

2.6 REFERENCE NO - 17/506603/REM		
APPLICATION PROPOSAL Approval of reserved matters relating to scale, layout, appearance and landscaping for the erection of 310 dwellings, pursuant to conditions 1, 4, 10 and 24 of outline planning permission 15/504264/OUT. Approval sought for residential part of outline scheme only.		
ADDRESS Land At Perry Court London Road Faversham Kent ME13 8YA		
RECOMMENDATION - That the reserved matters are APPROVED.		
SUMMARY OF REASONS FOR RECOMMENDATION/REASONS FOR REFUSAL The reserved matters would accord with the terms of the outline planning permission and the scale, layout, appearance and landscaping of the residential scheme is acceptable and in accordance with the Local Plan.		
REASON FOR REFERRAL TO COMMITTEE The application is contrary to views expressed by Ospringe Parish Council.		
WARD Watling	PARISH/TOWN COUNCIL Ospringe	APPLICANT BDW Kent AGENT
DECISION DUE DATE 26/04/18		PUBLICITY EXPIRY DATE 27/11/18

Planning History

18/503057/FULL

Erection of a 3 storey, 66 bed care home for older people with associated access, car park and landscaping.

Pending Consideration

18/502735/FULL

Erection of a new supermarket (Use Class A1) and a hotel (Use Class C1) along with associated accesses, car and cycling parking, lighting, drainage, hard and soft landscaping and associated infrastructure.

Pending Consideration

17/506598/SUB

Submission of Details to Discharge Condition 23 Parts a-k (Development Brief) Subject to 15/504264/OUT

Approved Decision Date: 27.12.18

15/504264/OUT

Outline application (with all matters reserved other than access into the site) for a mixed use development comprising: up to 310 dwellings; 11,875sqm of B1a floorspace; 3,800sqm of B1b floorspace; 2,850sqm of B1c floorspace; a hotel (use class C1)(up to 3,250sqm) of up to 100 bedrooms including an ancillary restaurant; a care home (use class C2)(up to of 3,800sqm) of up to 60 rooms including all associated ancillary floorspace; a local convenience store (use class A1) of 200sqm; 3 gypsy pitches: internal accesses; associated landscaping and open space; areas of play; a noise attenuation bund north of the M2; vehicular and pedestrian accesses from Ashford Road and Brogdale Road; and all other associated infrastructure.

Approved Decision Date: 27.03.2017

SW/14/0015

Outline application (with some matters reserved other than access into the site) for a mixed use development comprising: up to 315 dwellings; 11,875sqm of B1a (offices) floorspace; 3,800sqm of B1b (research and development) floorspace; 2,850sqm of B1c (Light industrial) floorspace; a hotel (use class C1)(up to 3,250sqm) of up to 100 bedrooms including an ancillary restaurant; a care home (use class C2)(up to of 3,800sqm) of up to 60 rooms including all associated ancillary floorspace; a local convenience store (use class A1) of 200sqm; internal accesses; associated landscaping and open space; areas of play; a noise attenuation bund north of the M2; vehicular and pedestrian accesses from Ashford Road and Brogdale Road; and all other associated infrastructure.

Refused Decision Date: 09.06.2014

1. DESCRIPTION OF SITE

1.01 The application site is comprised of former agricultural fields which are defined by hedgerows which run in a north to south direction. The total area of the site is 33.1 hectares in size. There are no buildings located on the site and a public footpath crosses the site from Brogdale Road to Perry Court, i.e. west to north. Preparatory and access works in connection with the outline permission (new roundabout to Ashford Road, archaeological works) have been undertaken on the site.

1.02 To the north of the application site lies The Abbey School, Perry Court Farm and varying residential properties. To the east, lies Ashford Road and residential dwellings which form a linear pattern along this road from north to south. The southern boundary of the site is defined by the M2 motorway. The site is bound to the west by Brogdale Road and the two residential dwellings, known as 'Ash Tree Cottages'.

1.03 A Grade II listed Oasthouse, which forms part of Perry Court Farm, is located directly north-west of the Site and was built in 1904. Additionally, Orchard Cottages, which are also Grade II listed, are located beyond Ashford Road to the north-east, and a Grade II listed Gazebo located adjacent to the A2 and Ashford Road junction, are within fairly close proximity of the application site. It is also noted that a listed windmill is located to the south of the M2.

1.04 The topography of the site falls away from two local highpoints in the south-east and the south-west corners of the site, to a shallow vegetated valley running from the M2 motorway to the centre of the site. The lowest point within the site lies in the north-west corner. The surrounding landform is gently sloping and in general falls slowly through Faversham where it meets and drains into Faversham Creek.

1.05 The boundaries of the site on Ashford Road and Brogdale Road are defined by hedgerows and landscaping of varying quality, with some gaps. Boundary landscaping on the Ashford Road frontage has been removed to facilitate the roundabout and highways works on this road. The land levels of the site are raised above Ashford Road by up to 2 metres. Likewise the site levels are raised above Brogdale Road, but not to the same extent as Ashford Road.

1.06 The site is allocated in the adopted local plan for a mixed use development and benefits from outline planning permission for such development granted under 15/504264 (see planning history). The outline permission has fixed the main access points into and out of the site from Ashford Road (via a new roundabout as now built) and Brogdale Road (via a T junction) respectively.

- 1.07 An area of land lying to the south of the site, beyond the M2, is defined as an Area of High Landscape Value. The Kent Downs Area of Outstanding Natural Beauty is located less than half a mile to the south-west of the application site – beyond the M2.

2. PROPOSAL

- 2.01 This application seeks reserved matters approval for the layout, scale, appearance and landscaping of the residential element of the outline permission as required to be submitted under condition 1 of 15/504264/OUT. Details in relation to conditions 4 (the extent of residential development within the site), 10 (car parking provision) and 24 (levels and cross sections) are also required as part of the reserved matters and have been submitted. The area of the site under the control of the applicant extends to approximately 20.70 hectares, including open space. A total of 310 dwellings are proposed, occupying a land area (excluding the open space) of approximately 9.1 Hectares.
- 2.02 The residential development would be contained within three main areas, separated from one another by areas of open space. One residential area would be sited to the north east of the site, adjacent to The Abbey School and Ashford Road. A second area would be located in a more central position on the site, and the third area would be to the north west and adjacent to Brogdale Road and the Oast House, Perry Court Farm, which is Grade II listed.
- 2.03 The residential areas generally correspond with the illustrative masterplan submitted at outline stage. However a parcel of land to the east of the site, shown to be part of the residential area at outline stage, is not included as part of this application. Partly as a result of this, some of the residential development has encroached slightly into the open space as shown on the illustrative masterplan at outline stage. This also includes a minor incursion into land beyond the settlement boundary to the south of Ash Tree Cottages. This boundary is not physically defined. Four dwellings would partly straddle this settlement line by no more than 5 metres, together with a private drive and parking area serving these units.
- 2.04 The drawings submitted demonstrate that despite this encroachment, the residential development would still deliver 11.3 Hectares of open space, against a site-wide requirement of 15 Hectares (as secured under the S106 Agreement with the outline application). The remaining 3.7 Hectares of open space would be delivered on those parts of the site that are not subject to this application.
- 2.05 The layout of the development incorporates a primary road that runs through the site from Ashford Road to Brogdale Road, The road has been intentionally designed to avoid being a straight through-road – to deter rat-running through the site. The primary road largely contains the denser built form within the site, with a more loose-knit layout on the edges of the development. A number of secondary roads and rural lanes lead off this primary road.
- 2.06 The buildings proposed would all be two storeys, and would generally be between 8 and 9 m in height. A number of “focal” buildings are proposed within the development at key locations. These are identified in a variety of ways, either through greater detailing, enhanced use of materials, or taller eaves and ridge heights (or a combination of these). The tallest focal building on site would be 9.5 metres in height.
- 2.07 The design approach for the dwellings follows a relatively traditional style of conventional brick / rendered / tile hung elevations under hipped or gabled roofs. The

scheme utilises a series of different “house types” and incorporates a variety of architectural features and detailing to add interest / variety. This includes use of gable and gablet features, contrasting brick banding, stone cills and quoins, projecting bay windows, contrasting brick plinths, porches and canopies.

- 2.08 The housing mix as proposed (following amendments) would provide 10 x 1 bed flats, 46 x 2 bed flats and dwellings, 132 x 3 bed dwellings and 122 x 4 bed dwellings.
- 2.09 30% of the dwellings will be provided as affordable housing, resulting in 93 affordable dwellings in total. The affordable housing units would be split to provide 70% as affordable rented units and 30% as shared ownership units. 6 units would be provided as wheelchair adaptable homes. The affordable housing mix would be 10 x 1 bed units, 32 x 2 bed dwellings, 33 x 3 bed dwellings and 18 x 4 bed dwellings.
- 2.10 This application has been submitted to seek reserved matters approval for the entire residential development within the site. The precise phasing arrangements for this development are yet to be submitted – and will be subject to a separate requirement for approval under the terms of the S106 agreement.
- 2.11 For the avoidance of doubt, the landscaping sought for approval under this reserved matters application relates to those areas within and immediately surrounding the proposed residential development. The wider strategic landscaping of the site is subject to a separate planning condition (32) of the outline permission and is also subject to control under the S106 agreement.

3. PLANNING CONSTRAINTS

- 3.01 The site is allocated for a mixed use development in the Local Plan.
The site is located within the built confines of Faversham.
The oast building to the north is Grade II listed.
The land to the south of the M2 motorway is within an Area of High Landscape Value
Public Right of Way ZF18 crosses through the site
High Pressure and Medium Pressure gas pipelines cross the site

4. POLICY AND CONSIDERATIONS

- 4.01 **The National Planning Policy Framework (NPPF)** - Since the application was made, the Government has published a revised version of the NPPF (on 24 July 2018). It must be taken into account in preparing the development plan, and is a material consideration in planning decisions. The Framework should be read as a whole (including its footnotes and annexes). The most relevant sections to this application are as follows –
- 4.02 Paragraphs 8 (the three overarching objectives of sustainable development), 10&11 (the presumption in favour of sustainable development), 12 (the importance of the development plan in decision making), 38 (the approach to decision making in a positive and creative way), 54-56 (use of planning conditions and Planning Obligations), 59 (supporting the Government’s objective of significantly boosting housing), 61 (housing mix), 62/64 (affordable housing), 91 (promoting healthy / safe communities), 92 (providing social / recreational facilities), 96 (access to high quality open space), 98 (protection / enhancement of public rights of way, 110 (priority to pedestrians, cyclists and access to public transport within developments), 117 (making effective use of land), 122 (achieving appropriate densities), 124-130 (achieving well designed places), Chapter 16 (conserving / enhancing the historic environment).

4.03 National Planning Practice Guidance (NPPG) -

Conserving and Enhancing the Historic Environment
 Design
 Health and Wellbeing
 Open space, sports and recreation facilities
 Use of Planning Conditions

4.04 Development Plan: Bearing Fruits 2031: The Swale Borough Local Plan 2017 -

Policies ST1 (delivering sustainable development in Swale), ST2 (development targets for jobs and homes), ST3 (Swale settlement strategy), ST4 (meeting local plan targets), ST7 (the Faversham area strategy), CP2 (promoting sustainable transport), CP3 (delivering a wide choice of quality homes), CP4 (good design), CP5 (health and wellbeing), CP6 community facilities to meet local needs), CP7 (providing for green infrastructure), CP8 (conserving / enhancing the historic environment), MU7 (land at Perry Court, Faversham, DM6 (managing transport demand and impact), DM7 (vehicle parking), DM8 (affordable housing), DM14 (general development criteria), DM17 (open space, sports and recreation provision), DM19 (sustainable design and construction), DM28 (biodiversity and geological conservation), DM29 (woodlands, trees and hedges), DM32 (development involving listed buildings).

4.05 The main relevant local plan policy is MU7, which is specific to the site and set out in full below –

Planning permission will be granted for a mixed use development at Perry Court Farm, Faversham, as shown on the Proposals Map, to include a minimum of 370 dwellings (inc. care home), together with 18,525 sq. m of B1a, B1b, B1c class employment uses (with a further 2 ha reserved for future employment use), supporting uses and landscaping and open space. Development proposals will:

1. Be in accordance with Policy CP 4 and in particular demonstrate and provide a strong landscape framework (shown by a submitted Landscape Strategy and Landscape and Ecological Management Plan, informed by a landscape and visual impact assessment) to include:

- a. substantial width of woodland planting along the site boundary with the M2, which shall additionally safeguard the setting of the Kent Downs AONB;*
- b. additional substantial areas of woodland planting and green space e.g. community orchards and allotments, within the south western quarter of the site near Brogdale Road;*
- c. retained, managed and enhanced hedgerows and shelterbelts;*
- d. footpath and cycle path routes within green corridors linked to the adjacent network; and*
- e. planting selected to reinforce the local landscape character area.*

2. Be of high quality design, with building siting, form, height and materials related to the existing built form and topography of the site and the surrounding context and to include consideration of:

- a. the setting of landscape and heritage assets;*
- b. the rural approaches to the town; and*
- c. building heights demonstrating they have been influenced by, and show respect for, views from the south.*

3. Provide for a mix of housing in accordance with Policy CP 3, including provision for affordable housing in accordance with Policy DM 8;

4. Through both on and off site measures, ensure that any significant adverse impacts on European sites through recreational pressure is mitigated in accordance with Policies CP 7 and DM 28, including a financial contribution towards the Strategic Access Management and Monitoring Strategy;

5. *Submit a detailed Heritage Assessment to consider the significance of the impact of development at the local level on the heritage setting of the town and other heritage assets in accordance with policies DM 32-DM 33. An archaeological assessment should consider the importance of the site and, if necessary propose mitigation in accordance with DM 34;*
6. *Provide the majority of B1 class employment floorspace as B1a (offices). Employment uses other than B1 will not be permitted unless it is clearly shown that B1 uses would not be achievable. Proposals for alternative employment uses must demonstrate they would not diminish the quality of the development, whilst proposals for main town centre uses will need to be the subject of a impact assessment;*
7. *Undertake an Air Quality Assessment to ensure that the Ospringe AQMA is not compromised, with, if necessary, the use of innovative mitigation measures;*
8. *Submit a Noise Assessment and implement any mitigation arising;*
9. *Be supported by a Transport Assessment to determine the need and timing for any improvements to the transport network and the phasing of development. Development shall undertake such mitigation as necessary which shall include:*
 - a. *interim improvements at Junction 7 of the M2;*
 - b. *improvements to the junctions of the A2/A251 and to the A2/Brogdale Road;*
 - c. *pedestrian and cycling routes;*
 - d. *public transport enhancements to improve links to the town centre; and*
 - e. *implementation of an agreed travel Plan; and*
10. *Provide infrastructure needs arising from the development, including those matters identified by the Local Plan Implementation and Delivery Schedule, in particular those relating to libraries, education and health.*

5. LOCAL REPRESENTATIONS

- 5.01 52 letters of objection received (including 15 from the same household). These raise the following matters (summarised) –
- The existing public footpaths should be retained on site
 - Previous objections (at outline stage) remain
 - No relevant infrastructure to support new housing
 - Impact of development on already congested local roads and junctions
 - Profit is being put before the community and environment
 - The public footpath proposed to the north of the site is too close to Perry Court Cottages and impacts upon privacy and security. It should be relocated further south.
 - Poor visibility at crossing point over Brogdale Road from proposed footpath.
 - Loss of arable / agricultural land
 - Greater likelihood of rat running through existing roads to avoid congestion
 - Ashford Road is at a standstill during peak times, and is too narrow to allow 2 HGV's to pass one another
 - Walking from the site will be difficult due to the lack of suitable crossing points over Ashford Road and the A2 – meaning that more people will use cars.
 - Rise in air pollution
 - Screening and acoustic fencing should be provided to existing dwellings on Ashford Road
 - Cumulative impact of developments in area – including Brogdale Road and Preston Fields on infrastructure and traffic
 - Brogdale Rd is a narrow country lane and is not suitable for increased traffic
 - Safety issues for children using local roads.
 - Brownfield sites should be developed, not greenfield ones
 - Loss of countryside will be devastating
 - The proposal will result in more traffic on the M2
 - Local primary schools are oversubscribed and under funded

- Local NHS facilities are at breaking point
- Additional traffic will impact upon the ability of the fire station to respond to emergencies
- Faversham will lose its unique qualities that set it apart from other towns
- Assurances should be given that traffic calming measures are provided on the A2, an alternative route is created from Oare to the M2, and direct access provided from the new development to the M2.
- It will spoil the green countryside around Brogdale and change in the character of the area
- Noise and disturbance from the development
- It will open the door to further developments to the south of the A2
- How will extra water supplies be provided?
- The ground height of buildings is significantly higher than the A251, creating an unsightly entrance to a medieval market town
- Correspondence with Highways England has revealed that they have major concerns regarding the development until upgrades plans for the A2 / A251 junction are provided.
- The outline scheme was only passed due to the Council's failure to have a plan in place at the time, and should be rescinded.
- Unclear how the green travel plan can be implemented
- A new traffic assessment should be undertaken as there is now a proposal for a discount supermarket in addition to the development approved under the outline permission.
- The layout fails to follow a grid structure as per the historic character of Faversham
- The access road is tortuous and entails unnecessary vehicle mileage and fuel consumption
- The relationship between two roads in the south east corner is clumsy and artificial
- The loop and access format compromises the legibility of the estate
- Pedestrian routes are not overlooked
- The roundabout on Ashford Road is out of character and dangerous for pedestrians / cyclists
- The layout does not encourage social interchange amongst the different residential areas
- The scheme should be linked to improved facilities for pedestrians and cyclists to cross the A2 to access the town centre
- A simpler layout with clearer east to west routes would relate better to the surrounding area, reduce vehicle journey lengths and improve air quality.
- The land banks at the side of Ashford Road are gradually sliding down in places. Who will be responsible for stopping this further?
- Further updated traffic surveys should be undertaken.
- Housing development in Faversham has always been to the north of the A2.

6. CONSULTATIONS

Faversham Town Council

- 6.01 Originally raised objection to the scheme. However, following amendments, Faversham Town Council support the application and welcome the changes to the design and layout that have been incorporated following consultation with the council and the local community.

Ospringe Parish Council

6.02 Raise concern regarding the following matters –

- The main road running east to west across the site will be used as a rat run
- This will lead to increased use of Brogdale Road and other local lanes.
- The Brogdale Road access should be limited to emergency services only
- The impact on Brogdale Road is now greater as 62 houses have been permitted to the north of the site, the expansion of Brogdale Farm, and nearby developments such as Salters Lane (250 homes) and Willow Farm, Painters Forstal.
- Adequate cycle and footpath links should be provided through the site and beyond to the A2 and wider area.
- The design of the dwellings is uninspiring, and does not make reference to the Ospringe Design Statement
- Better sustainability initiatives should be provided, including improved public transport and enhanced pedestrian / cycle facilities.
- A comprehensive programme for construction works should be provided to reduce congestion and parking

KCC Highways

6.03 Following amendments to the scheme, KCC Highways raise no objection to the application subject to conditions, and make the following comments -

1. Road hierarchy. The issues concerning the width of the proposed primary street have been addressed. The primary street is now proposed to be 6m wide with footways on both sides.
2. Pedestrian/Cycle access. The development provides excellent 2.5m wide routes East-West and North-South through the development away in overlooked open space away from vehicular traffic. A continuous footpath link heading North from the Primary Road is now provided on the Western side of the development alongside Brogdale Road.
3. Parking. Parking provision is in accordance with KCC policy IGN3 meeting rural/suburban edge standards. In total 130 Visitor spaces were required and 134 have been provided. The visitor spaces are generally provided in close proximity to the dwellings with tandem parking arrangements as requested.
4. Refuse and Fire tender tracking. Tracking drawings 6930 – 563 E for fire tender is agreed as complete. Refuse tracking drawing 6930 – 564 E is almost complete but requires minor amendments. Dwellings 81 and 82 are omitting a refuse collection point. Tracking has not been completed in front of dwellings 225 and 226 and should be completed. Dwellings 81, 82 and 137 to 145 require a refuse collection point.

Highways England

6.04 No objection. Having examined the reserved matters application pursuant to the outline permission 15/504264/OUT we are satisfied that the proposals will not materially affect the safety, reliability and/or operation of the Strategic Road Network.

KCC Drainage team

6.05 No objection raised

KCC Archaeologist

6.06 The archaeological interest within the site is being dealt with separately under condition 20 of the outline permission. I am satisfied that the reserved matters are covered in the scope of that WSI (Written Scheme of Investigation).

KCC Rights of Way team

- 6.07 Advise that discussions have been held with the developer to clarify the Definitive alignment of public footpath ZF18 through the open space. Request that the layout plans are amended to follow this, however if this is not possible then an application to divert will be required. No objection raised, subject to a condition dealing with the above.

Swale Footpaths Group

- 6.08 No comments other than to advise that any upgrade of public footpaths to a bridleway would need to be subject to due process of law.

Southern Water

- 6.09 Advise that network reinforcement is required to accommodate the development, funded through the New Infrastructure Charge with the remainder funded through Southern Water's Capital Works programme. Some initial dwellings may be able to connect pending such reinforcement.

- 6.10 *Officer note – these comments are relevant to condition 21 of the outline permission which requires means of foul drainage to be submitted to and approved by the Local Planning Authority. This application originally sought approval of condition 21, but this has been withdrawn by the applicant and will be resubmitted at a later date. On this basis, I do not consider that the Southern Water comments are relevant to this reserved matters application*

Kent Police

- 6.11 Advise that some further detailed analysis of crime prevention is required in the layout of the development.

Health and Safety Executive

- 6.12 Raise no objection to the application, but advise that the operator of the gas pipeline should be consulted.

Scotia Gas Networks

- 6.13 No comments received

Environment Agency

- 6.14 We have assessed this application as having a low environmental risk. We therefore have no comments to make.

Natural England

- 6.15 Raise no objection but advise that –
- A HRA together with an appropriate financial contribution should be sought based on the proximity of the site to the Swale SPA and Ramsar sites
 - Loss of agricultural land needs to be part of the planning balance. Soil management measures are required.

- 6.16 *Officer note – Members will be aware that this is a reserved matters application. A financial contribution under the SAMMS strategy has been secured at outline stage to mitigate against impacts on the SPA and Ramsar site. Likewise the loss of agricultural*

land was considered and accepted at this stage. These matters are not for consideration as part of the reserved matters.

KCC Ecology

- 6.17 We presume that the detailed landscape plans will be submitted at a later date and have no detailed comments to make at this time but we are pleased that the site wide plans have confirmed that the locations of the open space/landscape areas will ensure that the connectivity throughout the whole site will be retained

Environmental Health

- 6.18 No objection subject to a condition to require an acoustic survey to be undertaken with mitigation measures (if required) for the residential development.

SBC Greenspaces Manager

- 6.19 No objection to wider landscape design for the open space. Requests suitable provision of dog bins throughout the space, and information / interpretation details where habitats are created and/or enhanced.

SBC Tree Consultant

- 6.20 Advises that the general layout and planting and type of species chosen are acceptable. However the trees proposed on plots 102, 105, 106, 112, 113, 128 and 196 do not appear to have any species marked against them, and this needs to be confirmed.

SBC Strategic Housing and Health Manager

- 6.21 Following amendments to the affordable housing mix to accommodate 4 x ground floor flats and 2 x 2 bed houses as wheelchair adapted homes, no objection is raised to the affordable housing provision provided by the applicant.

7. BACKGROUND PAPERS AND PLANS

- 7.01 The application has been submitted with detailed layout and elevation plans, a Design and Access Statement, Heritage Statement, Arboricultural Assessment and a Minerals Statement. The plans include cross sections and levels information, as required under condition 24 of the planning permission.

8. APPRAISAL

- 8.01 Members may query why this application is being reported to committee given that Faversham Town Council support the scheme. Whilst the vast majority of the site does fall within the town council boundaries (including the area housing all the residential development), a small section of the site in the south east corner (within the public open space) falls within the administrative boundaries of Ospringe Parish Council – and as such the concerns raised by the Parish Council trigger the requirement to report this application to committee.

- 8.02 The principle of residential development on this site has been established by both the allocation of the site within the adopted Local Plan for a large scale mixed use

development, and by the grant of outline planning permission under 15/504264. This reserved matters application seeks approval for the layout, appearance, scale and landscaping of the scheme insofar that it relates to the residential development permitted as part of the outline scheme (excluding the care home).

- 8.03 “In principle” matters such as highways impacts / traffic generation, air quality, loss of countryside and agricultural land have been considered acceptable in granting outline permission, and these are not subject to consideration as part of the reserved matters, despite the fact that these have been raised by many objectors to this application. The access points to the development have also been fixed at outline stage, comprising a roundabout (now built) on Ashford Road and a junction onto Brogdale Road.
- 8.04 This application for reserved matters has been made on a parcel of land totalling 20.7 Hectares, including open space to be delivered as part of the residential development. This excludes land to the east and south of the site shown indicatively at outline stage to accommodate a care home, hotel and employment uses. It also excludes an area of land of approximately 0.5 hectares on the east side of the site, designated under the outline permission for residential development / a local shop. The total area of the site, including the above parcels, measures 33.1 Hectares.
- 8.05 The terms of the outline permission secured the following requirements relevant to this application.
- That at least 15 Hectares of open space is delivered as part of the wider development (secured under the S106 agreement)
 - That 30% of dwellings would be delivered as affordable units, based on 70% as rented and 30% as shared ownership (secured under the S106 Agreement)
 - That the reserved matters shall show the residential development restricted to the residential areas as identified indicatively on the illustrative site layout drawing submitted with the outline application. (condition 4 of the outline permission)
 - That reserved matters shall show adequate land for car parking (condition 10)
 - That the reserved matters shall be in accordance with a Development Brief that shall first have been agreed in writing by the Local Planning Authority (Condition 23)
 - That the reserved matters shall include cross sections drawings of existing and proposed site levels (condition 24)
- 8.06 The Development Brief has been approved (17/506598) and, in short, sets the following parameters relevant to the residential development –
- A street hierarchy for the development of primary and secondary streets, rural lanes and private drives, with specifications for the broad design of each road type
 - Dedicated pedestrian and cycle routes through the site, providing links with existing public rights of way and new pedestrian access points onto Brogdale Road and Ashford Road. The routes also connect to provide internal circuits within the site.
 - An overall landscape strategy for the site, based on the provision of 15.2 Ha of open space
 - Provision of a surface water drainage strategy based on SuDS
 - Architectural treatment of dwellings to be based upon local vernacular design.
 - Use of feature buildings in important locations
 - Relevant buildings to be designed to turn corners well and provide interest.
 - A strategy to utilise predominantly 2 storey residential buildings, with some 2.5 storey buildings within the primary route. Variety will be provided through different roof styles, use of topography and the use of feature buildings.
 - Measures to set buildings back from Brogdale Road and Ashford Road and to provide appropriate landscaping to these roads.

8.07 Policy MU7 of the adopted Local Plan sets out a list of specific objectives and criteria (numbered 1-10) for development proposals to follow on this site, as set out in paragraph 4.05 earlier in this report. Insofar that this relates to this reserved matters application, I would highlight the following criteria as being relevant to this specific application –

- (2) *Be of high quality design, with building siting, form, height and materials related to the existing built form and topography of the site and the surrounding context and to include consideration of:*
 - a. *the setting of landscape and heritage assets;*
 - b. *the rural approaches to the town; and*
 - c. *building heights demonstrating they have been influenced by, and show respect for, views from the south.*
- (3) *Provide for a mix of housing in accordance with Policy CP 3, including provision for affordable housing in accordance with Policy DM 8;*
- (5) *Submit a detailed Heritage Assessment to consider the significance of the impact of development at the local level on the heritage setting of the town and other heritage assets in accordance with policies DM 32-DM 33.*
- (8) *Submit a Noise Assessment and implement any mitigation arising;*

8.08 For clarification, the other criteria listed under the policy has either been subject to assessment at outline stage, or is subject to a specific condition as part of the outline permission, as set out below

- (1) *A strong landscape framework* – 15 Hectares of open space were secured as part of the S106 agreement with the outline permission. A Green Infrastructure and Biodiversity Management Plan and strategic landscaping details for the site were secured under conditions 22 and 32 of the outline permission, and are subject to separate approval.
- (4) *Mitigation of impacts on the SPA* – A SAMMS payment was secured under the S106 Agreement with the outline permission.
- (6) *Restriction to B1 Employment* – this was restricted under condition 39 of the outline permission.
- (7) *Air Quality* – the effect of the development on air quality was assessed as part of the outline application and found to be acceptable.
- (9) *Transport Impacts* – these were assessed as part of the outline application. Financial contributions totaling £808,450 were secured under the S106 agreement towards improvements to the A2 / A251 junction, J7 of the M2, off-site public footpath improvements, and sustainable transport measures. A sustainable travel plan was also secured under the S106 agreement.
- (10) *Infrastructure Needs* – these were assessed as part of the outline application and identified contributions were secured under the S106 agreement.

8.09 Members will also note from the planning history above that further planning applications have been submitted for development of the land to the east of the residential area, adjacent to Ashford Road. These applications do not comply with the terms of the outline planning permission and as such have been submitted as “stand-alone” full planning applications. They include a care home and hotel scheme as were also permitted under the outline scheme. However the care home is larger than the parameters approved, and the applications now include a supermarket proposal, which was not part of the outline permission. These applications will be determined on their own merits, taking into account the extent to which they comply with the development plan (including the site allocation), national policy and any other material considerations. However, for the purposes of this application, I would advise members that they should consider the reserved matters against the parameters of the outline planning application, and not the full applications that are under consideration.

Layout,

- 8.10 The scheme has been developed based on a number of overarching design principles established in part through the outline permission, and also the Development Brief, as approved under condition 23 of the outline permission and summarised above. In this process, my officers have sought numerous amendments to the scheme to improve the layout and design as originally submitted.
- 8.11 The indicative plans at outline stage showed the residential development to be split into three areas, separated by large areas of open space. The reserved matters generally follow this layout, as required under condition 4 of the outline permission, with large areas of open space separating the three housing areas, and roads to connect the areas to each other. The layout has resulted in some adjustment to the boundaries of the housing areas and the open space areas shown at outline stage. However these were only indicatively shown, and a small degree of flexibility has been used to accommodate a satisfactory layout. This does involve a very small encroachment beyond the settlement boundary line as defined in the local plan to the south. However this is very limited in effect, with dwellings partially extending into this area by no more than 5 metres. There is no physical site feature that defines this settlement line. In my opinion, the impact on the countryside arising from this would be very limited and not sufficient, in the context of this application, to amount to material harm.
- 8.12 As well as creating three physically separate housing areas, the layout also uses character areas, referred to as 'Rural Edge, Urban Realm' and 'Oast View'. The key difference between these three areas is density and associated spacing between the buildings, with the 'Urban Realm' areas largely occupying the central parts of each housing area, including the primary road through the site. This character area contains a higher level of housing density, includes a slant towards terraced and semi detached units and includes all the proposed 2.5 storey dwellings. The 'Rural Edge' character area includes those units on the periphery of each housing area – and predominantly fronting open green space. The 'Oast View' character area, as one might expect, contains houses all of which would have varying degrees of a view of the grade II listed Malthouse and Oasthouse at Perry Court. The houses at this location appropriately display a finer level of architectural detailing and the principal frontages with a view of the listed building are effectively book-ended/framed by two pairs of 'feature buildings'.
- 8.13 The layout is designed with houses facing Ashford Road and Brogdale Road. Due to the nature of these roads and differences in land levels (the site is 2 metres higher than Ashford Road in places), the proposed dwellings would not take direct access from Brogdale or Ashford Road, and would utilise the main access points into the site. The dwellings facing Ashford Road would be set back from the road boundary by a distance of at least 24 metres, separated by an area of green space. This is a purposeful "principle" derived from the outline permission, and helps manage the prominence and scale of the proposed dwellings given the difference in levels between the site and Ashford road. The layout of dwellings fronting Brogdale Road has been designed with a varied building line, different house types and good sized gaps between dwellings, to provide a more organic frontage to this road, so far as possible for an "estate" style large scale development.
- 8.14 The layout is designed so that all dwellings provide active frontages to roads, and many dwellings front onto areas of green space. This would provide a wider attractive appearance to the development (rather than open space backing onto rear gardens), provides an attractive outlook for residents and natural surveillance of the open space.
- 8.15 The primary road within the development would run east to west through the site between the two main approved access points on Ashford Road and Brogdale Road

(these access points being approved as part of the outline permission). It has been designed to avoid a straight road through the site, to reduce potential for rat running and to maintain low vehicle speeds. It also includes a series of raised tables at key junctions, and a small number of “squares” where there is a greater sense of enclosure and views are framed. The primary road would link to a number of smaller secondary roads and rural lanes, which are narrower in width and more informal in appearance. The road layout and street hierarchy adopted within the scheme is acceptable to KCC Highways.

- 8.16 The scheme includes a substantial network of footpaths and cycle routes through the site. The layout has been designed to retain existing public footpaths on site – although Members will note that the KCC Rights of Way team has identified a discrepancy with the precise line of the definitive public footpath through the open space, and request a planning condition to deal with this. New footpath routes would be created and pedestrian links to Brogdale Road and Ashford Road would be provided to the north of the site. The existing footpath route to the north of the site, through Perry Court and the Abbey School would be retained and enhanced through funding secured under the outline permission. KCC Highways consider the on-site pedestrian and cycle links to be a particularly good feature of the scheme.
- 8.17 The layout would be punctuated by substantial areas of open space. The main area of open space would be to the south west of the site, and would contain a playing pitch, allotments, a proposed orchard area and substantial open space and new planting. In addition to this, large areas of open space would be provided to the north west of the site (adjacent to the listed oast building), between the three housing areas, and fronting Ashford Road. These include two formal play areas for children, swales and infiltration basins. The overall extent of open space would substantially exceed the requirement under Policy MU7 of the Local Plan for the entire site. Although the application shows there would be some “creep” beyond the indicative residential boundaries shown at outline stage, the residential development would provide 11.3 Ha of the total of 15 Hectares of open space required under the S106 agreement. I consider this would be proportionate to the extent of the reserved matters submission, with the remaining 3.7Ha of open space to be delivered under subsequent applications on the remainder of the site which totals 12.4Ha in size. The extent and layout of the open space is generally acceptable to the Council’s Greenspaces manager, although some amendments to the detailed design of the play areas is sought, and car parking in connection with the sports pitch is also required. These matters can be secured by a planning condition.
- 8.18 The layout of the development has also been designed so that an area of open space extends southwards from the north boundary adjacent to the listed oast house to the primary road within the development. The location of this space has been purposefully designed to provide a vista of the neighbouring listed oast building from within the development which, in my opinion, would positively add to the layout and design of the scheme, and draws on a locally important feature.
- 8.19 The housing mix is set out in paragraph 2.08 above. My officers have negotiated a significant reduction in 4 bed units on the site from 175 as first proposed. Nonetheless, Members will note the housing mix is still heavily weighted towards 3 and 4 bed units. I note that the officer report for the outline application stated “The proposed dwelling type, mix and number will predominantly reflect the general character of the area and likely comprise a greater proportion of family sized housing in response to local characteristics.” In addition, I note that the supporting text to policy CP3 of the Local Plan states that “the development of family housing in keeping with the character of the existing area should be encouraged”. On this basis, I consider the housing mix to be appropriate to this edge of settlement site.

- 8.20 The scheme would make a significant contribution towards affordable housing through the delivery of 93 affordable units. The layout and type of affordable housing proposed is acceptable to the Council's Strategic Housing Officer.
- 8.21 The rectangular parcel of land adjacent to plots 144-159 was originally shown to be part of the residential development at outline stage – albeit that it was also allocated to accommodate a local shop. This land does not form part of the reserved matters and is not within the control of the applicant. This does create a degree of uncertainty as to the future use of this parcel of land. However, the outline permission included a hotel, care home, local retail unit and B1 employment floor space – and the parcel of land could still be utilised for such uses under the terms of the outline scheme.
- 8.22 Members will also note that a separate planning application has been made for a care home to be erected on this land parcel. As noted above, the outline permission for the site included a care home of up to 60 bedrooms. However the application currently submitted (Ref 18/503087/FULL) is for a 66 bed care home and exceeds the size of the care home permitted. As this it falls outside of the terms of the outline permission, it cannot be considered as a reserved matters application, hence why it has been submitted as a stand-alone full planning application. This application is currently under consideration – and for this reason Members should not give this specific application any significant weight in their decision-making process. However they should give weight to the potential for the uses as set out in the paragraph above to come forward on this land, and on this basis I am satisfied that the exclusion of this land from the residential development would be unlikely to result in it becoming a left over or vacant plot of land in the longer term.

Scale and appearance

- 8.23 From the outset, the application has been based upon a primarily two storey form of residential development with traditional elevations and detailing. There are some departures from this, namely selected terraces that are 2.5 storeys in height, and the use of feature buildings which occupy key locations and have been designed with greater emphasis either on scale (for example by using raised eaves heights), or articulation / material finishes. There was, and still is an argument to suggest that the applicant could have been more adventurous in their approach to elevational treatment by putting forward a distinctive contemporary approach to recognise the development as a twenty-first century expansion of the town.
- 8.24 Notwithstanding this, the development has well presented elevations with variety in materials, house types and detailing. All the house types display traditional pitched roof forms with variations including hips and dormers, broken eaves and gabled and hipped bays and wings. The window designs are either sash or casement types, whilst the doors are typically panelled and part glazed and in the case of front entrances, set below an open canopy porch of simple form. The proportions of the buildings generally work well with the fenestration design, and the scheme manages to avoid negative design issues such as inappropriate blank elevations and slack roof pitches which could otherwise detract from its overall sense of visual appeal and coherence.
- 8.25 The feature buildings essentially provide an upgrade from the standard house types with the options consisting of a combination of different material finishes, a hipped roof alternative (to the standard gable design), increased eaves height and/or the inclusion of chimneys.
- 8.26 The potential monotony of two storey buildings is broken up by the use of differing roof types and ridge lines, as well as some larger scale units as set out above. Importantly,

the topography of the site also acts to create variation in the roof lines. As the drawings demonstrate, the scheme would deliver a series of attractive street scenes, much of which would also be seen in the context of a strong landscaped setting. The limitation in building height utilised across the residential development also limits the wider impact of the development on the rural landscape to the south and west.

- 8.27 The scheme was subject to a Design Review in September 2017, prior to submission of the application. The review panel raised some concerns regarding the layout of the development and the access points, particularly the use of a roundabout onto Ashford Road. However this was fixed under the outline permission, as were the allocation of general areas within the development for different uses. The applicant has taken on board some comments raised, for example orientating the layout to provide views of the neighbouring oast, using hierarchy to create higher densities along the primary road. A Building For Life Assessment has also been undertaken by my officers and the development generally scores well in this respect.

Impact on setting of listed building

- 8.28 Policy MU7 of the Local Plan states that a heritage assessment must be submitted to consider the significance of impacts upon heritage assets in accordance with policies DM32 and DM33. Policy DM32 of the Local Plan states that development affecting the setting of a listed building will be permitted provided the interest of the listed building and its setting is preserved.
- 8.29 Section 66 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 states that “In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses” Members should note that this places a strong presumption against any harm to a listed building.
- 8.30 The NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Any harm should require clear and convincing justification. Where a development would lead to substantial harm, this should be refused unless it can be demonstrated that such harm is necessary to achieve substantial public benefits that outweigh that harm. Where a development proposal would lead to less than substantial harm, this should be weighed against the public benefits of the proposal.
- 8.31 The Oast House at Perry Court Farm is located to the north of the site on the Brogdale side of the development. The building is Grade II listed and dates from 1904. The list description states that this is a fine building of its kind, consisting of 2 square oast houses at the East end, 1 at the West end and a 3-storey malthouse or granary between. The oast houses at the ends of the buildings have pyramidal slate roofs with the tops cut off to make way for the cowls.
- 8.32 The significance of the building is as a fine example of an oast composition, which of course is distinctive to the Kent countryside. Although the oast is no longer in agricultural use (it is a business premises), the building retains its original form and character. The Heritage Statement submitted with the application states that as well as its architectural and historical interest, it derives a relatively small degree of significance

from its setting. The statement concludes that there would be some harm to this setting, but that this would be less than substantial harm.

- 8.33 In reaching this conclusion it is important to note that such harm should be weighed against the public benefits of the proposal. In this instance, the oast is sited 55 metres from the site boundary. The layout of the proposed development has been designed with a substantial area of open space immediately adjacent to this boundary. As a result, a gap of some 95 metres would be maintained between the closest proposed dwellings and the oast building. The closest dwellings would be two storeys in height. The oast would clearly be dominant in scale in relation to these proposed buildings, and the open space proposed to the north of the site would assist in retaining a setting to the oast building.
- 8.34 Clearly, the principle of residential development on the wider site as granted through the outline permission and site allocation in the Local Plan would change the existing rural setting to the south of the listed oast building. However, I am satisfied that the layout and design of the proposed development would minimise impacts on the setting of the listed building for the reasons as set out above. I consider any harm would be of no greater consequence than would have been considered during the outline scheme or allocation of the site for development. I also note that the extent of residential development in this part of the site is somewhat less than the area indicatively shown at outline stage.
- 8.35 Whilst any harm to a heritage asset carries strong weight, the public benefits of bringing forward a key allocated housing site, together with the sensitive layout of the scheme to minimise such impacts is, in my opinion, sufficient to carry greatest weight. On this basis, I do not consider the impacts on the setting of the listed building to be unacceptable.

Residential Amenity

- 8.36 The dwellings on the east side of the site would be sited a minimum of 45 metres from existing dwellings on the east side of Ashford Road. Views from these properties would change, and I note that the development site is up to 2 metres higher than the level of Ashford Road. However loss of a view is not a material planning consideration, and I do not consider at this distance that the scale and form of the residential development would be harmful to the provision of light, outlook and privacy to these properties.
- 8.37 The two dwellings at Ash Tree Cottages on Brogdale Road would be enclosed on three sides by the application site. The residential development would be sited to the north and east of these properties. However, they enjoy very large gardens, and the closest proposed dwellings to the east would be sited some 40-50 metres from the existing dwellings, and a gap of some 15 metres would be maintained to the closest proposed dwelling fronting Brogdale Road to the north. On the basis of this separation distance, together with the orientation of the proposed dwellings in relation to the existing dwellings, I do not consider that the development would unacceptably impact upon outlook, light or privacy to these properties. Again, the view from these properties would substantially change, but this is not a material planning consideration.
- 8.38 As set out above, the oast is used as a business centre, and is separated from the application site by a car park and grassed amenity space. The layout of the reserved matters shows that the proposed dwellings on this part of the site would be set back from the boundary, and I consider this relationship to be acceptable on amenity grounds.

- 8.39 Perry Court Cottages are sited on the north east boundary of the site. They would also be separated from the closest dwellings within the development by an area of open space, meaning that the existing and proposed dwellings would be some 80 metres apart. Following concerns raised by the occupants of these properties, the footpath to the north of the site leading to Brogdale Road has been moved further away from the rear gardens to these properties, with the ability for new planting on this boundary.
- 8.40 Perry Court stands in substantial grounds to the north of the site and a separation gap in excess of 60 metres would be maintained to the closest new dwelling. Again I consider this relationship to be acceptable.
- 8.41 Overall, I consider the layout, scale and appearance of the dwellings would not cause unacceptable impacts on surrounding existing buildings, and would not be in conflict with Policy DM14 of the Local Plan.

Landscaping

- 8.42 The detailed landscaping of the site for the purposes of this reserved matters application is limited to the soft landscaping proposals submitted for the land immediately within and surrounding the residential development. This excludes the detailed proposals for landscaping of the public open space, which is subject to separate control under condition 32 of the outline planning permission, and under the S106 agreement.
- 8.43 The application would include some removal of boundary vegetation on Brogdale Road and Ashford Road to facilitate access and highways works required by KCC. The vegetation on part of the Ashford Road frontage has already been removed to facilitate the new roundabout, and was carried out in liaison with my officers. This was necessary due to strict terms applied by KCC on the closure Ashford Road – which was only permitted during the summer holiday period. Landscaping removed on the site boundaries will be replaced with suitable new planting, in accordance with condition 32 of the outline permission.
- 8.44 The application seeks to retain existing hedgerows within the site and on other boundaries, including the landscaping surrounding Ash Tree Cottages.
- 8.45 The landscaping scheme submitted with this reserved matters application relates to the landscaping of internal roads and individual units. It includes street planting along the primary road which would add to the street scene and helps break up areas of frontage parking. Shrub and hedge planting would be provided around the residential units, which in turn would provide attractive frontages.
- 8.46 For the purposes of the landscaping provided under this reserved matters, the Council's Tree Consultant is satisfied that the layout and species mix is generally appropriate. Some clarification is sought over the species mix for new planting on some plots – and this can be controlled via a planning condition.

Other Matters

- 8.47 Parking - KCC Highways advise that parking provision for the development, including visitor parking, is acceptable. Condition 10 of the outline permission secures this in perpetuity.
- 8.48 Members will note the concerns raised by Ospringe Parish Council. Highways impacts were considered at outline stage. There was no requirement set under the outline permission that Brogdale Road should be for emergency vehicles only. As set out

earlier, the footpaths within the site are deemed to provide good connections. In terms of housing design, the dwellings are within Faversham, not Ospringe, and I do not consider the Ospringe Design Statement to be of relevance. Notwithstanding this, the design leans on a traditional form of Kentish vernacular which, if implemented well, would not be at odds with this statement. Finally, a condition on the outline permission secures the requirement for a Construction and Environmental Management Plan to be submitted and approved by the Council.

9. CONCLUSION

9.01 The reserved matters are considered to demonstrate an appropriate scale, layout and appearance, and follow the general parameters of the outline permission. The small encroachment beyond the settlement boundary to the south is minimal and I consider this has very little impact on the countryside in real terms. The scheme has been designed to minimise impacts upon the setting of the adjacent oast, and I consider the benefit of bringing this allocated site forward for development outweighs the less than substantial harm that would arise to the setting of this building. The relationship with neighbouring dwellings is considered acceptable in planning terms, although I acknowledge that the view from surrounding dwellings would be substantially changed.

9.02 In conclusion, I consider the development would accord with the relevant criteria under policy MU7 of the local plan.

10. RECOMMENDATION

10.01 That reserved matters approval should be GRANTED, subject to the conditions as set out below.

Appendices:

- (i) Decision notice for 15/504264/OUT
- (ii) Building for Life Assessment

CONDITIONS to include

- 1) The development hereby permitted shall be carried out in accordance with the following approved plans:

1275 100-1 Rev J, 100-2 Rev L, 100-3 Rev J, 101-1 Rev E, 101-2 Rev E, 101-3 Rev C, 101-4 Rev H, 101-5, Rev H, 101-6 Rev H, 101-7 Rev H, 101-8 Rev E, 101-9 Rev E, 101-10 Rev E, 106-1 Rev E, 106-2 Rev E, 106-4 Rev E, 110-1 Rev H, 110-2 Rev H, 150 Rev A, 54-1 Rev G, 54-2 Rev H, 54-3 Rev H, 54-4 Rev F, 55 Rev A, 56.

HT-Wu-(URPS)-02 Rev C, HT-Wu-H-(URPS)-02 Rev C, HT-Wu-H-(URPS)-03 Rev C, HT-A-B-G-G-(RE)-01 Rev C, HT-A-B-G-G-(RE)-02 Rev B, HT-A-B-J-(UPRS)-01 Rev B, HT- -A-B-J-(UPRS)-02 Rev B, HT-G-G-(URFB)-01, HT-G-G-(URFB)-02, HT-H-G-G-G-(URPS)-01, HT-H-G-G-G-(URPS)-02, HT-H-G-G-G-(URPS)-03.

HT-AB-(OV)-01 Rev C, HT-AB-(OV)-02 Rev B, HT-AB-(RE)-01 Rev C, HT-AB-(RE)-02 Rev C, HT-AB-(RE)-03, HT-AB-(RE)-04, HT-AB-(UR)-01 Rev C, HT-AB-(UR)-02 Rev C, HT-AB-(UR)-03, HT-AB-(UR)-04, HT-AN-(RE)-01 Rev A, HT-AN-(RE)-02 Rev

A, HT-AN-(REFB)-01 Rev A, HT-AN-(UR)-01 Rev B, HT-AN-(UR)-02 Rev B, HT-AN-(URFB)-01 Rev A, HT-AN-(URFB)-02 Rev A, HT-AN-(URPS)-01 Rev B
HT-AN-(URPS)-02 Rev B, HT-AN-(REFB)-02 Rev A, HT-A-B-G-J-J-G-H(RE)-01, HT-A-B-G-J-J-G-H(RE)-02, HT-A-B-G-J-J-G-H(RE)-03, HT-A-B-G-J-J-G-H(RE)-04.

HT-BR-(UR)-01 Rev A, HT-BR-(RE)-01 Rev A, HT-BR-(RE)-02 Rev A, HT-BR-(RE)-03, HT-BR-(RE)-04, HT-BR-(UR)-02 Rev A, HT-BR-(URPS)-01 Rev A, HT-BR-(URPS)-02 Rev A, HT-CO-(OVFB)-01 Rev A, HT-CO-(OVFB)-02 Rev A , HT-CO-(RE)-01 Rev C, HT-CO-(RE)-02 Rev C, HT-CO-(URPS)-02 Rev B, HT-D & K (UR)-01 Rev D, HT-D & K (UR)-02 Rev D, HT-DR-(OV)-01 Rev C, HT-DR-(OV)-02 Rev B, HT-DR-(RE)-01 Rev C, HT-DR-(RE)-02 Rev C, HT-CO-(REFB)-01 Rev A, HT-CO-(REFB)-02, HT-CO-(URPS)-01 Rev B, HT-DR-(RE)-05, HT-DR-(RE)-06, HT-DR-(UR)-03 Rev A HT-DR-(UR)-04 Rev A, HT-EA-(OVFB)-01 Rev A, HT-EA-(OVFB)-02 Rev A, HT-EA-(RE)-01 Rev A, HT-EA-(RE)-02 Rev A, HT-EA-(REFB)-01 Rev A, HT-EA-(REFB)-02 Rev A
HT-EN-(RE)-01 Rev D, HT-EA-(REFB)-04 Rev A, HT-EA-(REFB)-03 Rev A

HT-EN-(URPS)-01, HT-EN-(URPS)-02, HT-G-G-(URPS)-01 Rev A, HT-G-G-(URPS)-02 Rev A, HT-G-G-G-(UR)-01 Rev B, HT-G-G-G-(UR)-02 Rev B, HT-H-(UR)-01 Rev B, HT-H-(UR)-02 Rev B, HT-H-G-(URPS)-01 Rev B, HT-H-G-(URPS)-02 Rev A, HT-H-G-G-(UR)-01 Rev A, HT-H-G-G-(UR)-02 Rev A
HT-H-G-G-(URFB)-01 Rev C, HT-H-G-G-(URFB)-02 Rev B, HT-H-G-G-(URPS)-01 Rev A, HT-H-G-G-(URPS)-02 Rev A, HT-HD-(REFB)-01, HT-HD-(REFB)-02, HT-HD-HD-(REFB)-01 Rev C, HT-HD-HD-(REFB)-02 Rev A
HT-HD-WA-(UR)-01 Rev A, HT-HD-WA-(UR)-02 Rev A , HT-HD-WA-(URPS)-01 Rev D, HT-HD-WA-(URPS)-02 Rev C, HT-HO-(OV)-01 Rev C, HT-HO-(OV)-02 Rev B, HT-HO-(OV)-03, HT-HO-(OV)-04, HT-HO-(RE)-01 Rev C, HT-HO-(RE)-03 Rev A, HT-HO-(RE)-04 Rev A, HT-HO-(RE)-05, HT-HO-(RE)-06, HT-HO-(REFB)-01 Rev B, HT-HO-(REFB)-02 Rev B, HT-HO-(REFB)-03 Rev A, HT-HO-(REFB)-04, HT-HO-(UR)-01 Rev C, HT-HO-(UR)-02 Rev C, HT-HO-(URFB)-01 Rev A, HT-HO-(URFB)-02 Rev A, HT-HO-(URPS)-01 Rev B, HT-HO-(URPS)-02 Rev B, HT-HO-(URPS)-03 Rev A, HT-HO-(URPS)-04 Rev A, HT-HO-(RE)-02 Rev C, HT-H-J-(URPS)-01, HT-H-J-(URPS)-02.

HT-IN-(OV)-01 Rev A, HT-IN-(OV)-02, HT-IN-(RE)-01, HT-IN-(RE)-02, HT-IN-(UR)-01, HT-IN-(UR)-02, HT-J-(UR)-01 Rev C, HT-J-(UR)-02 Rev C, HT-J-(URPS)-01 Rev C, HT-J-(URPS)-02 Rev C, HT-KI(UR)-03A, HT-KI(UR)-04A, HT-KI(URPS)-01 Rev C, HT-KI(URPS)-02 Rev B, HT-KI(URPS)-03, HT-KI(URPS)-04, HT-KI-(RE)-01 Rev C, HT-KI-(RE)-02 Rev C, HT-KI-(RE)-03, HT-KI-(RE)-04, HT-KI-(UR)-01 Rev E, HT-KI-(UR)-02 Rev E.

HT-LA-(OV)-01 Rev C, HT-LA-(OV)-02 Rev B , HT-LA-(OVFB)-01 Rev C, HT-LA-(OVFB)-02 Rev C, HT-LA-(OVFB)-03 Rev A, HT-LA-(OVFB)-04 Rev A, HT-LA-(RE)-01 Rev C, HT-LA-(RE)-02 Rev C, HT-LA-(REFB)-01 Rev C, HT-LA-(REFB)-02 Rev C, HT-LA-(REFB)-03 Rev A, HT-LA-(REFB)-04 Rev A, HT-LA-(REFB)-05 Rev A, HT-LA-(REFB)-06 Rev A, HT-LA-(REFB)-07 Rev B, HT-LA-(REFB)-08 Rev B, HT-LA-(REFB)-09 Rev B, HT-LA-(REFB)-10 Rev A, HT-LA-(REFB)-11 Rev A, HT-LA-(REFB)-12, HT-LA-(REFB)-13 Rev A, HT-LA-(REFB)-14, HT-LA-(REFB)-15 Rev B, HT-LA-(RE)-01 Rev C, HT-LA-(REFB)-16 Rev A, HT-LA-(UR)-01 Rev C, HT-LA-(URFB)-01 Rev B
HT-LA-(UR)-02 Rev C

HT-M-J-M-(URPS)-03 Rev C, HT-NU-(URFB)-01 Rev B, HT-NU-(URFB)-02 Rev A, HT-NU-(URFB)-03 Rev A, HT-NU-(URPS)-01 Rev B, HT-NU-(URPS)-02 Rev A, HT-NU-(URPS)-03 Rev A, HT-NU-(URPS)-04, HT-NU-(URPS)-05, HT-NU-(URPS)-06, HT-RO-(RE)-01 Rev A, HT-RO-(RE)-02 Rev A, HT-RO-(UR)-01 Rev B, HT-RO-(UR)-

02 Rev B, HT-RO-(URFB)-01 Rev B, HT-RO-(URFB)-02 Rev B, HT-RO-(URPS)-01 Rev B, HT-RO-(URPS)-02 Rev B, HT-Wu-(URPS)-01 Rev C, HT-Wu-(URPS)-01 Rev C, HT-WF-N-H-(URPS)-01, HT-WF-N-H-(URPS)-02, HT-WF-N-H-(URPS)-03, HT-WF-N-H-(URPS)-04.

Reason: To accord with the terms of the application and in the interests of proper planning

- 2) No development beyond the construction of foundations shall take place until details of car parking for the sports pitch, including the siting, number of spaces type of surface treatment, and measures to deter use other than in connection with the sports pitch, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to occupation of any dwellings within the phase of development that will deliver the sports pitch.

Reason To ensure adequate car parking is provided for users of the sports pitch.

- 3) No development beyond the construction of foundations shall take place until full details of any above-ground plant or equipment to be installed at the pumping station on the northern boundary of the site has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to protect the setting of the listed building.

- 4) Notwithstanding the submitted drawings, no development beyond the construction of foundations shall take place until a revised scheme for the provision of play equipment in the area shown on the approved plans has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the occupation of any dwellings within the phase of development that will deliver the play areas

Reason: To ensure suitable areas of play are provided within the development.

- 5) The visibility splays as shown on the approved plans shall be completed prior to first occupation of any dwelling and shall thereafter maintained free from obstruction above a height of 900mm.

Reason: In the interests of highways safety

- 6) No development beyond the construction of foundations shall take place in any phase until a scheme to demonstrate that the internal noise levels within the residential units and the external noise levels in back garden and other relevant amenity areas will conform to the standard identified by BS 8233 2014, Sound Insulation and Noise Reduction for Buildings - Code of Practice, has been submitted to and approved in writing by the Local Planning Authority. The work specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of any unit and be retained thereafter.

Reason: To provide a suitable residential environment to future occupants of the development.

- 7) Notwithstanding the approved plans, no development in any phase containing the route of public right of way ZF18 shall take place until either
- a) Plans are submitted to demonstrate that the definitive route of the public right of way would be maintained; or
 - b) Confirmation of the order permanently diverting or extinguishing the public right of way it has been notified to the local planning authority in writing.

The developer shall notify the local planning authority in writing of the interim arrangements for temporary diversion agreed with the relevant authority (including width and alignment of interim route, boundary demarcation, signage for users and a timescale for the duration of the interim route arrangements).

No dwelling in that phase (or sub-phase) shall subsequently be first occupied until the new route of the public path to be provided under public path order has been provided; and has been certified by the relevant authority and notification of this provided to the Local Planning Authority in writing.

Reason: To ensure that public rights of way are properly safeguarded in the public interest.

- 8) No development beyond the construction of foundations shall take place in any phase until the following hard landscaping details for that phase have been submitted to and approved in writing by the Local Planning Authority –
- i) Full details of surfacing materials for roads, private drives, parking areas, footpaths/ cycle paths, to include the access surface material for the electricity sub station adjacent to plot 202 (where relevant to that phase), and the method of marking out car parking spaces
 - ii) Details of the height, position and type of lighting units to be installed within the site
 - iii) Details of any fences, walls or other means of enclosure
 - iv) Details of bin storage facilities
 - v) Details of secure cycle storage facilities

The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity, and biodiversity.

- 9) No development beyond the construction of foundations shall take place until details of the proposed tree species and sizes for the tree planting proposed on plots 102, 105, 106, 112, 113 and 128 (as shown on the Landscaping drawings sheets 4 and 5) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the area and encouraging wildlife and biodiversity.

- 10) All hard and soft landscape works shall be completed in each relevant phase in accordance with the approved details, prior to first occupation of that phase, or in accordance with an implementation scheme that has first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the visual amenities of the area and encouraging wildlife and biodiversity.

- 11) Upon completion of the approved landscaping scheme, any trees or shrubs that are removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced with trees or shrubs of such size and species as may be agreed in writing with the Local Planning Authority, and within whatever planting season is agreed.

Reason: In the interests of the visual amenities of the area and encouraging wildlife and biodiversity.

- 12) No development beyond the construction of foundations shall take place until details in the form of samples of external finishing materials to be used in the construction of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority, and works shall be implemented in accordance with the approved details.

Reason: In the interest of visual amenity.

- 13) No development beyond the construction of foundations shall take place on Plots 19 to 23 (inclusive), Plots 1,2,3, 9, 11 to 18 (inclusive) and Plots 87 to 94 (inclusive) until the following drawings and details have been submitted to and approved in writing by the Local Planning Authority -

- i) 1:1 or 1:2 vertical section details of the eaves and verge detailing for each house type and variation thereto;
- ii) 1:1 or 1:2 vertical section details of the timber cladding and facing brickwork vertical junction (typical detail),
- iii) 1:1 or 1:2 part plan and/or part vertical section showing the reveal depth(s) for each type of window and door opening for each house type (and variation thereto),
- iv) 1:10 elevation detail of the window arches, the open porch canopies (front and side elevations), the bay windows (front and side elevations), the dormer windows, including the flashing detail to be used (front and side elevations), and the dummy chimneys, including the pot, flashing and flashing details to be used (front and side elevations)
- v) Details of any flues or vents required to service the proposed housing units (to include enhanced elevation and roof plan drawings showing the specific location of these items, together with manufacturer/supplier colour brochure and technical specification details of the products to be used),
- vi) Manufacturer/supplier colour brochure and technical specification details of the window and door/garage door product system(s) to be used,
- vii) Manufacturer/supplier brochure and technical specification details of the specific rainwater goods systems/products to be used.

The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity.

- 14) Notwithstanding the provisions of Class A, Part 2, Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) no gates, fences, walls or other means of enclosure shall be erected or provided in advance of any wall or any dwelling fronting on a highway, unless otherwise shown on the approved drawings..

Reason: In the interests of visual amenity.

- 15) Before the development hereby permitted is first used, the proposed windows in the first floor south facing elevation to plot 19 shall be obscure glazed to not less than the equivalent of Pilkington Glass Privacy Level 3, and these windows shall be incapable of being opened except for a high level fanlight opening of at least 1.7m above inside floor level and shall subsequently be maintained as such.

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

- 16) No development beyond the construction of foundations shall take place until details of ecological enhancements to be incorporated into the layout and design of the residential development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of biodiversity.

INFORMATIVES

The Council's approach to the application

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), July 2018 the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and creative way by offering a pre-application advice service, where possible, suggesting solutions to secure a successful outcome and as appropriate, updating applicants / agents of any issues that may arise in the processing of their application.

The application has been subject to a series of amendments to achieve a satisfactory outcome.

The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the Committee and promote the application.

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

The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.

