

**REPORT SUMMARY**

<p><b>REFERENCE NUMBER:</b> 23/503671/FULL</p>		
<p><b>APPLICATION PROPOSAL:</b> Demolition of the existing house and outbuilding. Erection of 2no. dwellings including extension of existing crossover and associated parking.</p>		
<p><b>ADDRESS:</b> Montrose, Sutton Road, Langley, Maidstone, ME17 3ND</p>		
<p><b>RECOMMENDATION: GRANT PLANNING PERMISSION subject to conditions</b> (set out Section 7 of this report).</p>		
<p><b>SUMMARY OF REASONS FOR RECOMMENDATION:</b></p> <ul style="list-style-type: none"> <li>• Policy LPRSP9 (2) permits development in the countryside where it: <ul style="list-style-type: none"> <li>(a) does not result in "...<i>significant harm to the rural character and appearance of the area</i>".</li> <li>(b) accords with other polices in the plan.</li> </ul> </li> <li>• Whilst adjacent (outside) the settlement boundary, the site is in a built up area. The proposal will not result in 'significant' harm to rural character and appearance and is therefore in accordance with point (a) of LPRSP9 as set out above.</li> <li>• Application involves demolition of existing dwelling and construction of two new dwellings. Demolition and rebuilding of a single dwelling in the countryside is permitted by adopted policy LPRHOU11 (subject to listed criteria).</li> <li>• Proposal complies with policies LPRQD6 and LPRQD7 in terms of the standard of residential accommodation. Proposal complies with policies LPRSP14(B) and LPRENV1 in terms of the adjacent listed building.</li> <li>• In relation to parking and access, the proposal complies with policies LPRTR2 and LPRTR4. The design and appearance of the development (revised) complies with policies LPRSP15 and LPRQD4.</li> <li>• The application is not in any of the exemptions to new dwellings in the countryside and as a result the application has been assessed as a departure from the Local Plan. With reference to The Town and Country Planning Act 1990 and The Planning and Compulsory Purchase Act 2004 material considerations indicate that planning permission should be approved.</li> </ul>		
<p><b>REASON FOR REFERRAL TO COMMITTEE:</b> Departure from Local Plan Review.</p>		
<p><b>WARD:</b> Sutton Valence &amp; Langley</p>	<p><b>PARISH:</b> Langley</p>	<p><b>APPLICANT:</b> Michael Laurence Ltd</p> <p><b>AGENT:</b> SF Planning Limited</p>
<p><b>CASE OFFICER:</b> Tony Ryan</p>	<p><b>VALID DATE:</b> 14/08/23</p>	<p><b>DECISION DATE:</b> 20/12/2024</p>
<p><b>ADVERTISED AS A DEPARTURE:</b> Yes</p>		

View along Sutton Road with application site in the middle of the photo - left hand side



## **BACKGROUND**

- 1.01 This application was first considered by members at the planning committee meeting on the 14 December 2023. The committee report to this meeting (with urgent update) is provided as an appendix to this report.
- 1.02 The committee resolved to defer a decision for the following actions:
  - a) Negotiate with the applicant regarding the architectural quality of the development and to retain the landscape character.
  - b) Seek a condition that retains cordwood from tree felling.
  - c) Amend condition 5 (biodiversity) to seek a biodiversity net gain of 20%; and
  - d) Amend condition 6 (ecology) to remove the word 'not' from the first sentence, to read "The development hereby approved shall only proceed (including site clearance), in accordance with the advice in the Preliminary Ecological Appraisal (Arbtech, May 2023)".

## **2.0 POLICY AND OTHER CONSIDERATIONS**

### Maidstone Borough Local Plan Review

(adopted March 2024 following first committee assessment of this application)

LPRSS1 (Spatial strategy)  
LPRSP9 (Development in countryside)  
LPRSP10 (Housing)  
LPRSP10(A) (Housing mix)  
LPRSP12 (Sustainable transport)  
LPRSP14(A) (Natural environment)  
LPRSP14(C) (Climate change)  
LPRSP15 (Principles of good design)  
LPRSP15 (Design)  
LPRHOU5 (Density)  
LPRTRA1 (Air quality)  
LPRTRA2 (Assessing transport impacts)  
LPRTRA4 (Parking)  
LPRQD1 (Sustainable design)  
LPRQD2 (External lighting)  
LPRQD4 (Design principles in countryside)  
LPRQD6 (Technical standards) and  
LPRQD7 (Private amenity space standards).

Supplementary Planning Documents

- Landscape Character Assessment (2012 amended July 2013) & Capacity Study

The National Planning Policy Framework (2023)

National Planning Practice Guidance (NPPG)

**3.0 APPRAISAL**

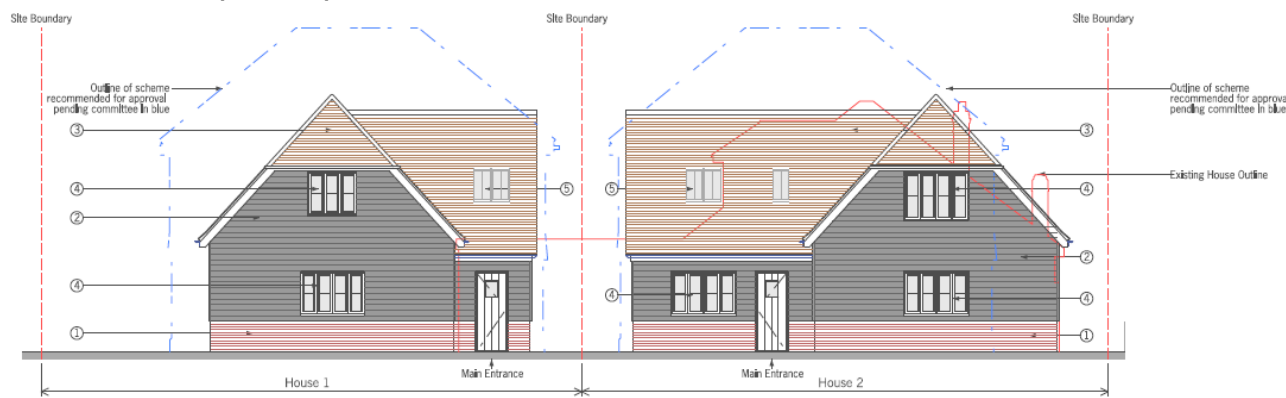
- 3.01 The committee in December 2023 resolved to defer a decision on the application for the following actions:
- a) Negotiate with the applicant regarding the architectural quality of the development and to retain the landscape character.
  - b) Seek a condition that retains cordwood from tree felling.
  - c) Amend condition 5 (biodiversity) to seek a biodiversity net gain of 20%; and#
  - d) Amend condition 6 (ecology) to remove the word 'not' from the first sentence, to read "*The development hereby approved shall only proceed (including site clearance), in accordance with the advice in the Preliminary Ecological Appraisal (Arbtech, May 2023)*".
- 3.02 These four points are considered in turn below.
- a) Negotiate with the applicant regarding the architectural quality of the development and to retain the landscape character.
- 3.03 The images on the next page of this report show the front elevation of the proposal considered by members in December 2023 and the revised front elevation. The outline of the earlier proposal is also shown in blue on the image of the current drawings.
- 3.04 The changes include a reduction in the height, bulk, and massing of the two proposed dwellings. The facing materials include facing brickwork, timber horizontal cladding, slate roof tiles, timber framed windows and doors and conservation rooflights. A planning (condition 14) seeks to retain these external materials. The application refers to slate roof tiles and condition 14 will specify that these are natural slate and will ask for details of the type of facing brickwork.
- 3.05 The design approach has moved away from the matching design of the two original properties. The revised approach provides two properties that still have a group appearance but each with individual characteristics. The scale and bulk of the original two storey buildings has been reduced by locating more of the first floor accommodation in the building roof space with a long sloping roof in a chalet design.
- 3.06 The revised layout also includes increasing the separation distance from the adjacent listed building to the east by a metre. The overall height of the proposed dwellings is similar to the existing house. The proposal will increase the building footprint by circa 20% (circa 163 square metres existing house to proposed houses circa 204 square metres).
- 3.07 The proposed site layout is provided on the following page of this report. The siting of the two proposed dwellings towards the rear of the site reflects the siting of the existing dwellings and the siting of the adjacent listed building. The applicant has used vehicle tracking information to ensure that the area of hardstanding is the minimum necessary for serving, circulation and manoeuvring purposes (NB: large area of tarmac adjacent to the neighbouring listed building is outside the application site).

3.08 The council's Conservation Officer has reviewed the revised drawings and has raised no objection advising that the new drawings "...are a much better scale and form".

Front elevation considered in December 2023



Front elevation (revised)



Proposed site layout (revised)



- 3.09 The proposal includes retained and new landscaping to the front Sutton Road boundary. The above layout plan shows new wildflower planting in various locations, hedgerows within the site and on the site boundaries and 10 new trees. Planning conditions are recommended to seek further details of this landscaping (condition 16) and to ensure that the landscaping is retained (condition 17).
- a) Seek a condition that retains cordwood from tree felling.
- 3.10 Condition 16 (landscaping) requires details of how cordwood will be retained and reused with full condition copied below.  
"Notwithstanding what is shown on the submitted plans, the development hereby approved shall not commence above ground level until a landscape scheme has been submitted to and approved in writing by the local planning authority. The scheme shall:
- a) be designed in accordance with the principles of the Council's landscape character guidance (Maidstone Landscape Character Assessment Supplement 2012).
- b) follow the detailed guidance on planting and maintenance as set out in the 'Maidstone Landscape Character Assessment Supplement 2012' - <https://localplan.maidstone.gov.uk/home/documents/attachments-master-evidence/landscape-character-assessment-2012/Maidstone-Landscape-Character-Assessment-2012-Supplement-September-2013.pdf>
- c) 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,
- d) provide details of new on-site planting in a planting specification (location, spacing, species, quantity, maturity). 7
- e) **includes measures setting how cordwood will be retained from tree felling and reused.**
- f) include a double staggered hedgerow along the frontage of the application site with approximately 45cm spacing with 30cm between rows and consisting of 70% Hawthorn or Blackthorn, 5% Dogwood, 10% Field Maple, 10% Hazel, 2.5% Holly and 2.5% Wayfaring Tree.
- g) provide landscape implementation details and timetable.
- h) provide a [10] year landscape management plan
- Reason: In the interests of landscape, visual impact, and amenity of the area and to ensure a satisfactory appearance to the development. The reason for the longer 10 year period is to mitigate the intensification of use of the site by strengthening the landscaping."
- b) Amend condition 5 (biodiversity) to seek a biodiversity net gain of 20%.
- 3.11 Following the initial committee assessment of the proposal, the applicant has submitted a biodiversity net gain report and metric. This metric demonstrates that the development is compliant with policy LPRSP14(A) and will achieve 20% BNG. Condition 5 has been amended to require the development to provide a minimum of 20% biodiversity net gain.
- 3.12 The submitted biodiversity net gain metric has been considered by KCC Ecology and they have confirmed that the information is acceptable with no concerns raised.
- c) Amend condition 6 (ecology) to remove the word 'not' from the first sentence, to read "The development hereby approved shall only proceed (including site clearance), in accordance with the advice in the Preliminary Ecological Appraisal (Arbtech, May 2023)".
- 3.13 Condition 6 has been amended as follows: "The development hereby approved shall ~~not~~ only proceed (including site clearance), in accordance with the advice in the Preliminary Ecological Appraisal (Arbtech, May 2023). Where no bats are found, all suitable features shall be removed by hand (soft-stripping). If bats or evidence of bats is found, works will stop while the site ecologist or Natural England are contacted for

advice. Works will not proceed until any required licensing has been put in place and mitigation has been approved. Reason: To protect the ecological value of the site.

### **Public Sector Equality Duty**

- 3.14 Due regard has been had to the Public Sector Equality Duty, as set out in Section 149 of the Equality Act 2010. It is considered that the application proposals would not undermine objectives of the Duty.

### **CIL**

- 3.15 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.

## **4.0 CONCLUSION**

- 4.01 Policy LPRSP9 (2) permits development in the countryside where it:
- does not result in "...*significant harm to the rural character and appearance of the area*".
  - accords with other policies in the plan.
- 4.02 Whilst adjacent (outside) the settlement boundary, the site is in a built up area. The proposal will not result in 'significant' harm to rural character and appearance and is therefore in accordance with point (a) of LPRSP9 as set out above.
- 4.03 Application involves demolition of existing dwelling and construction of two new dwellings. Demolition and rebuilding of a single dwelling in the countryside is permitted by adopted policy LPRHOU11 (subject to listed criteria).
- 4.04 The proposal would not result in the loss of any important view; it would not appear cramped, or harmfully at odds with the prevailing pattern of development in the locality. The proposal would not appear dominant or visually incongruous when viewed from any public vantage point. Whilst it is acknowledged that the proposal would be a departure from the Local Plan Review in that there is no exception policy to support an additional new house here, it has been determined that the development would not cause significant harm to the character and appearance of the area.
- 4.05 Proposal complies with policies LPRQD6 and LPRQD7 in terms of the standard of residential accommodation. Proposal complies with policies LPRSP14(B) and LPRENV1 in terms of the adjacent listed building.
- 4.06 In relation to parking and access, the proposal complies with policies LPRTR2 and LPRTR4. The design and appearance of the development (revised) complies with policies LPRSP15 and LPRQD4.
- 4.07 The proposal does not accord with LPRSP9 (b) and LPRHOU1(1a), in that there are no exception policies for a new dwelling in this location. However, in this instance the report sets out why the development would not cause significant harm to the character and appearance of the countryside.
- 4.08 The proposal is also acceptable in all other material planning respects. With reference to The Town and Country Planning Act 1990 and The Planning and Compulsory Purchase Act 2004 material considerations indicate that planning permission should be approved. On this basis, a recommendation to approve this planning application, subject to conditions, is therefore made.

**5.0 RECOMMENDATION - GRANT PLANNING PERMISSION subject to following conditions** with delegated powers to the Head of Planning and Development to be able to settle or amend any necessary planning conditions and/or informatives in line with the matters set out in the recommendation and as resolved by the Planning Committee:

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 be carried out in accordance with the following approved plans/documents:  
98-101 Rev P02 Existing Site Location Plan  
98-212 Rev P01 Existing Outbuildings Elevations  
98-200 Rev P01 Existing Site Plan  
98-201 Rev P01 Existing Ground Floor Plan  
98-202 Rev P01 Existing Ground Floor Plan  
98-203 Rev P01 Existing Roof Plan  
98-210 Rev P01 Existing Elevations  
98-211 Rev P01 Existing Elevations-Demolition  
22009\_00\_100\_PL1\_Proposed\_Site\_Plan.  
22009\_00\_200\_PL1\_Proposed\_Site\_Plan.  
22009\_00\_201\_PL2\_Proposed\_Ground\_Floor  
22009\_00\_202\_PL1\_Proposed\_First\_Floor.  
22009\_00\_204\_PL1\_Proposed\_Roof\_Plan.  
22009\_00\_210\_PL2\_Proposed\_Front\_Elevation.  
22009\_00\_211\_PL1\_Proposed\_Side\_Elevation  
22009\_00\_212\_PL1\_Proposed\_Rear\_Elevation.  
22009\_00\_213\_PL1\_Proposed\_Side\_Elevation.  
22009\_00\_500\_PL1\_Proposed\_Site\_Plan - Landscape\_Are  
Design and Access Statement  
Preliminary Ecological Appraisal and Roost Assessment  
Noise Impact Assessment Report  
Arbtech BNG Assessment  
BNG Metric  
Reason: To clarify which plans have been approved and in the interests of proper planning.

COMMENCEMENT

3. **Tree and hedgerow protection** The development hereby approved shall not commence (including site clearance), until tree and hedgerow protection in accordance with the current edition of BS 5837 have been installed on site. All trees and hedgerows to be retained must be protected by barriers and/or ground protection. No equipment, plant, machinery, or materials shall be brought onto the site prior to the erection of approved barriers and/or ground protection except to carry out pre commencement operations approved in writing by the local planning authority. Nothing shall be stored or placed, nor fires lit, within any of the protected areas. No alterations shall be made to the siting of barriers and/or ground protection, nor ground levels changed, nor excavations made within these areas without the written consent of the local planning authority. These measures shall be maintained until all equipment, machinery and surplus materials have been removed from the site.  
Reason: In the interests of landscape, visual impact, and amenity of the area and to ensure a satisfactory appearance to the development.

4. **Archaeology** 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 specification and timetable which has been submitted to and approved in writing by the Local Planning Authority.  
Reason: To ensure that features of archaeological interest are properly examined and recorded.
5. **Ecological Design and Management Plan** The development hereby approved shall not commence until an Ecological Design and Management Plan (EDMP) has been submitted to and approved in writing by the local planning authority. The EDMP will include the following:
  - a) Details of native species planting/management to be undertaken to achieve a minimum 20% biodiversity net gain. Proposals for net gain will be evidenced through use of the latest version of the Defra/Natural England Biodiversity Metric and an updated Soft Landscaping Plan. Where 20% net gain cannot be achieved within the site, evidence of an agreement with an offsite provider will be included.
  - b) Details (location, type and number) of habitat enhancement measures for protected and priority species as detailed within Table 7 of the Preliminary Ecological Appraisal report (Arbtech, September 2023), to include integral and tree-mounted bird and bat boxes, refugia for invertebrates, amphibians and reptiles, and shelter/connectivity features for hedgehog. Boxes for breeding birds will be targeted at S41 priority species / red/amber listed species. Boxes included for wildlife will be Woodstone/woodcrete to ensure durability.
  - c) A precautionary mitigation strategy based on an updated ecological assessment, the information detailed within the Preliminary Ecological Appraisal (PEA), Arbtech May 23, Reptile Survey report, Arbtech Sept 23, and Bat emergence and re-entry survey (BERS) Arbtech Oct 23.
  - d) An outline management schedule and details of persons responsible, including covenant information where required.All measures will be implemented in accordance with the approved details prior to first occupation of either of the approved dwellings and all habitats/features shall be retained in that manner thereafter.  
Reason: In the interests of ensuring measurable net gains to biodiversity and in accordance with the National Planning Policy Framework (NPPF) 2023.
6. **Preliminary Ecological Appraisal** The development hereby approved shall only proceed (including site clearance), in accordance with the advice in the Preliminary Ecological Appraisal (Arbtech, May 2023). Where no bats are found, all suitable features shall be removed by hand (soft-stripping). If bats or evidence of bats is found, works will stop while the site ecologist or Natural England are contacted for advice. Works will not proceed until any required licensing has been put in place and mitigation has been approved.  
Reason: To protect the ecological value of the site.
7. **Construction phase wildlife protection** The development hereby approved shall not commence (including site clearance), until the following precautionary measures have been implemented to avoid capture of reptiles, amphibians, badger and hedgehog and construction work shall only proceed in accordance with these measures that will be in accordance with Table 7 of the Preliminary Ecological Appraisal and Table 3 of the Reptile Survey report (Arbtech, May and September 2023), the measures include:
  - a) Continued regular vegetation management to avoid areas becoming more suitable for reptiles.



- b) Backfilling of trenches and other excavations before nightfall, or a ramp left to allow any animals to easily exit.
- c) Checking of all excavations and trenches each morning throughout the construction period and prior to infilling.
- d) All temporarily stored building materials (that might act as temporary resting places) will be kept isolated from boundary vegetation and raised off the ground, e.g. on pallets.

Reason: To protect the ecological value of the site.

8. **Removal of two trees and bats** A precautionary approach will be followed for the removal of two trees with Low suitability for roosting bats, in accordance with Section 5 of the UK Bat Mitigation Guidelines (Reason and Wray, 2023) and Table 7 of the Preliminary Ecological Appraisal (Arbtech, May 2023). Removal of ivy will be undertaken in accordance with the Breeding Bird Informativ. Should evidence of bats be identified, further surveys and/or any mitigation required (including appropriate licensing) will need to be completed prior to removal of the relevant tree/s.

Reason: To protect the ecological value of the site.

9. **Tree felling/vegetation clearance works.** No tree felling/vegetation clearance works, or other works that may affect nesting birds, shall take place between 1 March and 31 August inclusive. If works are required to be carried out during the nesting period, a prior survey to establish the absence/presence of nesting birds should be undertaken by an appropriately qualified ecologist. A report of the assessment, together with proposals for any required mitigation/ compensation shall be submitted to and approved in writing by the local planning authority prior to any works being undertaken. Thereafter, the works shall be carried out in accordance with any necessary mitigation/ compensation measures.

Reason: In the interest of biodiversity and habitat management.

10. **Finished floor levels** No development shall take place until details of the proposed finished floor levels of the two dwellings and existing site levels shown at 0.5m contour intervals have been submitted to and approved in writing by the Local Planning Authority. The proposed finished floor levels of the two dwellings shall be as close to existing site levels as feasible with land raising and retaining structures being avoided where possible. Where any land raising or retaining structures are required, they must be clearly justified and kept to the minimum height necessary. The development shall be completed strictly in accordance with the approved details.

Reason: Details are required prior to the commencement of development to ensure ground levels are properly recorded and in order to secure a satisfactory form of development having regard to topography of site.

11. **boundary treatments** The development hereby approved shall not commence above slab level 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 relevant dwelling and shall be retained and maintained as such thereafter.

Reason: In the interests of landscape, visual impact, and amenity of the area; and to safeguard the enjoyment of their properties by existing and prospective occupiers.

#### INFORMATION

12. **External lighting** Any external lighting installed on the site (whether permanent or temporary) shall be in accordance with details that have previously been submitted to and approved in writing by the Local Planning Authority. The submitted details shall:

- a) be in accordance with the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Lighting, GN01, dated 2021 (and any subsequent revisions) with reference to environmental zone E1.
- b) be in accordance with the Bat Conservation Trust's 'Guidance Note 8 Bats and Artificial Lighting'.
- c) include a layout plan with beam orientation.
- d) include measures to ensure existing woodland and tree lines, and proposed areas of tree-planting, are maintained as dark corridors.
- e) provide a schedule of light equipment proposed (luminaire type; mounting height; aiming angles and luminaire profiles).
- f) provide an ISO lux plan showing light spill.

The scheme of lighting shall be installed, maintained, and operated thereafter in accordance with the approved scheme.

Reason: To safeguard residential amenity, wildlife and to protect dark skies and prevent undue light pollution, in accordance with the maintenance of the character and quality of the countryside.

13. **Permitted development rights** 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, AA, B, C, D, E and F to that Order shall be carried out to the new dwelling hereby approved without first obtaining the permission of the Local Planning Authority.

Reason: To safeguard the character and appearance of the development and the enjoyment of their properties by prospective occupiers.

#### ABOVE GROUND LEVEL

14. **Facing materials** No development shall take place above ground level until written details and samples of the materials to be used in the construction of the external surfaces of the two dwellings and external hard surfaces have been submitted to and approved in writing by the local planning authority. The materials shall include the following:

- a) Natural timber framed windows and doors
- b) Details of the facing brickwork
- c) Natural timber horizontal cladding
- d) Natural slate roof
- e) conservation rooflights.

The development shall be constructed using the approved materials, implemented prior to first occupation of the approved dwellings, and shall be maintained as such thereafter.

Reason: To ensure a high-quality development

15. **10% on-site renewable** No development shall take place above ground level until details of how decentralised and renewable or low-carbon sources of energy will be incorporated into the development hereby approved, have been submitted to and approved in writing by the local planning authority. The decentralised and renewable or low-carbon sources of energy shall provide at least 10% of the total annual energy requirements of the development and shall include measures for battery energy storage unless demonstrated with evidence that this would be unfeasible the approved details, shall be installed prior to first occupation of the relevant approved dwelling and retained and maintained as such thereafter.

Reason: To ensure an energy efficient form of development.

16. **preliminary ecological appraisal** No development shall take place above ground level until *a detailed plan(s) showing how the development will enhance biodiversity as outlined in section 4.2 of the preliminary ecological appraisal, Arbtech, May 23, and a timetable for implementation has been submitted to, and approved in writing by, the local planning authority. This will include a detailed*

*plan, integrated wildlife features with detail on ownership and responsibilities for management The approved measures will be implemented in accordance with the agreed timetable and maintained and retained thereafter. Reason: To protect the ecological value of the site.*

17. **Landscaping details** Notwithstanding what is shown on the submitted plans, the development hereby approved shall not commence above ground level until a landscape scheme has been submitted to and approved in writing by the local planning authority. The scheme shall:
- i) be designed in accordance with the principles of the Council's landscape character guidance (Maidstone Landscape Character Assessment Supplement 2012).
  - j) follow the detailed guidance on planting and maintenance as set out in the 'Maidstone Landscape Character Assessment Supplement 2012' - <https://localplan.maidstone.gov.uk/home/documents/attachments-master-evidence/landscape-character-assessment-2012/Maidstone-Landscape-Character-Assessment-2012-Supplement-September-2013.pdf>
  - k) 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,
  - l) provide details of new on-site planting in a planting specification (location, spacing, species, quantity, maturity). 7
  - m) includes measures setting how cordwood will be retained from tree felling and reused.
  - n) include a double staggered hedgerow along the frontage of the application site with approximately 45cm spacing with 30cm between rows and consisting of 70% Hawthorn or Blackthorn, 5% Dogwood, 10% Field Maple, 10% Hazel, 2.5% Holly and 2.5% Wayfaring Tree.
  - o) provide landscape implementation details and timetable.
  - p) provide a [10] year landscape management plan
- Reason: In the interests of landscape, visual impact, and amenity of the area and to ensure a satisfactory appearance to the development. The reason for the longer 10 year period is to mitigate the intensification of use of the site by strengthening the landscaping

18. **Landscaping implementation** All planting, seeding and turfing specified in the approved landscape details associated with individual dwellings (including private gardens) shall be completed by the end of the first planting season (October to February) following first occupation of the individual dwelling hereby approved. All planting, seeding, and turfing specified in the approved landscape details associated with communal or shared areas or areas outside individual plots shall be completed by the end of the first planting season (October to February) following occupation of the final dwelling. Any seeding or turfing which fails to establish or any trees or plants which, within ten years from the first occupation of a property, are removed, 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.
- Reason: In the interests of landscape, visual impact, and amenity of the area and to ensure a satisfactory appearance to the development.

#### FIRST OCCUPATION

19. **Parking and turning areas** Prior to first occupation of the dwellings hereby approved, the approved details of the parking and turning areas shall be completed. The approved parking and turning areas 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.

20. **Foul and surface water drainage** Prior to first occupation of the relevant dwellings hereby permitted foul and surface water drainage for the site and measures for the future servicing and maintenance of this drainage shall be in place that are in accordance with details that have previously been submitted to and approved in writing by the Local Planning Authority, with the approved measures maintained thereafter.

Reason: To ensure that adequate drainage is provided for the development and reduce the potential for flooding, protect the water environment and prevent contamination of the land.

21. **Bins and Bikes** Prior to the first occupation of the relevant dwelling hereby approved, the following facilities shall be in place that are in accordance with details that have previously been submitted to and approved in writing by the local planning authority:

- a) the storage and screening of refuse bins,
- b) the collection of refuse bins, and
- c) secure bicycle storage shown on the submitted plans.

These facilities shall thereafter be retained and maintained in accordance with the approved details.

Reason: In the interests of amenity, to promote sustainable travel choices and the reduction of CO2 emissions.

22. **Access surface** Prior to first occupation of the relevant dwellings hereby permitted the following shall be in place with these details retained for the lifetime of the development:

- a) Use of a bound surface for the first 5 metres of the access from the edge of the highway.
- b) The visibility splays shown on the submitted plans with no obstructions over 1.05 metres above carriageway level within the splays.

Reason: In the interest of highway safety.

23. **Water efficiency** The dwellings hereby approved shall meet the higher level of water efficiency of 110 litres per person, per day as set out under the building regulations Part G2 or any superseding standard. The dwellings shall not be occupied unless this standard has been met and it shall be maintained as such thereafter.

Reason: To ensure a sustainable form of development, identified water shortage and in accordance with policy LPRQD1 of the Local Plan Review.

24. **Accessible and adaptable dwellings** The dwellings hereby approved shall meet the accessible and adaptable dwellings building regulations Part M4(2) standard or any superseding standard. The dwellings shall not be occupied unless this standard has been met and it shall be maintained as such thereafter.

Reason: To ensure the development is in accordance with local and national policy and meets acceptable standards of accessible and adaptable dwellings in accordance with policy LPRQD6 of the Local Plan Review.

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