Residential Amenity (existing properties and proposed)

- 5.17 The new properties would meet but largely exceed national minimum space standards and would have suitable privacy and light. A main communal outdoor space would be provided (around 350m²) which would be landscaped with seating areas. There are no standards for outdoor space but this is considered to be of sufficient size for the future occupants and the cottages would have their own gardens. Environmental Health have not raised concerns regarding traffic noise from the main road.
- 5.18 For existing properties, there would be no unacceptable impacts upon privacy. First and second floor windows on the north flank of the building closest to 'Glen Doone' would be obscure glazed which can be secured by condition. Otherwise, the main building is a sufficient distance from any neighbouring properties not to cause any unacceptable loss of privacy or impact upon light or outlook. The cottages are close (10.7m) to 3 Cornforth Close to the south (as was the previous approval) but amendments have

been negotiated to reduce the height of the building to a chalet bungalow including half hips to the roof so the impact upon the light or outlook of that property is not harmed. There would only be rooflights to the rear so no unacceptable impacts upon privacy to the rear would occur. For these reasons the proposals are in accordance with policy DM1 of the Local Plan.

Affordable Housing

5.19 For 'retirement housing' 20% provision is required under policy SP20 which would equate to 6 units. The applicant is claiming vacant building credit (VBC) which allows vacant floorspace to be offset against AH requirements and provides an incentive to develop land with vacant buildings under local and national policy/guidance.

5.20 It is considered the buildings qualify for VBC and off setting the vacant buildings (419m²) against that proposed floorspace (2,552m²) results in a net increase of 2,133m². This results in an AH requirement of 5 units.

(Net increase / Proposed GIA) x 22 unit requirement = AH requirement
*(2133 / 2552) x 6 = 5.01 units (**5 units**)*

5.21 Policy SP20 and the recently adopted AH SPD requires on site provision and so the applicant has contacted seven AH providers to see whether they would take on 5 units but there has been no interest expressed, responses that the provision is too low, or that the age restriction was a concern. This is usually the case when the provision is this low and this is also a different type of housing, so I consider the applicant has reasonably explored this. Therefore, the applicant is proposing an off-site contribution. National guidance on 'First Homes' requires that at least 25% of any financial contribution is used to secure First Homes provision.

Viability

5.22 The applicant has submitted a viability appraisal as they do not consider the scheme can support a full off-site contribution. In summary, this is for the following main reasons as advised by the Council's viability consultants (Dixon Searle):

- Remediation costs associated with the former use as a petrol station.
- The need for non-standard foundations due to the nature of the ground and the former use of the site (deepened trench fill or piled).
- The nature of the proposed development, being retirement housing which although having high values in comparison to standard housing has higher amounts of communal/non-saleable areas (owners lounge, coffee bar, office, lobbies and walkways, and guest room), so a relatively high build cost. It also takes longer to sell than standard housing and with sales completions not taking place until the entire build is complete and communal facilities are in place – so more investment is required early on before any revenue is received.
- The cost of land (i.e. the land value against which the value of the scheme is assessed), which has additional value beyond the existing use due to a

previous permission for general needs residential development. An 'alternative use value' has been accepted in this case as the Council's consultants advise the 'existing use value' would rely on an unrealisable scenario. This is because the landowner would not release the land for its 'existing use value' due to there being a previous planning permission for residential development relatively recently.

5.23 The appraisal has been reviewed by the Council's consultants and they agree a maximum contribution of £264,859 is viable for the scheme of which at least £66,215 (25%) would be used towards securing 'First Homes' provision.

5.24 For context, the full off-site contribution for this development as calculated by the Council's consultants is in the region of £1m. However, a lower contribution can be allowed for under policy SP20 and the SPD subject to viability, which has been demonstrated. This does not mean the Council must accept this and can balance whether any benefits of the development outweigh this lower contribution.

Benefits

5.25 The proposals will provide environmental benefits through redevelopment of a site that has been vacant and an eyesore at a prominent location within the centre of the village for some time, and other residential schemes with permission have not come forward. The applicant is stating the scheme is viable and can come forward. The proposals would have a positive impact on the streetscene and local area for the reasons outlined earlier in the report.

5.26 There would be economic benefits from the development with the applicant predicting these as £3.5m from construction, £9.1m GVA to the economy and 85 jobs. From operation, £544,000 resident expenditure on local shops and services, and £60,000 GVA to the economy are predicted.

5.27 There would be social benefits through the provision of 'older persons housing' which provides mixed communities in line with policy SP19 (housing mix) and national guidance states that, "*the need to provide housing for older people is critical as people are living longer lives and the proportion of older people in the population is increasing.*" It is also noted the Council's latest Strategic Housing Market Assessment (2021 Update) states that Maidstone is projected to see a notable increase in the older person population (aged 65 and over) being just over a third of total population change so there is clearly a need.

5.28 It is considered the positive impact the development will have at the site, and the associated economic and social benefits outlined above are sufficient for a lower AH contribution, which has been demonstrated as the viable maximum, to be acceptable in this case.

Other Matters

Ecology

- 5.29 Specific surveys have been carried out relating to bats and reptiles. The surveys found no evidence of bats roosting with none observed emerging from the buildings. A hibernation survey was not possible due safety issues with access to the two-storey building so as a precaution the applicant will assume hibernating bats could be present and therefore demolition would occur outside the hibernation period. Should bats or evidence of bats be found during demolition then works would stop and a Natural England mitigation licence would be sought. Compensation for the potential loss of any hibernation features would be provided through a hibernation bat box and this will be secured by condition. This ensures suitable mitigation in accordance with policy DM3 of the Local Plan.
- 5.30 In terms of reptiles, a breeding population of slow worms has been recorded on site and the report has recommended that a precautionary mitigation approach is implemented and if any reptiles are captured during the work they are removed to suitable habitat. This consists of 3 hibernacula and wildflower areas within the communal area and rear gardens of the cottages. Once these habitats have established KCC Ecology agree they will be able to support the population. I do not consider having some of these in private gardens is appropriate so all the hibernacula and wildflower planting should be provided in the communal area, which will be possible, and this can be secured by condition. Because these areas do not currently exist KCC recommend that the area of proposed garden in the southeast corner of the site is retained during the construction period to act as a receptor site and allow the boundary habitat to establish and this will be secured by condition.
- 5.31 Other enhancements are proposed including bird and bat boxes, and hedgehog friendly fencing. Bird and bat bricks will also be secured by condition.

Drainage

- 5.32 The underlying ground conditions are not suitable for the use of soakaways so surface water would collect into an attenuation tank which would control discharge rates to the local surface water sewer. The applicant predicts this would provide a 95% betterment from the existing situation. KCC LLFA have raised no objections subject to standard conditions. Southern Water have also confirmed this is acceptable.
- 5.33 In terms of foul drainage, Southern Water confirm that they will provide any necessary reinforcement/improvements and recommend a condition so occupation aligns with their delivery which they say they will endeavour to provide within two years of any permission. I do not consider such a condition is reasonable such that a developer may have to wait two years before any properties can be occupied. The onus is on the statutory undertakers to ensure infrastructure is in place in a timely manner.

Energy Strategy

- 5.34 Solar PV panels are proposed on the central flat roof section and the precise amount will be determined at the detailed design stage but it is expected to be in the region of 66 panels. A condition can ensure this is provided and the

precise details. These would not be highly visible, if at all, being on the central flat roof section.

Infrastructure

5.35 The development is CIL liable and so the levy would be paid and can be used towards local infrastructure. The applicant estimates this to be in the region of £121,000. The Council operates CIL and so s106 payments as requested by KCC are not appropriate, necessary, or reasonable.

Representations

5.36 Representations not considered in the main issues above relate to the Kent Police comments and construction management. The Kent Police comments are noted but are not necessary to make the development acceptable and some relate to non-planning matters. Construction management via a planning condition is not considered necessary due to the limited size of the development, which will not be under construction for any considerable period of time.

Legal Agreement

5.37 A legal agreement is required to secure the affordable housing off-site contribution.

6.0 CONCLUSION

6.01 For the reasons outlined above, the scheme would provide a good quality development that would have a positive visual impact within the centre of the village. There would be no harmful impacts upon residential amenity, the level of parking is considered to be suitable, and there are no objections from the Local Highways Authority. It has been demonstrated that the scheme is only viable for a reduced off-site affordable housing financial contribution but the environmental, economic, and social benefits from the development are considered to be of a sufficient level for this to be acceptable. The proposals are in accordance with the relevant policies of the Maidstone Local Plan and Staplehurst Neighbourhood Plan. Permission is therefore recommended subject to a legal agreement and conditions.

7.0 RECOMMENDATION

Subject to:

The conditions set out below, and the prior completion of a legal agreement to secure the heads of terms set out below:

the Head of Planning and Development BE DELEGATED POWERS TO GRANT PLANNING PERMISSION (and to be able to settle or amend any necessary Heads of Terms and planning conditions in line with the matters set out in the recommendation and as resolved by the Planning Committee).

Heads of Terms:

1. Securing an off-site affordable housing contribution of £264,859 of which at least £66,215 (25%) shall be used towards securing 'First Homes' provision.
2. Securing a Section 106 monitoring fee of £1,020.

Conditions:

Time Limit

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.

Approved Plans & Details

2. The development hereby permitted shall be carried out in accordance with the following plans:

20082SH PL 001 Rev P1
20082SH PL 002 Rev P2
20082SH PL 003 Rev P2
20082SH PL 004 Rev P2
20082SH PL 005 Rev P2
20082SH PL 006 Rev P2
20082SH PL 007 Rev P2
20082SH PL 008 Rev P2
20082SH PL 009 Rev P2
20082SH PL 010 Rev P2
20082SH PL 011 Rev P2

Reason: To clarify which plans have been approved, to ensure a high-quality development, and to protect residential amenity.

3. The approved details of the vehicle parking/turning areas shall be completed before the commencement of the use of the land or 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.

4. The approved details of the access to the site as shown on drawing no. 135.0037.001 RevD shall be completed prior to the occupation of any buildings

and the visibility splays maintained free of obstruction above a height of 0.6m above carriageway level.

Reason: In the interests of highway safety.

5. The development shall be carried out in accordance with the arboricultural method statement and tree protection plan within the arboricultural assessment and method statement report (26th October 2021).

Reason: To ensure the protection and retention of trees.

6. All planting, seeding and turfing specified in the approved landscape details shall be carried out either before or in the first planting season (October to February) following the occupation of the building(s) or the completion of the development to which phase they relate, whichever is the sooner; and any seeding or turfing which fails to establish or any trees or plants which, within five years from the first occupation of a property, commencement of use or adoption of land, die or become so seriously damaged or diseased that their long term amenity value has been adversely affected shall be replaced in the next planting season with plants of the same species and size as detailed in the approved landscape scheme unless the local planning authority gives written consent to any variation.

Reason: To ensure an appropriate appearance and setting to the development.

Pre-commencement

7. No demolition works or development shall take place until a reptile mitigation strategy following the principles of 'Tetra Tech' letter dated 27/04/22 has been submitted to and approved in writing by the local planning authority. It must include the following:

- a) Updated reptile survey (if existing survey data over two years old)
- b) Overview of mitigation
- c) Detailed methodology to implement works.
- d) Map of temporary receptor area during construction
- e) Map of permanent receptor areas (which shall not be in the private gardens).
- f) Timing of works.

The strategy must be implemented as detailed.

Reason: To protect and mitigate impacts upon protected species.

8. No demolition works or development shall take place until a bat mitigation strategy following the principles of 'Tetra Tech' Bat Hibernation and Bat Roost Report dated 26/05/22 has been submitted to and approved in writing by the local planning authority. It must include the following:

- a) Updated bat survey (if existing survey data over two years old)
- b) Building demolition outside the hibernation period (i.e. outside November to February inclusive)

- c) Overview of mitigation
- d) Detailed methodology to implement works.
- e) Timing of works.

The strategy must be implemented as detailed.

Reason: To protect and mitigate impacts upon protected species.

9. No development shall take place 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:

1) 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.

2) 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.

3) 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.

4) 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 human health.

10. No development shall take place until a detailed sustainable surface water drainage scheme for the site has been submitted to (and approved in writing by) the local planning authority. The detailed drainage scheme shall be based upon the Flood Risk and Drainage Technical Note prepared by 'awp' dated October 2021 shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm) can be accommodated and disposed of without increase to flood risk on or off-site.

The drainage scheme shall also demonstrate (with reference to published guidance):

- That silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters.
- Appropriate operational, maintenance and access requirements for each drainage feature or SuDS component are adequately considered, including any proposed arrangements for future adoption by any public body or statutory undertaker.

The drainage scheme shall be implemented in accordance with the approved details.

Reason: To ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on/off site flooding.

Pre-Slab Level

11. No development beyond slab level shall take place 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 include a planting specification, a programme of implementation and a 5 year management plan. The landscape scheme shall specifically provide the following:

- a) Native tree and hedge planting across the site frontage.
- b) Native tree and hedge planting within the car park.
- c) Retention of the horse chestnut tree south of the access.

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

12. No development beyond slab level shall take place until full details of the ecological mitigation and enhancements and their delivery have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and measures which shall include the following:

- a) Bat and bird bricks
- b) Measures to allow hedgehogs to move through the development
- c) Bat and bird boxes
- d) Log piles.

Reason: To protect and enhance biodiversity.

11. No development beyond slab level shall take place until written details and images of the materials to be used in the construction of the external surfaces of the buildings have been submitted to and approved in writing by the local planning authority. The materials shall include the following:

- a) Multi stock facing bricks
- b) Clay hanging tiles
- c) Clay roof tiles

d) Ragstone pillars

The development shall be constructed using the approved materials unless otherwise agreed in writing by the local planning authority.

Reason: To ensure a high-quality development.

12. No development beyond slab level shall take place until written details and images of the surface materials have been submitted to and approved in writing by the local planning authority. The surface materials shall comprise block paving for the access and parking areas and pathways. The development shall be constructed using the approved materials unless otherwise agreed in writing by the local planning authority.

Reason: To ensure a high-quality development.

13. No development beyond slab level shall take place in any phase until large-scale plans showing the following architectural detailing have been submitted to and approved in writing by the local planning authority:

- a) Flat arched brick headers above windows.
- b) Deep fascias with club detail, decorative finial, and exposed rafters.
- c) Tile hanging with club tile banding.
- d) First floor brick banding detail.
- e) Chimney detailing.
- f) Single storey canopy with decorative posts.
- g) Bonnet tiles on dormer windows.
- h) Stone window cills.
- i) Glazing bars to windows.

Reason: To ensure a high-quality development.

14. No development beyond slab level shall take place until details of external lighting that shall be designed to minimise impacts upon bats have been submitted to and approved in writing by the local planning authority for that phase. The lighting shall be carried out in accordance with the approved scheme.

Reason: In the interest of protecting residential amenity and protected species.

15. No development beyond slab level shall take place until details of all fencing, walling and other boundary treatments have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details before the first occupation of the building(s) or land and maintained thereafter. The boundary treatments shall include the use of railings with ragstone piers along the frontage.

Reason: To ensure a satisfactory appearance to the development and to safeguard the enjoyment of their properties by existing occupiers.

16. No development beyond slab level of each building shall take place until full details of the PV panels have been submitted to and approved in writing by the local planning authority. The approved details shall be provided prior to occupation of the buildings and maintained thereafter.

Reason: To secure the proposed energy strategy measures.

Pre-Occupation

17. 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 and prepared by a suitably competent person, has been submitted to and approved by the Local Planning Authority. The Report shall demonstrate that the drainage system constructed is consistent with that which was approved. The Report shall contain information and evidence (including photographs) of details and locations of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, the submission of an operation and maintenance manual for the sustainable drainage scheme as constructed.

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

18. No buildings shall be occupied until EV charging points providing at least 7kW charging speed for 8 car parking spaces have been installed and made available for use. The charging points shall be maintained thereafter.

Reason: To reduce impacts upon air quality.

Compliance/Restrictions

19. The dwellings/apartments hereby permitted shall only be occupied by:
- a) Persons aged 60 or over; or
 - b) A spouse/or partner living as part of a single household with a person or persons aged 60 or over; or
 - c) Persons who were living in one of the dwellings/apartments as part of a single household with a person or persons aged 60 or over who has since died.

Reason: To meet the terms of the application and because the assessment of the impacts, viability, and benefits of the development have been based on the provision of age restricted retirement living/sheltered housing.

20. Before the development hereby permitted is first occupied, the proposed first and second floor windows on Elevation B-B (drawing no. 20082SH PL 008 Rev P2) shall be obscure glazed and shall subsequently be maintained as such.

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

21. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no extensions to any buildings shall be carried out without the permission of the Local Planning Authority.

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