

## REPORT SUMMARY

<b>REFERENCE NO - 16/506648/HYBRID</b>			
<b>APPLICATION PROPOSAL</b>			
Hybrid application for detailed planning permission for a residential development of 70 dwellings comprising of 2, 3 and 4 bedroom two storey terraced, semi-detached and detached houses and 4 No. 1 bedroom units together with outline planning permission for a two storey medical centre with all matters reserved for future consideration.			
<b>ADDRESS</b> Land South Of Heath Road, Coxheath, Kent, ME17 4PB			
<b>RECOMMENDATION – DELEGATED POWERS TO GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS AND COMPLETION OF LEGAL AGREEMENT</b>			
<b>SUMMARY OF REASONS FOR RECOMMENDATION</b>			
The proposed development does not conform with policy ENV28 of the Maidstone Borough-wide Local plan 2000 in that this policy does not allow for residential development outside of settlement boundaries, or existing and emerging affordable housing policies in that it does not provide 40% provision. However, the site falls within the new settlement boundary of Coxheath and is allocated in the draft Maidstone Local Plan, an allocation considered to hold substantial weight. The development is at a sustainable location and is not considered to result in any unacceptable harm in accordance with the emerging Local Plan and the National Planning Policy Framework. The benefits from securing the land to the CCG to provide much needed medical facilities are considered to outweigh the slightly lower affordable housing provision, lack of on-site open space, and lack of some other contributions. This is sufficient grounds to depart from the Local Plan (2000) and existing and emerging affordable housing policies.			
<b>REASON FOR REFERRAL TO COMMITTEE</b>			
<ul style="list-style-type: none"> <li>• Departure from the Development Plan</li> </ul>			
<b>WARD</b> Coxheath and Hunton	<b>PARISH COUNCIL</b> Coxheath	<b>APPLICANT</b> Persimmon Homes SE Ltd	
<b>DECISION DUE DATE</b> 12/12/16	<b>PUBLICITY EXPIRY DATE</b> 06/07/17	<b>OFFICER SITE VISIT DATE</b> 11/07/17	
<b>RELEVANT PLANNING HISTORY</b>			
<b>App No</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date</b>
14/0566	Outline application for a mixed use development comprising up to 72 dwellings, up to 43 extra care apartments and provision of land for open space/community use with associated access and parking with access considered at this stage and all other matters reserved for future consideration.	APPROVED	26/08/15

## MAIN REPORT

### 1.0 DESCRIPTION OF SITE

1.01 The site comprises agricultural land associated with Clockhouse Farm, on the south side of Heath Road in Coxheath with an area of approximately 2 hectares. The site is outside but immediately adjoins the settlement boundary of Coxheath village in the

adopted Local Plan (2000), which runs along the west and north boundaries of the site. Within the new Local Plan, the settlement boundary is enlarged over the application site with an allocation for a mixed use development of 72 dwellings and 43 bed care home under policy H1(62). The application site covers the western majority of this allocation but an eastern and southwestern section is excluded.

- 1.02 The site is L-shaped and on the north boundary fronts onto Heath Road, opposite houses and the cul-de-sac Georgian Drive. There is an established deciduous hedge along this boundary. The east boundary is straight and follows an existing hedge line with an open field beyond. The south boundary is straight and partly follows the boundary with farm accesses, buildings and storage areas. The west boundary is largely straight and follows the line of rear gardens of houses on 'Duke of York Way' and 'Clock House Rise' and where there is an established hedge. In the northwest corner the boundary forms a right angle where it runs around the dwelling 'The Rectory' and the 'Orchard Medical Centre' and here there is also hedging.
- 1.03 The site is located within the countryside for Development Plan purposes and falls within the low weald Special Landscape Area a designation which will not be taken forward in the new Local Plan. The Grade II listed dwelling, 'Clock House' is located just over 90m to the southeast between a complex of farm buildings.

## **2.0 PROPOSAL**

- 2.01 The application is a 'hybrid' application meaning a combination of a detailed and outline application. Detailed permission is sought for 72 houses on the majority of the site and outline planning permission is sought for a two storey medical centre (with all matters reserved for future consideration). This means the full details/plans of the housing development are being considered but only the principle of a medical centre, where the specific details would be considered at a later date.
- 2.02 Detailed Part - For the housing, access would be taken off Heath Road and the 2 storey houses would be arranged around a rectangular road with a central block. There would be a mixture of detached, semi-detached, and terraced houses. More detail on the design will be discussed below in the assessment.
- 2.03 Outline Part - For the outline element, this seeks permission for a 2 storey medical centre within an L-shaped parcel of land in the northwest corner of the site. As outlined above, specific details are not being considered at this stage. This land would be given to the West Kent Clinical Commissioning Group (CCG) (NHS body responsible for the planning and commissioning of health care services for their local area) at no cost so it can be developed for that purpose. The CCG has confirmed they are committed to providing a much needed medical facility on this part of the site, and this will be discussed below.

## **3.0 BACKGROUND**

- 3.01 There is an extant outline permission which covers the larger allocation site for a mixed use development comprising up to 72 dwellings and up to 43 extra care apartments around which the draft Local Plan policy is based. This expires on 26<sup>th</sup> August this year.

## **4.0 POLICY AND OTHER CONSIDERATIONS**

**Maidstone Borough-Wide Local Plan 2000:** ENV6, ENV28, ENV34, T13, T21, T23, CF1

**MBC Affordable Housing DPD (2006)**

**MBC Open Space DPD (2006)**

**Draft Maidstone Local Plan (2011-2031):** SS1, SP11, SP13, H1, H1(62), DM1, DM2, DM3, DM5, DM7, DM11, DM12, DM13, DM22, DM24, DM25, DM27, ID1

**Kent Minerals & Waste Local Plan:** DM7

**The National Planning Policy Framework (NPPF)**

**National Planning Practice Guidance (NPPG)**

**Draft Coxheath Neighbourhood Plan**

## **5.0 LOCAL REPRESENTATIONS**

5.01 **Local Residents:** 17 representations received from local residents raising the following (summarised) issues:

- Pressure on infrastructure
- Air quality
- Increased traffic
- Highway safety
- Noise
- Wildlife
- Flooding
- Loss of views
- Loss of privacy
- Loss of light
- Dust & pollution
- Loss of village character
- Loss of farmland
- Traffic calming for Hunton Primary school should be provided

5.02 **Greensand Health Centre:** Support a medical facility being provided.

5.03 **Orchard Medical Centre:** Support a medical facility being provided.

## **6.0 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)*

6.01 **Coxheath Parish Council:** Raise no objections and have the following (summarised points):

- Medical centre is urgent.
- Affordable housing should be designated as local needs affordable housing.
- Some concerns over safety of access.
- Increase landscaping and retain hedgerows or replace if changes have to be incorporated at the access point.
- Village should be given adequate warning of road closures and/or traffic disruptions.
- It would be useful to have potential timescales or phasing of housing construction.
- Construction traffic should access site from east and parking catered for on the site.
- Would wish to see the small area at the south east corner of the site designated as public green open space and possibly established as a children's play area.

- 6.02 **MBC Landscape Officer:** No objections subject to landscaping conditions and a requirement for compliance with the Arboricultural Method Statement and tree protection plan.
- 6.03 **MBC Environmental Health Officer:** No objections subject to conditions regarding contaminated land and air quality.
- 6.04 **MBC Parks & Leisure:** No objections subject to £1,575 per dwelling towards improving, maintaining repairing and renewing the open space and play facilities at the Stockett Lane Recreation Ground.
- 6.05 **MBC Conservation Officer:** No objections.
- 6.06 **KCC Development Contributions:** Request the following:
- Primary Education Provision: £219,384 towards modular 2 classroom building at Coxheath Primary School.
- Secondary Education Provision: £155,746.80 towards Phase 1 expansion of the Cornwallis School.
- Youth Services: £593.97 towards additional IT & Sports equipment for the additional attendees from this development at Infozone Youth Hub.
- Libraries Contribution: £1139.60 towards bookstock at Coxheath Library.
- 6.07 **KCC Highways:** No objections subject to a financial contribution to mitigate the impact upon Linton Crossroads, securing the site access with appropriate visibility splays, roadside footway and raised table pedestrian crossing, retention of the vehicle and cycle parking spaces and/or garages.
- 6.08 **KCC Heritage:** No objections subject to a condition requiring a programme of archaeological work.
- 6.09 **KCC SUDs:** No objections subject to conditions.
- 6.10 **UK Power Networks:** No objections.
- 6.11 **West Kent CCG:** Supports the inclusion of a new medical facility within the proposal, which would serve to overcome the pressures on the existing practices in Coxheath.
- 6.12 **Southern Water:** No objections subject to the developer providing additional capacity under the Water Industry Act.
- 6.13 **Kent Police:** No objections.

## 7.0 **APPRAISAL**

### **Main Issues**

- 7.01 Whilst under the Local Plan 2000 the site is within the countryside, with there being an extant permission at the site and the site being allocated for development in the

emerging Local Plan (which is considered to hold substantial weight), the principle of development is accepted and the key issues for consideration relate to the following:

- Design and Layout
- Residential Amenity
- Highways & Parking
- Affordable Housing & Infrastructure
- Ecology

### **Design & Layout**

- 7.02 The density of the housing development equates to approximately 41 dwellings per hectare (dph) (excluding the medical land), which is higher than the Local Plan allocation which seeks around 32 dph. This increased density has been proposed by the applicant due to the proposals to provide a medical facility, the justification for which will be explained in more detail under the infrastructure section below. In design terms this does result in a relatively dense scheme and the shape and size of the site means a somewhat regimented layout. However, there is a relatively high density housing development immediately to the west of the site (approximately 42 dph) and the retention of the established hedge on the east boundary would ensure a softened edge to the settlement here.
- 7.03 The layout is a simple rectangular road with a central block, which due to the size and shape of the site is considered acceptable, as opposed to a potentially looser more irregular layout. Houses at the entrance front Heath Road and turn the corner into the site. This is the case for the central block where houses turn the outside corners. Negotiations have taken place to improve the finish quality of buildings including the use of ragstone in both buildings and walling. This is present on the entrance to the site and the corners of the central block. Surface materials have also been improved with significant amounts of block paving for roads and paths, as opposed to tarmac. In order to reduce the mass of built development, hipped roofs have been negotiated in order to provide better breathing spaces between buildings. Tree planting has also been increased to improve the environment. The houses are traditional in form with materials including white weatherboarding and tile hanging.
- 7.04 Overall, the layout is considered to be of good quality making good use of the site, and the design of scheme is of a good standard using high quality materials which will be secured by condition, and good landscaping. No on-site open space is provided due to the provision of the medical centre and this will be discussed below in the 'infrastructure' section.
- 7.05 In terms of the Local Plan allocation (H1(62)), this seeks enhancement of the eastern and southern boundary hedgerows. As this application covers a smaller area than the allocation, the proposal doesn't reach the eastern boundary referred to. Instead it runs alongside an existing well established hedgeline and on this basis, I do not consider there is any conflict with the policy. The southern boundary would be enhanced with new tree planting which would comply.
- 7.06 Whilst no details are being considered at this stage, it is considered that there is sufficient space to allow for a suitably designed and laid out medical facility with appropriate landscaping, and the land has been confirmed as sufficient by the CCG to provide their facility.

### **Residential Amenity**

- 7.07 There would be no unacceptable loss of privacy or harm to the outlook to houses to the west due to the separation distances and in addition the presence of a tall hedge. Houses opposite the site would not be harmfully affected in terms of privacy, light or outlook. The layout ensures that the new properties would benefit from acceptable levels of amenity. In addition, a 2 storey medical facility would not cause harm to residential amenity.

### **Highways & Parking**

- 7.08 The new access to Heath Road would be a staggered to Georgian Drive opposite. New pavements would be provided either side of the access. To the west the pavement would meet the existing footway outside the Orchard Medical Centre and there would be a new raised table pedestrian crossing across Heath Road. To the east the new footway will extend along the site frontage to the junction with Clockhouse Farm in line with the allocation policy. Dropped kerbs and tactile paving will be provided across the proposed vehicular access, and the access at Clockhouse Farm.
- 7.09 KCC Highways have assessed the application and have raised no objections to the proposed access from a safety point of view. Nor have they raised any safety issues regarding the additional traffic from the development on local roads. As such, it is considered that there are no highway safety issues resulting from this development.
- 7.10 As per the previous application at the site and others within the village, the cumulative impact of new development traffic within the Local Plan would take the Linton Crossroads over capacity adding to queue lengths and delays. As such, a scheme of mitigation has been designed and monies towards its cost have been secured under consented planning permissions in Coxheath. This requires a contribution of £1,500 per dwelling and this would be secured under this development to mitigate the impact in line with the allocation policy. KCC Highways have raised no objections to this approach and this is in accordance with the draft policy.
- 7.11 Parking provision is in line with the parking standards apart from 13 houses which would have 2 tandem spaces as opposed to side by side, and visitor parking is 3 spaces below the standards. On balance, this is not considered grounds to object and provides an appropriate balance between parking and an attractive layout/appearance. There would also be sufficient space to provide parking for the medical facility.
- 7.12 The allocation policy requires the upgrading of village bus stops to provide step free access on/off buses. This can be secured by condition on the bus stops on Heath Road just to the east of the Clockhouse Farm access.

### **Affordable Housing & Infrastructure**

- 7.13 As outlined above, the application seeks outline permission for a new medical centre on land in the northwest corner of the site. It is proposed that this land will be given to the CCG at nil cost. This affects the viability of the development to be able to meet affordable housing and financial contributions as the normal income from building houses on this land will not be achieved. This is also one of the reasons that the density of the scheme is higher than the allocation policy, and also why no on-site open space is provided.
- 7.14 The CCG have confirmed a need for a new medical facility in Coxheath and that such a facility would also provide an enhanced range of services. They would also envisage

Coxheath as an important hub for primary care service which could offer a range of diagnostics. They have confirmed that the proposals provide adequate space and flexibility for their required services and those envisaged, and fully support the proposals. The two existing practices in the village also support the proposals.

7.15 It is considered that this opportunity to provide land for a much needed medical facility in the village would represent a significant benefit to the local community and a significant materials consideration which weighs in favour of this proposal.

7.16 This affects viability, and a viability appraisal has been submitted and independently assessed. This demonstrates that if 40% affordable housing was secured then there would only be sufficient funding for either the highways or open space contribution, and this has been accepted by the independent assessor. With this in mind, the following has been negotiated by officers:

- 33% affordable housing (70% rent/30% shared ownership)
- Financial contribution of £105,000 'towards the costs of highway improvements at the junction of the A229 and B2163 (Linton Crossroads)'
- Financial contribution of £110,250 towards public open space (improving, maintaining repairing and renewing the open space and play facilities at the Stockett Lane Recreation Ground)

7.17 This has been negotiated on the basis of affordable housing, transport, and open space being the highest infrastructure priorities. It is considered important to provide this development's full funding towards the Linton Crossroads, and monies to local public open space, as no on-site provision would be provided. As such, a slightly lower affordable housing provision than policy requires (40%) meaning 5 less units has been negotiated in this case.

7.18 There would also be no monies towards education, youth services or libraries but these are lower priorities for MBC.

7.19 On balance, it is considered the benefits from securing the gifting of the land to the CCG to provide much needed medical facilities outweighs the lower affordable housing provision, the lack of on-site open space, and lack of some other contributions outlined above.

7.20 In order to secure this outcome, a legal agreement will allow for the land to be transferred to the CCG at no cost to provide a medical facility. In the unlikely event that the CCG do not pursue or provide the facility, the legal agreement will provide for a cascade mechanism whereby either:

- the land would be used as on-site open space with a LEAP, managed by the developer (where the off-site open space monies (minus the developer's costs of implementing the public open space) would instead go towards Coxheath Primary School); or
- depending upon the circumstances at the time, the land would be returned to a Council nominee to be used as on-site open space funded by the off-site open space contribution, and any residual monies would go towards Coxheath Primary School.

## **Ecology**

- 7.21 The applicant's report outlines that the site comprises predominantly improved grassland with disused poly-tunnels and the tree-lines/hedgerows on the boundaries are considered to be of greatest ecological value, which would be retained and enhanced. Tree-lines, scattered trees and hedgerows are considered to provide good opportunities for foraging bats and so any lighting will need to take this into account and can be dealt with by condition. There is a badger sett beneath a metal container, outside the site to the southeast. Although the sett is located outside the development boundary, it is recommended that any works within 20 – 30m of the sett should be undertaken in a sensitive manner and this can be dealt with by condition. The majority of the site was considered to have negligible potential for reptiles but there are a few small strips of rough improved grassland particularly adjacent to the southern end of the central hedgerow, which were considered to have some potential. It is recommended that any clearance of suitable areas of vegetation be undertaken sensitively, whilst reptiles are active and able to avoid disturbances. The site is not considered to be constrained by GCNs.
- 7.22 Enhancements proposed include landscaping designed to improve ecological value, bat and bird boxes and the creation of hibernacula for species such as common amphibian and reptile species, as well as refugia for small mammals and invertebrates, which can be secured by condition. Swift bricks can also be incorporated.
- 7.23 Overall, it is considered that the development would not have a harmful impact upon ecology and enhancements would be secured.

#### **Other Matters**

- 7.24 The site is allocated for 43 care home bed spaces which would not be provided under this application. The applicant has explained that under the extant permission they engaged with a number of providers but any interest was not taken forward and so they have looked at the proposals to provide a medical facility instead. The omission of a 43 bed care home is not considered to undermine the emerging Local Plan and policy DM15 allows for care homes within settlements. On this basis, this is not considered grounds for refusal.
- 7.25 As under the previous application (which extended closer to Clockhouse Farm) the proposal are not considered to harm the setting of this Grade II listed building due to the separation distance and buildings between.
- 7.26 In terms of surface water, KCC raise no objections subject to conditions securing the finer details, which include soakaways and permeable surfacing. In terms of foul drainage, Southern Water outline that there is currently inadequate capacity but raise no objections subject to improvements being secured under the Water Industry Act. I would therefore propose a condition that details of foul drainage are submitted for approval prior to commencement, and no dwellings are occupied until adequate arrangements are in place.
- 7.27 In terms of air quality, a mitigation report has been provided including such measures as electric car charging points, restrictions on gas boilers, travel plan, cycle storage etc. Environmental Health has reviewed the report and raise no objections subject to a condition securing such mitigation.
- 7.28 There is potential for archaeology to survive on this site and as such a condition is recommended requiring a programme of work. The land is categorised as Grade 2/3a agricultural land and thus within the "best and most versatile" category. However the



site is allocated in the emerging Local Plan and the Local Plan Inspector has not raised this as a main issue in his Interim Findings report. It is considered that the need for housing is sufficient to outweigh the loss of the agricultural land. The site does not fall within a minerals safeguarding area in the Kent Local Plan.

- 7.29 Other matters raised by the Parish Council and local residents not addressed above include local needs housing; construction traffic; noise; dust; traffic calming in Hunton; loss of view. In terms of local needs housing, the proposals are not for rural exception housing for local people, and the Council approaches affordable housing provision on a Borough-Wide basis rather than local needs. It is not enforceable to control construction traffic and therefore a condition is not appropriate. Noise from the normal use of housing is not considered to be an issue and any dust during construction is an Environmental Health matter. Traffic calming in Hunton is not reasonable as a result of this development and so cannot be required. The loss of a view is not material planning consideration.

## **8.0 CONCLUSION**

- 8.01 The proposed development does not conform with policy ENV28 of the Maidstone Borough-wide Local plan 2000 in that this policy does not allow for residential development outside of settlement boundaries, or existing and emerging affordable housing policies in that it does not provide 40%. However, the site falls within the new settlement boundary of Coxheath and is allocated in the draft Maidstone Local Plan, an allocation considered to hold substantial weight. The proposals are in accordance with that policy and the development is considered to be of good quality and acceptable for the reasons outlined above, and in accordance with the NPPF. The benefits from securing the gifting of the land to the CCG to provide much needed medical facilities are considered to outweigh the slightly lower affordable housing provision, lack of on-site open space, and lack of some other contributions.
- 8.02 I have taken into account all representations received on the application and in conclusion, I recommend permission is approved subject to conditions and a Section 106 legal agreement.

## **9.0 RECOMMENDATION**

- 9.01 Subject to the prior completion of a legal agreement, in such terms as the Head of Legal Services may advise, to provide the following:
- 33% of housing being affordable housing (of which 70% is affordable rent and 30% shared ownership).
  - Financial contribution of £105,000 'towards the costs of highway improvements at the junction of the A229 and B2163 (Linton Crossroads)'.
  - Financial contribution of £110,250 towards improving, maintaining, repairing and renewing the open space and play facilities at the Stockett Lane Recreation Ground.
  - The 'Medical Land' for which outline permission for a 2 storey medical centre is hereby approved be transferred to the CCG (or appropriate body) at nil cost for the delivery of medical facilities (timeframe for transfer delegated to officers and linked to notice being received from the CCG (or appropriate body) requesting such transfer).

- In the event that the notice is not received from the CCG (or appropriate body) within a set timeframe (to be delegated to officers), the 'Medical Land' will be used for on-site public open space. In this scenario, the off-site public open space contribution (minus the developer's costs of implementing the public open space) would instead go towards the costs of the construction of a new modular building containing two classrooms, toilets and associated storage space at Coxheath Primary School (final amount delegated to officers to agree).
- The agreement will set out certain circumstances in which, following transfer of the 'Medical Land' to the CCG (or appropriate body), the land can be returned for use as on-site public open space (for example, if delivery of the medical facilities is not commenced or completed within a set timeframe (to be delegated to officers)). Depending on the circumstances existing at the time, it may be appropriate for the Medical Land to be returned to a Council nominee. If the Medical Land is returned in such circumstances, the Council will divert a proportion of the off-site open space contribution referred to above to the delivery of the on-site public open space, with the residual monies going towards the costs of the construction of a new modular building containing two classrooms, toilets and associated storage space at Coxheath Primary School (final amount delegated to officers to agree).
- Any on-site public open space delivered in circumstances considered above is to include a Locally Equipped Area of Play (LEAP). Details of the laying out and equipping of the on-site public open space shall be submitted to and approved in writing by the LPA.

**The Head of Planning and Development BE DELEGATED POWERS TO GRANT planning permission subject to the imposition of the conditions set out below**

1. The outline element of the development shall not commence until approval of the following reserved matters has been obtained in writing from the Local Planning Authority:-

a. Access            b. Layout            c. Scale            d. Appearance            e. Landscaping

Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved;

Reason: No such details have been submitted and in accordance with the provisions of Section 92 of the Town and Country Planning Act 1990.

2. The detailed element of 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.

3. No development shall take place until details of the proposed slab levels of the building(s) and the existing site levels have been submitted to and approved in writing

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by the local planning authority and the development shall be completed strictly in accordance with the approved levels;

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

4. No development shall take place until the developer has developed a scheme detailing and where possible quantifying what measures or offsetting schemes are to be included in the development which will reduce the transport related air pollution of the development during construction and when in occupation. The scheme shall follow the principles of the 'Lustre Consulting' Report (February 2017). [The developer should have regard to the DEFRA guidance from the document *Low Emissions Strategy -using the planning system to reduce transport emissions January 2010.*]

Reason: In the interests of protecting the health of existing and future occupants.

5. 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:

a) A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site.

b) A site investigation, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

c) A remediation method statement (RMS) based on the site investigation results and the detailed risk assessment (2). This should give full details of the remediation measures required and how they are to be undertaken. The RMS should also include a verification plan to detail the data that will be collected in order to demonstrate that the works set out in the RMS are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

d) A Closure Report is submitted upon completion of the works. The closure report shall include full verification details as set out in 3. This should include details of any post remediation sampling and analysis, together with documentation certifying quantities and source/destination of any material brought onto or taken from the site. Any material brought onto the site shall be certified clean;

Any changes to these components require the express consent of the local planning authority. The scheme shall thereafter be implemented as approved.

Reason: In the interests of protecting the health of future occupants from any below ground pollutants.

6. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written specification and timetable which has been submitted to and approved by the Local Planning Authority.

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

7. The detailed element of the development shall not commence until a landscape and ecological management plan (LEMP) for the site has been submitted to and approved in writing by the local planning authority. The content of the LEMP shall include the following:
- i) Description and evaluation of features to be managed;
  - ii) Ecological trends and constraints on the site that might influence management;
  - iii) Aims and objectives of management;
  - iv) Appropriate management options for achieving aims and objectives;
  - v) Prescriptions for management actions;
  - vi) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period);
  - vii) Details of the body or organisation responsible for implementation of the plan;
  - viii) On-going monitoring and remedial measures.
  - ix) Specific details for protection of the nearby badger sett.
  - x) Specific details for the protection, maintenance and enhancement of reptile habitat.
  - xi) Specific details of any lighting which shall be designed to minimise the impact upon wildlife.
  - xii) Specific details and locations of the biodiversity enhancement measures outlined within the 'Ecology Partnership' report dated May 2016'.
  - xiii) Biodiversity enhancement measures within the structure of buildings.
  - xiv) Details of the location of any cord wood to be retained on site.
  - xv) Details of wildlife friendly drainage gullies.

The approved plan will be implemented in accordance with the approved details.

Reason: To ensure a satisfactory appearance and setting to the development and in the interests of biodiversity protection and enhancement.

8. 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 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 within the curtilage of the site without increase to flood risk on or off-site. The drainage scheme shall also demonstrate that silt and pollutants resulting from the site use and construction can be adequately managed to ensure there is no pollution risk to receiving waters.

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. These details and accompanying calculations are required prior to the commencement of the development as they form an intrinsic part of the proposal, the approval of which cannot be disaggregated from the carrying out of the rest of the development.

9. No development above slab level shall take place until details of the method of disposal of sewage have been submitted to and approved in writing by the local planning authority and these works shall be completed in accordance with the approved details before the first occupation of the building(s) or land;

Reason: To ensure adequate sewage disposal arrangements.

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10. No development above slab level shall take place until, written details and samples of the materials to be used in the construction of the external surfaces of the building(s) hereby permitted have been submitted to and approved in writing by the local planning authority and the development shall be constructed using the approved materials. For the detailed element, materials shall include the use of ragstone on buildings and in walling as shown on the approved plans, stock bricks, and clay tiles.

Reason: To ensure a satisfactory appearance to the development.

11. For the detailed element of the development, no development above slab level shall take place until a sample panel of the ragstone wall has been submitted to and approved in writing by the Local Planning Authority. Such details as approved shall be fully implemented on site.

Reason: To ensure a high quality design.

12. No development above slab level shall take place until, written details and samples of the surface materials to be used in the construction of the development hereby permitted have been submitted to and approved in writing by the local planning authority and the development shall be constructed using the approved materials.

Reason: To ensure a satisfactory appearance to the development.

13. No development above 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. For the detailed element, details shall include ragstone walling as shown on the approved plans.

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

14. For the detailed element of the development, no development above slab level shall take place until details of any external meter cupboards, vents, or flues 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. Such features shall be installed to limit their visibility from public view points.

Reason: To secure a high standard of design.

15. For the detailed element of the development, no development above 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 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 and include a planting specification, a programme of implementation and a 5 year management plan. The landscape scheme shall specifically address the need to provide:

- Retention and strengthening of the tree line along the southern boundary of the site.
- Retention and where possible strengthening of the hedge line along the eastern boundary of the site.
- Retention and where possible strengthening of the hedge lines along the western and northwestern boundaries of the site.

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- Retention of the hedgerow along the northern boundary of the site with Heath Road excluding the requirements for access.

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

16. No development above slab level shall take place until details of any lighting to be placed or erected within the site have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include, inter alia, details of measures to shield and direct light from the light sources so as to prevent light pollution and illuminance contour plots covering sensitive neighbouring receptors. The development shall thereafter be carried out in accordance with the subsequently approved details.

Reason: In the interest of residential amenity

17. No development above 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, have been submitted to and approved in writing by the local planning authority. The approved details shall be installed prior to first occupation and maintained thereafter;

Reason: To ensure an energy efficient form of development. Details are required prior to commencements as these methods may impact or influence the overall appearance of development.

18. For the detailed element of the development, the approved details of the access as shown on drawing no. 07-013-003 Rev G shall be completed before the commencement of the use of the land or buildings hereby permitted and the sight lines maintained free of all obstruction to visibility above 1.0 metres thereafter;

Reason: In the interests of road safety.

19. For the detailed element of the development, bus stop improvements comprising raised kerbing at the two nearest existing stops to the east of the site access each side of Heath Road shall be completed before the commencement of the use of the land.

Reason: In the interests of sustainable transport use and road safety.

20. For the detailed element of the development, before the development hereby permitted is first occupied, the following highways works as shown on drawing no. 07-013-003 Rev G shall be fully implemented:

- A raised table pedestrian crossing including footway widening to the west of the access.
- A new 1.8m wide footway from the access point eastwards for approximately 85 metres.
- A new 1.8m wide footway from the access point westwards to connect with the existing footway.
- Pedestrian crossing points on the south side of Heath Road across the Clockhouse Farm entrance.

Reason: In the interests of highway safety.

21. For the detailed element of the development, no building hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- a) a timetable for its implementation, and
- b) a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.
- c) clarification of the means and responsibilities for the management of any infiltration feature that accepts the water from more than one individual plot.

Reason: To ensure that any measures to mitigate flood risk and protect water quality on/off the site are fully implemented and maintained (both during and after construction).

22. Where infiltration is to be used to manage the surface water from the development hereby permitted, it will only be allowed within those parts of the site where it has been demonstrated to the Local Planning Authority's satisfaction that there is no resultant unacceptable risk to controlled waters and/or ground stability. The development shall only then be carried out in accordance with the approved details.

Reason: To protect vulnerable groundwater resources.

23. Each individual dwelling hereby approved shall not be occupied until a minimum of one electric vehicle charging point has been installed on the given building(s) with dedicated off street parking, and shall thereafter be retained for that purpose.

Reason: To promote the reduction of CO2 emissions through the use of low emissions vehicles in accordance with paragraph 35 of the NPPF.

24. All planting, seeding and turfing specified in the approved landscape details shall be carried out either before or in the first season (October to February) following the occupation of the building(s) or the completion of the development, whichever is the sooner; and 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: In the interests of landscape, visual impact and amenity of the area and to ensure a satisfactory appearance to the development

25. All construction activities shall be carried out in accordance with the Arboricultural Method Statement and Tree Protection Plan (Dated 22<sup>nd</sup> August 2016) unless the local planning authority gives written consent to any variation.

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

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26. The approved details of the 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.

27. 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 extension of any dwellings or enlargement of any roofs shall be carried out without the permission of the local planning authority;

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

28. For the detailed element of the development, the development hereby permitted shall be carried out in accordance with the following approved plans:

660-PL-100 RevE, 660-PL-101 RevF, 660-PL-102 RevE, RevE660-PL-103 RevF, 660-PL-104 RevE, 660-PL-105 RevE, 660-PL-106 RevE, 660-PL-107 RevE, 660-PL-109, 660-PL-111 RevE, 660-PL-121, 660-PL-122, 660-PL-150 RevD, 660-PL-151 RevD, 660-PL-200 RevE, 660-PL-210 RevD, 660-PL-220 RevD, 660-PL-230 RevD, 660-PL-240 RevC, 660-PL-250 RevC, 660-PL-260 RevC, 660-PL-270 RevD, 660-PL-275 RevC, 660-PL-300 RevD, 660-PL-330 RevE, 660-PL-340 RevD, 660-PL-350 RevD, 660-PL-360 RevC, 660-PL-400 RevC, and 6199/101 RevC.

Reason: In the interest of visual and residential amenity and to clarify which plans have been approved.

Case Officer: Richard Timms