

**REPORT SUMMARY**

<b>REFERENCE NO:</b> 23/503671/FULL		
<b>APPLICATION PROPOSAL:</b> Demolition of the existing house and outbuilding. Erection of 2no. dwellings including extension of existing crossover and associated parking.		
<b>ADDRESS:</b> Montrose Sutton Road Langley Maidstone Kent ME17 3ND		
<b>RECOMMENDATION: GRANT PLANNING PERMISSION</b> – subject to the planning conditions set out in Section 8 of this report.		
<b>SUMMARY OF REASONS FOR RECOMMENDATION:</b> <ul style="list-style-type: none"> <li>• Although outside a settlement, the site is immediately adjacent to the boundary and next to a housing allocation site.</li> <li>• The site is in a sustainable location.</li> <li>• Whilst 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>		
<b>REASON FOR REFERRAL TO COMMITTEE:</b> The site lies adjacent to but outside a settlement and is therefore a departure from the plan.		
<b>WARD:</b> Sutton Valence And Langley	<b>PARISH COUNCIL:</b> Langley	<b>APPLICANT:</b> Michael Laurence Ltd  <b>AGENT:</b> SF Planning Limited
<b>CASE OFFICER:</b> Joanna Russell	<b>VALIDATION DATE:</b> 14/08/23	<b>DECISION DUE DATE:</b> 21/12/23
<b>ADVERTISED AS A DEPARTURE:</b> Yes		

**Relevant planning history**

Adjacent site (Land south of Sutton Road)

Local Plan allocated housing site policy H1 (10) allocated for development of approximately 800 dwellings at an average density of 24 dwellings per hectare.

Site layout plan for 15/509015/OUT



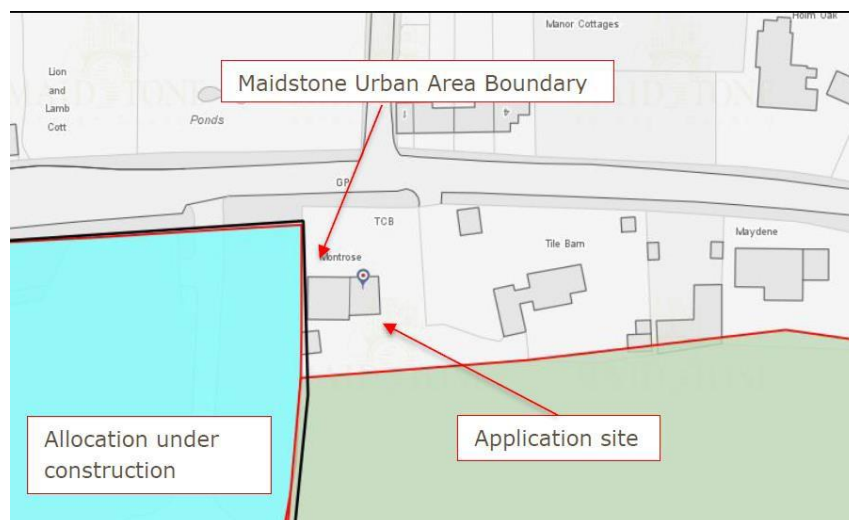
15/509015/OUT - Outline application for residential development(indicative quantity of 800 dwellings), together with non-residential uses (including potentially A1 (retail), A3 (sale of food and drink on the premises e.g. restaurant), A4 (public house), D1(a) (medical use), D1(b) (creche/day centre/day nursery), or B1 (office), up to 0.4 ha of land reserved for C2 (residential care), the reservation of 2.1 ha of land for primary education (use class D1), public open space in the form of natural green space, allotments, play facilities and informal open space together with landscaping, parking, footpath and cycle links and the necessary servicing, drainage and the provision of necessary utilities infrastructure, with all matters reserved for future consideration with the exception of access (Amended proposal). Approved 18.04.2018.

## **MAIN REPORT**

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

- 1.01 For the purposes of the local plan, the site sits within the open countryside but immediately adjacent to the defined urban boundary of Maidstone and allocated housing site H1 (10).
- 1.02 The adjacent property, Tile Barn is grade II listed. The site is in Farleigh Greensand Fruit Belt (Langley Park Farm) Landscape Character Area (Area 27-15). A public right of way (KH369) runs adjacent to western boundary of site. The site is in Flood Zone 1.

#### Site relationship to urban boundary and adjacent housing site allocation



### **2. PROPOSAL**

- 2.01 Permission is sought for demolition of the existing building and the construction of two new dwellings, utilising the existing vehicular access to the site.

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

Maidstone Borough Local Plan (2011-2031):

- SS1 Maidstone borough spatial strategy
- SP17 Countryside
- SP18 Historic environment
- DM1 Principles of good design
- DM3 Natural environment
- DM4 Development affecting designated and non-designated heritage assets

DM6 Air Quality  
DM8 External lighting  
DM11 Residential garden land  
DM21 Assessing the transport impacts of development.  
DM23 Parking standards  
DM30 Design principles in the countryside

Emerging Draft Policy: Maidstone Draft Local Plan:

The Regulation 22 Local Plan Review (LPR) submission comprises the draft plan for submission (Regulation 19) dated October 2023, the representations and proposed main modifications. It is therefore a material consideration and attracts some weight. The LPR has been through Stage 1 and 2 Hearings and the main modifications the Inspector considers are required to make it sound are out to public consultation, so it is at an advanced stage. However, responses to the consultation need to be considered by the Inspector along with him producing his Final Report so the LPR is considered to attract moderate weight at the current time.

The relevant policies in the Maidstone Draft Local Plan are as follows:

LPRSS1– Maidstone Borough Spatial Strategy  
LPRSP9 – Development in the Countryside  
LPRSP15 – Principles of Good Design  
LPRQ & D4 – Design principles in the Countryside  
LPRTRA4 – Parking

Supplementary Planning Documents

Ministry of Housing, Communities and Local Government: National Design Guide.  
Government’s Technical Housing Standards: Nationally Described Space Standards (March 2015).  
Maidstone Landscape Character Assessment

The National Planning Policy Framework -NPPF (2023)

National Planning Policy Guidelines (NPPG).

**4. LOCAL REPRESENTATIONS**

**Langley Parish Council**

4.01 No objection

**Neighbours**

4.02 No response

**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)*

**KCC Archaeology**

5.01 No objection subject to a condition.

**KCC Public Rights of Way Officer**

5.02 No objection

**Maidstone Landscape Officer**

5.03 No objection.

**KCC Highways**

- 5.04 In response to the provision of additional information, no objection subject to a condition.

**KCC Ecology**

- 5.05 No objection.

**6. APPRAISAL**

- 6.01 The key issues are:
- Countryside location and policy SP17
  - Landscape and visual impact on the countryside
  - Visual and heritage impact
  - Amenity impact
  - Highways and parking
  - Biodiversity

**Countryside location and policy SP17**

- 6.02 The application site is in the countryside and the starting point for assessing all applications in the countryside is Local Plan policy SP17. Policy SP17 states that development proposals in the countryside will only be permitted where:
- a) there is no harm to local character and appearance, and
- b) they accord with other Local Plan policies
- 6.03 Policy SP17 does not specify an acceptable level of harm to local character and appearance and all proposals in the countryside are likely to result in some degree of harm. In this context all development outside the designated settlements does not accord with this part of SP17.
- 6.04 In certain circumstances where there is locational need for development (equestrian, rural worker dwelling agricultural buildings etc) other Local Plan policies permit development in the countryside subject to listed criteria. If development accords with one of these other Local Plan policies, this compliance generally outweighs the harm caused to character and appearance with a proposal found in accordance with policy SP17 overall. In this case, there are no other policies in the Local Plan that would permit new dwellings in this location.
- 6.05 The National Planning Policy Framework (NPPF) highlights that the planning system is plan-led. The NPPF reiterates The Town and Country Planning Act 1990 and The Planning and Compulsory Purchase Act 2004, which require by law that planning applications "*must be determined in accordance with the development plan, unless material considerations indicate otherwise*".
- 6.06 To this extent and in principle, the proposal would conflict with policy SP17 of the Local Plan in so far as it seeks to resist development outside defined settlement boundaries and to protect the countryside. This report will consider whether there are material considerations that justify granting of planning permission contrary to the Local Plan.

**Landscape and visual impact on the countryside**

- 6.07 The NPPF states that 'the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.'

- 6.08 Local Plan policies DM1 and DM30 promote high quality design. Development is encouraged which accords with the countryside in terms of bulk, scale, massing, visual amenity, and landscape character.
- 6.09 The Maidstone Landscape Character Assessment (2012 amended 2013) identifies the application site as falling within the Farleigh Greensand Fruit Belt (Langley Park Farm) Landscape Character Area. The landscape guidelines for this area are to 'improve and reinforce'.
- 6.10 The application site is a relatively large residential plot currently occupied by a chalet-style bungalow with an unattractive extension and some low-key outbuildings. The site has vehicle access on to Sutton Road. The site is relatively well screened by well-established landscaping. The surrounding area is a mix of properties of differing scale, age, and plot size.
- 6.11 While the application site is outside a designated settlement, the site does not sit within an open landscape enclosed to the front by a busy road, and to either side by residential development. The site itself is of a domestic and developed appearance. The site does not contribute to a wider landscape character. Once the adjacent housing allocation site has been completed, the application site will have a largely suburban appearance, albeit in a transitional manner from the higher density housing allocation towards the east.
- 6.12 The proposed development will result in the addition of one extra house, with the two dwellings located on a similar footprint to the existing dwelling. The proposed dwellings are set back from the front boundary with hard surfacing kept to a minimum to allow for parking and manoeuvring. Landscaping is shown to all sides of the site to provide a green buffer. Although the proposal results in a greater level of built form on the site, given its context and backdrop, this is found to be acceptable in this location.
- 6.13 The site does not fall within any of the recognised characterises of value as identified in the Landscape Character Assessment, with minimal rural character. The site currently appears as part of linear development along the road, and the proposal would maintain this appearance and character.
- 6.14 It is recommended that a planning condition is used to secure provision of side and front boundary planting. This planting would help to soften the appearance of the site from the busy road and minimise the visual change from the current situation.
- 6.15 In summary, the proposal is for the replacement of the existing dwelling with two new dwellings set back from the frontage. The two dwellings sit on a similar footprint to the existing building which allows sufficient space at the front of this domesticated site for parking and landscaping. It is a material consideration that the land to the west has outline permission for houses as illustrated above and that the site is adjacent to the settlement boundary.
- 6.16 Policy SP17 states that development proposals in the countryside will only be permitted where there is no harm to local character and appearance. The current application will result in harm to local character and appearance, however as set out in this section of the report the level of harm has been found to be minimal for the reasons outlined. This identified level of harm needs to be balanced against the other material planning considerations considered in this report.

### **Heritage**

- 6.17 The site is adjacent to a Grade II listed property known as Tile Barn. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty upon decision makers to have special regard to the desirability of preserving the setting of a listed building.
- 6.18 The NPPF states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal including their setting and take this assessment into account when considering the impact of a proposal. The NPPF also requires that when considering the impact of a proposal on a heritage asset, the Council should first consider whether the development has sought to minimise any impacts through its design, before considering what the residual level of harm may be. These requirements are echoed by Policies SP18 and DM4 of the Local Plan.
- 6.19 The two proposed dwellings are two storeys, and their design responds to the adjacent grade II listed building. The ground floor of the buildings is shown as facing brick on a plinth, with the upper floor finished in tiles.
- 6.20 The proposed roof form responds to the neighbouring building and the two-front hipped roofs above the bay windows replicate the roof to the rear of Tile Barn. The proposed facing materials also sympathetic to the neighbouring listed building. A detailed landscaping scheme has been provided which demonstrates that the overall appearance of the site will be enhanced when compared to its existing condition.
- 6.21 In response to initial concerns about landscaping, alterations have been made to show less hardstanding and more soft landscaping and the Maidstone Landscape Officer is now supportive of the application.
- 6.22 The proposal would result in a high quality development that would accord with the evolving character of the locality and would retain the spatial quality of the plot. The proposal would cause no harm to the adjacent designated heritage asset. The proposal would therefore accord with local plan policies DM1, DM30, SP18 and DM4 and the NPPF in this regard.

### **Sustainability of location**

- 6.23 Local Plan Policy SS1 relates to the provision of the Borough's housing supply. It demonstrates that local housing targets can be met from within the existing settlements and on sites with the least constraints on the edge of settlements. It describes the most sustainable locations for the provision for new housing within the urban area of Maidstone, with Rural Service Centres as the secondary focus.
- 6.24 For the purposes of the Local Plan the proposal site is in the countryside, and therefore last in the hierarchy for new residential development. However, in this instance, the site is immediately adjacent to the defined urban boundary, with new housing being built adjacent to the proposal site, clearly changing the character of the area as illustrated above.
- 6.25 The proposal site is in a sustainable location adjacent to the urban area and the services provided by it and the adjacent housing allocation. The site is within walking distance of bus stops that serve frequent public transport services in and out of Maidstone. The site is also in relatively close proximity of a supermarket and public house, some 800m to the west, that are accessible by way of footpaths.

- 6.26 On this basis, given the sustainability of the location and that the proposal will not result in harm to the character and appearance of the area, the proposal is acceptable in terms of the location.

### **Residential amenity**

- 6.27 Local Plan policy DM 1 states that proposals will be permitted where they respect the amenities of occupiers of neighbouring properties. Development should not result in, excessive noise, vibration, odour, air pollution, activity or vehicular movements, overlooking or visual intrusion. Built form should not result in an unacceptable loss of privacy or light enjoyed by the occupiers of nearby properties.
- 6.28 The new dwellings are located a sufficient distance from adjoining occupiers that there would be no loss of privacy or daylight. This separation distance also ensures that there would be no overbearing impact.
- 6.29 The proposed floorplans submitted accord with the nationally described space standards. The plans demonstrate that there is sufficient land around the buildings to provide a good level of outdoor space for occupants. A noise impact assessment has been submitted which demonstrates that future occupants will benefit from an acceptable living environment.
- 6.30 It is concluded that the proposal will not have a detrimental impact on neighbouring occupiers and will provide acceptable living accommodation for future occupiers of the dwellings.

### **Highways and parking**

- 6.31 Local Plan policy DM 1 states that proposals should safely accommodate the vehicular and pedestrian movement generated by the proposal on the local highway network and through the site access. Local Plan policy DM21 seeks to ensure that the vehicle trips generated by a use can be adequately accommodated on the road network.
- 6.32 A transport technical note has been submitted with the application which concludes that the proposal is not expected to result in any negative impact upon the local highway network. No change is proposed to the site's vehicular access. The proposal would only result in a small increase in traffic in the context of the adjacent development on the allocated site.
- 6.33 In terms of parking provision, Local Plan policy DM23 advises that a minimum of two independently accessible parking spaces should be provided for 4+ bedroom houses. The submitted plans show 3 spaces for each dwelling and there is sufficient space for maneuvering within the site with one electric charging point per dwelling.
- 6.34 Paragraph 11 of the NPPF is clear that 'development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe'. The impact of two dwellings, is not sufficient to conclude that there would be a severe highways impact or an unacceptable impact on highway safety, or to justify refusal on this ground. On this basis, the highways and impact and parking provision are acceptable.

### **Biodiversity**

- 6.35 Local Plan policy DM3 states: 'To enable Maidstone borough to retain a high quality of living and to be able to respond to the effects of climate change, developers will ensure that new development protects and enhances the natural environment...where appropriate development proposals will be expected to appraise the value of the borough's natural environment through the provision of...an ecological evaluation of development sites...to take full account of the biodiversity present, including the potential for the retention and provision of native plant species'.

- 6.36 In support of the planning application the applicant has provided an ecological appraisal. In response to initial comments from KCC ecology, further information regarding biodiversity impact has been submitted by the applicant. The KCC Ecology team have assessed this information and advised that they are satisfied with the conclusions subject to conditions set out at the end of this report.

### **Public Sector Equality Duty**

- 6.37 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**

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

## **7 CONCLUSION**

- 7.01 The proposal is acceptable in relation to the minimal level of harm that will be caused to the character and appearance of this area.
- 7.02 Proposal is acceptable in relation to neighbour amenity and the access and parking arrangements are all acceptable.
- 7.03 Whilst 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.

## **8.0 RECOMMENDATION**

### **GRANT PLANNING PERMISSION subject to the following conditions**

with delegated powers to the Head of Planning and Development to be able to settle or amend any necessary planning conditions 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 permitted shall be carried out in accordance with the following approved plans:  
00-200 Rev P05 Proposed site plan  
SF1374-11 Rev E Hard and soft landscaping proposals  
00-210 Rev P02 Proposed front elevation  
00-201 Rev P02 Proposed ground floor plan  
00-202 Rev P02 Proposed first floor plan  
00-203 Rev P02 Proposed second floor plan  
00-204 Rev P02 Proposed roof plan



00-211 Rev P01 Proposed side elevation  
00-212 Rev P01 Proposed rear elevation  
00-213 Rev P01 Proposed side elevation  
Noise Impact Assessment  
Preliminary Ecological Appraisal  
Reptile survey  
Bat emergence survey  
Transport technical Note  
Heritage Assessment  
Reason: To clarify which plans have been approved.

- (3) 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 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) 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) 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 1% 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 1% 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) 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 paragraphs 174 and 180 of the National Planning Policy Framework (NPPF) 2023.

- (6) 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.
- (7) 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) 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 Informative. 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) No tree felling/vegetation clearance works, or other works that may affect nesting birds, shall take place between 1 March and 31 August inclusive. In the event that 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) 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.

- (11) The construction and external facing and surfacing materials to be used in the development hereby approved shall be as indicated on the approved plans. Reason: To ensure a satisfactory appearance to the development.
- (12) Prior to first occupation of the relevant dwellings hereby approved, the approved details of the parking/turning areas shall be completed 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.
- (13) 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.
- (14) No development above floor slab level shall take place until details of how decentralised and renewable or low-carbon sources of energy will be incorporated into the development hereby approved to provide at least 10% of total annual energy requirements of the development, have been submitted to and approved in writing by the local planning authority. The approved details shall be installed prior to first occupation of the approved dwelling and maintained thereafter. Reason: To ensure an energy efficient form of development.
- (15) 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).
  - (e) 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.

(f) provide landscape implementation details and timetable.

(g) 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

- (16) 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.
- (17) 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.
- (18) Prior to the first occupation of the dwelling hereby approved, the facilities for (a) the storage and screening of refuse bins, and (b) the collection of refuse bins, and (c) secure bicycle storage shown on the submitted plans shall be in place. These details will be maintained as such thereafter. Reason: In the interests of amenity, to promote sustainable travel choices and the reduction of CO2 emissions.
- (19) 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 1.05metres above carriageway level within the splays.
- Reason: In the interest of highway safety.

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