

2.4 REFERENCE NO - 19/501332/FULL		
APPLICATION PROPOSAL		
Erection of 69 dwellings accessed from Grovehurst Road; public open and amenity space; together with associated landscaping and ecological enhancement works; drainage; utilities; and internal access roads, footpaths, cycleways and parking.		
ADDRESS Land At Pond Farm Grovehurst Road Iwade Sittingbourne Kent ME9 8RD		
RECOMMENDATION – That delegated powers are given to grant planning permission, subject to no outstanding objections from Kent Police and completion of a S106 Agreement, (to cover matters as summarised at Paragraph 8.56 - 8.64 and 6.09) with authority to amend the wording as reasonably required.		
SUMMARY OF REASONS FOR RECOMMENDATION/REASONS FOR REFUSAL		
The site is part of a large scale housing allocation in the Local Plan. The scheme would deliver 69 dwellings, large areas of open space, landscape and ecological mitigation, enhancement and management measures. Additional Impacts on the local highways network and on local infrastructure can be mitigated through on and off site measures. The proposal would help boost housing in the Borough and add to the Council's housing supply. Whilst the development does encroach into the countryside and an Important Local Countryside Gap, the impact of this is limited and does not outweigh the benefits of the scheme.		
REASON FOR REFERRAL TO COMMITTEE		
The application is contrary to the views of Iwade Parish Council. The application has been referred to committee by Cllr Woodford.		
WARD Bobbing, Iwade And Lower Halstow	PARISH/TOWN COUNCIL	APPLICANT Persimmon Homes South East AGENT JB Planning
DECISION DUE DATE 26/07/19	PUBLICITY EXPIRY DATE 20/02/20	

Planning History

There is no relevant planning history for the site. However, two applications are under consideration for land immediately to the south and east of the site, the details of which are as follows –

18/506677 – Halfway Egg Farm, Featherbed Lane

Hybrid application - Planning permission is sought for change of use of existing dwelling house to replacement farm shop with office above, and conversion of toilet block to farm produce store (167 sqm). Outline planning permission is sought for demolition of existing agricultural buildings and farm shop, erection of up to 19 dwellings, erection of implement store, associated access road, parking, pedestrian footpath and landscaping (access and layout being sought only).

(This application is due to be approved under delegated powers, subject to completion of a S106 Agreement.)

19/503974 – Land East of Iwade

Hybrid application comprising of - Outline application (all matter reserved except for access) for up to 466 dwellings and a community hall. Full planning application for access from Grovehurst Road and The Street and for a country park (under consideration)

A further outline application (19/505157) is also under consideration for up to 65 dwellings on land north of Sanderling Way which, together with this application at Pond Farm and the application on land East of Iwade, covers the land allocated for development under Policy A17 of the Local Plan.

1.0 DESCRIPTION OF SITE

- 1.01 The application site consists of a parcel of land of 4.1 Hectares to the south of Iwade. The land is bounded by Grovehurst Road to the east, the Old Sheppey Way to the west, an overgrown orchard to the north (beyond which is Pintail Drive), and Featherbed Farm to the south. The dwelling at Pond Farm is sited immediately adjacent to the north-west corner of the site.
- 1.02 The site was historically an orchard, although the only remnants of this within the site are to the north. This orchard extends into land further north and is designated as a BAP Priority Habitat. The remainder of the land on site is rough grassland, with hedges, trees and vegetation around the north, east and south site boundaries. The west boundary with the Old Sheppey Way is more open. A pond is present within the site, to the west of the dwelling at Pond Farm. The pond is also surrounded by a number of trees. The site is relatively flat. An electricity power line crosses the southern section of the site.
- 1.03 New housing development has recently been constructed on land to the west of the site, on the opposite side of the Old Sheppey Way. Permission also exists for a Care Home to be built adjacent to this new housing development. The land to the east of the site, on the opposite side of Grovehurst Road, is allocated for large scale residential development, and subject to application 19/503974.
- 1.04 The site is allocated under Policy A17 of the adopted Local Plan for housing development (as is the land on the east side of Grovehurst Road), as part of the Iwade expansion proposals. The Local Plan envisages that 70 dwellings can be accommodated on the allocation at Pond Farm. However the application site excludes land to the north of Pond Farm which is in separate ownership. This land primarily contains an overgrown orchard, although the Local Plan did envisage a small amount of development on this land.
- 1.05 Due to the allocation for development in the Local Plan, the northern and central parts of the site fall within the designated built confines of Iwade. However the southern part of the site (extending to approximately two hectares) falls outside of these confines and within an Important Countryside Gap.

2.0 PROPOSAL

- 2.01 This is a full application for planning permission to erect 69 dwelling on the site, including 10% (7 units) as affordable dwellings. The development would provide a mix of 2, 3 and 4 bed properties, within a range of terraced, semi detached and detached dwellings. The buildings would be mainly two storeys, with some limited units containing accommodation in the roofspace.
- 2.02 Vehicular access to the site would be from Grovehurst Road. There would be no vehicle access onto the Old Sheppey Way. Pedestrian and vehicular access would be provided from the site onto both roads.

- 2.03 The proposed layout includes retention of the pond feature and retention / enhancement / management of the orchard remnants to the north of the site as part of the green space proposals. In addition, a large swathe of landscaped open space would be provided across the south of the site, with a footpath / cycle path running the length of this area linking Sheppey Way to Grovehurst Road. This area would also contain play equipment, new orchard and tree planting and landscaping, and an area for SuDS drainage. Approximately 1.9 hectares of the site in total would be provided as open space.
- 2.04 An area of approx. 740sqm (or 0.074 hectares) in the far south east corner of the site is shown to be reserved for future use to help facilitate (if required) the Grovehurst interchange improvement works that have been awarded grant funding under the Housing Infrastructure Fund.

3.0 PLANNING CONSTRAINTS

- The site forms part of a major housing allocation under policy A17 of the adopted plan.
- The site partially falls within the built envelope of Iwade
- The orchard within the north part of the site and to the north of the site is a BAP Priority Habitat.
- The southern part of the site falls outside of the built confines and within an Important Local Countryside Gap.
- The site contains Best and Most Versatile agricultural land
- Coleshall Farmhouse is a Grade II listed building located 300m to the west of the site.
- The site falls within an area of potential archaeological importance

4.0 POLICY AND OTHER CONSIDERATIONS

- 4.01 **The National Planning Policy Framework (NPPF)** – Paragraphs 8 (the three overarching objectives of sustainable development), 10 (the presumption in favour of sustainable development), 11 (decision taking when local policies most important for determining the application are out of date), 12 (the status 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), 108 (consideration of transport issues in development proposals), 109 (that development should only be refused if highway impacts would be severe), 110 (priority to pedestrians, cyclists and access to public transport within developments), 111 (travel plan requirements), 112 (need for high quality communications), 117 (making effective use of land), 122 (achieving appropriate densities), 124 (achieving well designed places), 127 (design criteria for developments), 128 (consideration of design quality between applicants, the local planning authority and local community), 129 (access to / use of tools and processes for assessing and improving design), 130 (refusal of poor design), Chapter 14 (climate change / flooding), 170 (protecting / enhancing valued landscapes, recognising the intrinsic character and beauty of the countryside, minimising impacts on biodiversity and achieving net gains, preventing new / existing development from unacceptable risks from pollution / air quality), 174-177 (protecting habitats and biodiversity, including Special Protection Areas / Ramsar sites), (178 land suitability and risks from contamination), 180 (protection from noise / light pollution), 212 -213 (the status of the NPPF in relation to development plans).

- 4.02 National Planning Practice Guidance (NPPG) – Design; Health and Wellbeing; Housing and Economic Land Availability Assessment; Land affected by contamination; Noise; Open space, sports and recreation facilities, public rights of way and local green space; Planning Obligations; Use of Planning Conditions; Water supply, wastewater and water quality
- 4.03 Bearing Fruits 2031 – The Swale Borough Local Plan (adopted July 2017): Policies ST1 (delivering sustainable development in Swale), ST2 (development targets for jobs and homes), ST3 (Swale settlement strategy), ST4 (meeting local plan targets), ST5 (the Sittingbourne 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), A17 (lwade expansion), 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), DM21 (water, flooding and drainage), DM24 (conserving and enhancing valued landscapes), DM25 (Important Local Countryside Gaps), DM28 (biodiversity and geological conservation), DM29 (woodlands, trees and hedges), DM31 (agricultural land), DM34 (scheduled monuments and archaeological sites)
- 4.04 Policy A17 relates specifically to the application site, which forms part of a wider belt of land allocated for development as the lwade expansion. This policy states as follows –

lwade expansion

Planning permission will be granted for a minimum of 572 dwellings at lwade, as shown on the [Proposals Map](#), together with a new country park, landscape and ecological enhancements and community facilities. Landowners and developers will be required to co-ordinate on the preparation, consultation and approval of a Masterplan/development brief. The Masterplan/development brief and planning applications 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 a Landscape and Ecological Management Plan), which shall:
 - a. assess biodiversity interests, including, preparation of a Habitats Regulations Assessment (HRA) to demonstrate that development is not likely to have a significant effect on a Special Protection Area (SPA);
 - b. ensure appropriate opportunities for use of the site by residents and visitors (particularly for dog walking) and to establish such land as a country park so as to meet site mitigation in the form of Suitable Alternative Natural Greenspace (SANG). Overall, proposals will ensure that, through both on and off site measures, any significant adverse impacts on European sites arising from recreational pressure and other impacts will be mitigated in accordance with Policies CP 7 and DM 28, including a financial contribution towards the Strategic Access Management and Monitoring Strategy;
 - c. within the HRA, assess impact pathways from disturbance on the integrity of the European designated SPA during construction and operation of the site and recommend mitigation as appropriate;
 - d. be informed by an ecological assessment detailing the impacts upon protected species and habitats and to make recommendations for their avoidance, mitigation and, where appropriate, compensation;
 - e. secure the agreement and implementation of a management plan for the whole country park to clarify the proposals for various habitats across the site, the extent of public access and types of recreational use, and to provide proposals

- for the sustainable and financially secure management of the area through the development process and in the long term;
- f. achieve a net gain in the biodiversity of the site itself, including protecting and enhancing on-site habitats to provide for (at least) current levels of use by key species, including enhancing any existing role the site plays as supporting habitat for the SPA;
 - g. manage the area to maintain and enhance the biodiversity associated with fields, hedgerow, orchards, boundaries and water features;
 - h. where compatible with 1a.-g., include proposals for green corridors, incorporating existing/new footpath and cycle routes; and
 - i. in agreed locations, provide strategic planting and open space in advance of new development.
2. Be of high quality design, respecting the settlement form/pattern, character and rural landscape setting of the village as identified by the Swale Landscape Character and Biodiversity Appraisal, 2011;
 3. Submit a site flood risk assessment in accordance with Policy DM 21 which shall additionally consider the sustainable drainage and land management measures that should be undertaken within the developed areas and open space;
 4. Achieve a mix of housing in accordance with Policy CP 3, including provision for affordable housing in accordance with Policy DM 8;
 5. Undertake a detailed heritage assessment (including for archaeology) and mitigate any impacts identified;
 6. Be accompanied by a Health Impact Assessment in accordance with Policy CP 5;
 7. Be supported by a Transport Assessment to determine the need and timing of improvements to the local and strategic transport networks relative to the phasing of development, whilst addressing the following:
 - a. improvements to the public transport network between Iwade and Sittingbourne, including improved services to the village;
 - b. encouraging increased rail use from Kemsley Halt;
 - c. securing pedestrian and cycle links within the development (housing and country park) and to the adjacent network, including to the Ridham employment area and to Sittingbourne; and
 - d. the identification, reservation and gifting of land within relevant allocations for interim improvements (and subsequently for the remodelling) of the Grovehurst Interchange, together with the necessary and appropriate financial contributions toward such schemes as agreed.
 8. Provide the infrastructure needs arising from the development, including those identified by the Local Plan Implementation and Delivery Schedule, particularly, a new community building, health, primary education and library provision; and
 9. For individual development areas, additionally:

For south Iwade at Pond Farm:

17. As part of the landscape strategy and ecological management plan:

- a. provide a substantial natural green space, including woodland/copse planting to maintain an appropriate countryside gap and to minimise and mitigate visual impacts;
 - b. enhance hedgerow boundaries and retain and management existing ponds; and
 - c. retain, enhance and manage the existing orchard to provide accessible natural green space, potentially for use as a community orchard;
18. Use building heights and form to generally reflect the character of the existing settlement; and
 19. Provide a primary access off Grovehurst Road, with consideration as to the appropriateness of a linked secondary access from the old Sheppey Way.

4.05 Supplementary Planning Documents:

The Swale Landscape Character and Biodiversity Appraisal, 2011

Developer Contributions SPD 2009

Air Quality Technical Guidance 2019 (Members will note that this is not an SPD, though it is a material planning consideration to be taken into account when determining planning applications)

Car Parking Standards SPD (2020)

5.0 LOCAL REPRESENTATIONS

5.01 Following the initial and subsequent notification processes, 11 representations were received in total (6 from the same objector, although one letter was subsequently rescinded). These raised the following concerns -

- Strain on infrastructure arising from new households and development
- Further impacts on the A249 which cannot cope with existing traffic now
- Further impacts on traffic that queues on Grovehurst Road into Iwade during rush hour
- More pressure on doctors surgery and school
- There is enough development in the area
- Impact on the privacy of existing dwellings on White Satin Close
- The need for landscaping on the boundary of the new development to reflect that at White Satin Close
- Adequacy of the pedestrian crossing proposed on Sheppey Way
- The existing traffic control gateways in Iwade on Grovehurst Road and Sheppey Way are confusing and this development will add to the likelihood of accidents.
- Traffic travels too fast on Sheppey Way
- A proper crossing is needed on Sheppey Way
- Noise from traffic. The survey with the application is two years old and considered to be out of date.
- Lack of parking within the development. Visitor bays need to be more evenly distributed
- More pollution
- Impact upon wildlife arising from the location of the proposed flats to the north of the site.
- Lack of play facilities for children
- The location of the play equipment next to the cycle path is dangerous and should revert to an enclosed play area.
- The flats are proposed in an area of the site not previously considered for development
- Loss of property value

- Potential damage to existing dwellings during construction
- Impacts on existing households during construction
- Impact on amenity and privacy of neighbouring dwellings
- Need for green space within the development
- Impact / Pressure on local facilities
- Impact on the environment arising from surrounding developments, including Featherbed Farm.
- Three storey flats are not in keeping with the village
- Concern regarding flood risk from developing green field sites.

6.0 CONSULTATIONS

Iwade Parish Council

6.01 Object to the original plans on the following grounds –

- Insufficient car parking per property and garages are not big enough to take today's size vehicles, meaning that they are not used and cars are often parked in the roadway causing issues.
- Concern over the access on to the Grovehurst Road. This highway is already congested with traffic (often queueing back towards the Village Gateway) trying to get onto the roundabout.
- Lack of Visitor parking – it would appear there are only seven spaces for the whole development.
- Flooding on the Grovehurst Road. The water table level on the site is extremely high and during heavy rain the land is often very marshy. Water from the site must not go towards the Village, which already suffers with flooding and drains unable to cope.
- A condition should be included that there is no future access through the Featherbed Lane site, 18/506677/HYBRID - Halfway Egg Farm.
- Lack of infrastructure, such as roads and capacity at doctors surgery
- No construction should take place until work has commenced on the Grovehurst Interchange, Key Street roundabout, and J5 of the M2
- The flats are three storeys and will dominate the skyline at the entrance to the village (*Officer note – the three storey flats have been removed from the proposals*)

Kent County Council Highways and Transportation

- 6.02 Advise that the access arrangements (T junction) onto Grovehurst Road are acceptable. Pedestrian access points are provided onto Sheppey Way, and improvements to the refuge crossing are now included. A pedestrian and cycle footway on Grovehurst Road is also now provided.
- 6.03 Access to bus services is within the 400m threshold. The 334 bus service has been increased and it is recommended that the developer provides Travel vouchers to each household to the value of £350, either in the form of a bus travel voucher, rail or cycle voucher.
- 6.04 The highways layout is acceptable, provides adequate space for refuse and service vehicles, and the adoption plan includes continuous footways and suitable materials. The parking strategy demonstrates 138 allocated spaces and 32 visitor spaces. Swale's recommended parking standards for this application would require a higher level of provision were it not for the accessibility of public transport and local amenities. Cycle parking is appropriately shown. EV charging points for all on-plot parking spaces should be secured via condition.

- 6.05 The applicant has agreed to make a contribution of £185,901 towards improvements to the Grovehurst junction, and this is acceptable for junction mitigation. The level of impact at the Ferry Way / Grovehurst Road junction would not require mitigation.
- 6.06 Overall, KCC Highways raise no objection to the development, subject to
- Securing a £185,901 financial contribution towards mitigation at the Grovehurst Road / A249 junction
 - A sum of £3,261 towards bus stop improvements (between the site and Sittingbourne)
 - A sum of £10,140 for administration of a Travel Plan
 - A sum of £350 per dwelling secured as travel vouchers
 - A sum of £51,026 for improvements to Kemsley train station
 - Planning conditions to secure a Construction Management Plan, delivery and retention of parking, cycle parking and EV points, provision of highways works to Grovehurst Road / Sheppey Way, and provision of footways, carriageways and the site access.
- 6.07 **Highways England** – Raise no objection to the development subject to conditions relating to construction management, drainage and landscaping (in vicinity of the A249). HE advise that the number of peak hour trips associated with the development are relatively small, but that cumulative impacts of development in the vicinity are a concern, given the lack of capacity at present at the M2 Junction 5. Highways England have agreed with SBC that some limited development can come forward ahead of major improvement works at M2 J5, including this development.
- 6.08 **The Environment Agency** – have no comments to make on the application
- 6.09 **The SBC Affordable Housing Manager** – Advises that the 7 units proposed for affordable housing is acceptable and should be secured as 6 affordable rented units and 1 shared ownership unit. Advises that the S106 should include a cascade mechanism to prioritise delivery on site, then delivery on an alternative site, and lastly a commuted sum.
- 6.10 **SBC Climate Change Officer** – advises that whilst the proposed 31% reduction in emissions over Building Regs is a welcome move in the right direction, it does not meet the aspirations of the Planning Committee who wish to see a 50% reduction. Notes that the development would meet the water consumption requirement.
- 6.11 **Swale Footpaths group** – advise that the legal status and responsibility for the upkeep of footpaths, cycleways and public open spaces will need to be established.
- 6.12 **The NHS Swale CCG** advise that an off site contribution of £62,208 is required towards expanding facilities in the vicinity of the development. They advise this should be earmarked for Iwade Health Centre Practice. They also advise that access to sufficient green space, leisure facilities and swimming pools are provided to support measures to tackle obesity, physical and mental well-being. (*Officer note – due to amendments to the housing layout, I am checking with the Swale CCG whether this amount needs to be reviewed*)
- 6.13 **Southern Water** advise that network reinforcement is likely to be required and will be funded through the New Infrastructure Charge (levied on developers) and their Capital Works programme. Advise that Southern Water and the developer will need to work

together to ensure this aligns with occupation of the development. They recommend conditions to achieve this, to protect existing sewer apparatus, and to deal with foul and surface water drainage for the new development. They advise that water supply can be provided.

- 6.14 **The Upper and Lower Medway Internal Drainage Board** – would follow and support advice from the KCC Drainage team, and note that the release into the KCC Highways drain is an acceptable discharge rate.
- 6.15 **KCC Drainage** advise they are satisfied in principle with the drainage strategy design, which includes tank storage in open space areas and an attenuation pond which drains into a highway drain. They seek a detailed surface water drainage condition for the development.
- 6.16 **Natural England** advise that impacts upon the coastal SPA and Ramsar Sites may result from increased recreational disturbance arising from the net increase in residential accommodation, and this needs to be managed through the agreed strategic solution (SAMMS) which is considered ecologically sound. Subject to an appropriate financial contribution, they are satisfied that the proposal will mitigate potential recreational impacts of the development. They also advise that SBC, as the competent authority may need to carry out an appropriate assessment in accordance with the Conservation of Habitats and Species Regulations 2017 (*Officer note – an Appropriate Assessment has been submitted to Natural England as required.*)
- 6.17 **KCC Ecology** – following amendments to the scheme, no objection is raised.
- Advise that an Appropriate Assessment should be carried out for this application
 - Following amendments, the priority orchard habitat to the north is not subject to encroachment by the development footprint, and the proposals include strengthened protection of the habitat and beneficial management / enhancement proposals.
 - Note the presence of reptiles on site, and the mitigation proposed including retained on-site habitat.
 - The external lighting plan is acceptable in terms of impact upon biodiversity.
 - Satisfied that the biodiversity net gain calculations provided are accurate, based upon no encroachment on priority habitats, enhancement of retained habitats (hedgerows / orchards), creation of new habitats (reed beds within SuDS area, willflower grassland) and provision of predominantly native vegetation within the landscaping scheme.
 - Advise that an ecological management plan is necessary, and has been provided for a 5 year period, but that longer term management should also be secured.
- 6.18 **SBC Environmental Health** – raise no objection in principle to the development on noise / ground pollution matters, subject to conditions relating to the investigation and treatment of potential contamination, measures to mitigate construction works, details of acoustic mitigation measures to be installed, and provision of EV charging points. Advise that the Air Quality Report has been amended to address a number of queries originally raised and is acceptable. Agree with the damage cost calculation for mitigation (£73, 733.88), which should be used for measures such as implementation of a car club, implementation of measures in the Air Quality Action Plan, and/or sustainable transport measures (e.g. cycle path connections in local area).
- 6.19 **Kent Police** – raised concern over the layout of the original scheme on crime prevention grounds. I am awaiting comments from Kent Police on the recently amended layout and will provide an update to Members.

- 6.20 **SBC Greenspaces Manager** – advises that the policy requirement for open space would be approximately 1 hectare and that the Landscape Strategy, design and planting relates well to the site, its surrounding landscape and the development. A detailed landscape plan for the open space will be needed. The idea of a play/fitness trail of some form rather than traditional play is of benefit. An entrance feature/gateway is positive, but would question if there should also be one at the entrance to the East. An off-site formal sports contribution should be secured. Advises that the Council would not take a transfer of the open space land and that an alternative method of ongoing maintenance would need to be agreed. A proposed maintenance plan would also be required.
- 6.21 **KCC Developer Contributions team** advise that contributions are required towards primary and secondary school provision (including land costs), community learning, youth services, libraries and social care provision. KCC also request that housing is built to Building regulations M4(2) standards, and that a condition to require fibre broadband infrastructure is imposed.
- 6.22 **KCC Minerals and Waste team** – note the evidence provided that the brickearth mineral deposits on site are not of sufficient economic value, and do not object to the development.
- 6.23 **KCC Archaeology** – advise that the site lies in an area rich in archaeology. Although no specific findings are recorded on the site itself, there is high potential for archaeology. The application includes a desk-based assessment that summarises local findings and recognises the site potential. Advise that a planning condition should be imposed for an archaeological field evaluation and preservation in situ of important finds.

7.0 BACKGROUND PAPERS AND PLANS

- 7.1 This is a full application and as such detailed site plans and elevations have been provided. The application has been submitted with a Transport Statement, Planning Statement, Design and Access Statement, Landscape and Visual Impact Assessment, Flood Risk Assessment, Noise Assessment, Contaminated Land Assessment, Energy and Sustainability Assessment, Archaeological desk Assessment, Arboricultural Survey and Method statement, Ecology Scoping survey and Protected Species reports, Biodiversity Enhancement and Management Plan, and a Wintering Birds survey.

8.0 Appraisal

Principle of Development

- 8.01 The site is located at the edge of Iwade, which is designated as a rural local service centre under policy ST3 of the Local Plan. The site is allocated for residential development under policy A17 of the Local Plan and as such the principle of development on the site is acceptable. The policy sets out that 70 dwellings are proposed for the site. The concept plan that supports policy A17 suggests that a small number of units could be included on land to the north of Pond Farm. However this land does not form part of the application, is not within the control of the applicant, and I am advised that efforts by the developer to contact the landowner have gone unanswered. This land to the north is predominantly a large remnant orchard, designated as a BAP Priority Habitat, with likely limited development potential for ecological reasons.
- 8.02 The application site forms part of a large arc of land around Iwade allocated for development under policy A17. The Council is currently considering two other applications for development of this allocated land. These proposals, together with this application at Pond Farm, would provide some 600 dwellings, in accordance with the

policy requirement that a minimum of 572 dwellings would be delivered under the allocation. The key policy A17 requirements are for developments to deliver a strong landscape framework, to protect / manage biodiversity and achieve net gain, to deliver a country park, and to improve the public transport network, pedestrian and cycle links and road infrastructure. For Pond Farm specifically, the policy requires protection / enhancement of the pond, orchard and hedgerows, provision of substantial green space including woodland / copse planting, and provision of primary access via Grovehurst Road.

- 8.03 Although the entire application site is allocated under Policy A17, the local plan built confines boundary to Iwade runs east to west across part of the site – designating most of the site as being within the built confines, but not an area within the southern part of the site. This area to the south is also within an Important Local Countryside Gap. This boundary is a notional line that is not marked by any physical feature or boundary within the site. The built form of the development would encroach southwards over this line by between 15 metres and 25 metres. The reasons for this and resultant impacts, are considered further below.

Five year housing supply

- 8.04 The Council's stated current position is that the Council cannot currently demonstrate a five year housing supply – its current supply is 4.6 years. Paragraph 11 of the NPPF sets a presumption in favour of sustainable development, and states that where policies that are most important for determining an application are out of date, that permission should be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole. This is commonly known as the "tilted balance" in favour of permitting development. This is relevant to consider in relation to the part of the site that encroaches south into the countryside and important countryside gap.
- 8.05 However, recent monitoring has indicated that there has been a significant increase in delivery and supply over the past year and subject to further checking, the Council may be in a position to demonstrate a finely balanced 5 year housing supply position. It should be noted that this site contributes to that 5 year supply position and should there be any delay in its roll out could undermine the finely balanced position. I will update the Committee on this situation at the meeting.

Integration with wider development to east of Grovehurst Road

- 8.06 Policy A17 states that development at Iwade should be in accordance with a masterplan / development brief for the wider development allocation in Iwade. This has not come forward for the allocation as a whole. However the three current planning applications provide a clear picture of the development proposals for the allocation, and the larger application for 466 dwellings includes a range of parameter plans that set out the master-planning principles for that site. Each scheme will contribute to providing highways improvements, and an arc of green space / a country park around the edge of the settlement. In addition, this site at Pond Farm is relatively small in size, physically divorced from the remainder of the Iwade allocation by Grovehurst Road, and is subject to a detailed planning application. I am satisfied that due to the self contained nature of the application site, it is possible and acceptable to determine this application in isolation to the wider allocation to the east. However it is still important to consider the relationship between this site and the proposed development / allocation on the east side of Grovehurst Road.

- 8.07 The application proposal includes a swathe of green space across the southern part of the site, measuring between 20 and 100m in depth and which would mark the entrance to the wider proposed country park. Grovehurst Road severs this site from the allocated land on the east side of the road where the majority of the country park would be. However the application proposals for the east side (19/503974) align the country park in a similar location on the opposite side of the road to the Pond Farm scheme. The road improvement works (to facilitate application 19/503974) would also include a toucan crossing to enable safe pedestrian / cycle access between the two sites and to connect with the country park.
- 8.08 The proposed access point for this application onto Grovehurst Road currently takes the form of a T junction. However, the proposals for the land east of Iwade make provision for a roundabout access on Grovehurst Road. Both access arrangements have been designed to work for this scheme. If the roundabout is installed, then the T junction arrangement would be converted to an arm of the roundabout for access into the Pond Farm site. This would not affect the layout of the development.
- 8.09 I am therefore satisfied that the provision of the country park to the south of the site, and the highways impacts and inter-connectivity have been properly considered between this site and the larger site to the east of Grovehurst Road, and are integrated into this application at Pond Farm.

Design and layout

- 8.10 The extent of land available for development is dictated substantially by ecological restrictions on the land in the north section of the site, which contains a BAP priority habitat (the orchard remnants) and pond, and the requirement to provide a swathe of open space as part of the wider country park to the south.
- 8.11 The density of development proposed when taking into account the overall site area is 17dph. However given the ecological and open space requirements, the “developable” area of the site as shown amounts to approx. 2.2 Hectares (55% of the total site) – and the density of development within this area amounts to approx. 31 dph. In my opinion, this represents an appropriate density for what will be an edge of settlement location.
- 8.12 The housing mix provides a range of 2 bed (3 no.), 3 bed (51 no.) and 4 bed (15 no.) units. The supporting text to Local Plan policy CP3 sets out that 2 and 3 bed units are in greatest need throughout the borough and that for the local housing market of Iwade, the development of good quality family housing is encouraged, for which the greatest local demand exists. I am satisfied that the mix would be compliant with Policy CP3.
- 8.13 The application proposes to provide 7 units as affordable housing, which would accord with the 10% requirement under policy DM8 of the Local Plan.
- 8.14 The layout and design of the development has been subject to considerable amendments during the course of this application, following discussions between the developer and my planning and urban design officers. The scheme has been redesigned around a “grid” layout, with a main loop road and a series of shared surface / private access roads. Dwellings have been designed to face Grovehurst Road and Sheppey Way, the orchard / pond features to the north, and the open space to the south. Corner plots include enhanced flank elevations to avoid blank / bland road elevations. The scheme also proposes substantial street and verge planting within the layout. The dwellings have been designed to maintain appropriate privacy distances and relationships with each other, with the majority in accordance with the 21m / 11m privacy distances normally applied by the Council.

- 8.15 The dwellings are largely two storey, with some limited second floor roofspace accommodation, and are of traditional form under pitched roofs. The dwellings utilise a blend of traditional and contemporary detailing to create a group identity. This includes the widespread use of vertical and horizontal dark weatherboarding, gable projections, projecting window features, brick banding, and feature brickwork. I am satisfied that the general form and scale of the dwellings would integrate well with the surrounding area and current developments, and would represent an appropriate edge of settlement development.
- 8.16 I am awaiting further comments from Kent Police on the latest amendments to the scheme. Subject to this, I content that the layout and design of the dwellings would provide a high quality environment in accordance with policies CP4 and A17 of the Local Plan.

Ecology, landscaping and open space

- 8.17 The site is located within the zone of influence (6km) of the Swale Special Protection Areas and Ramsar sites. In accordance with established policy and the SAMMS strategy, the applicant has agreed to provide the necessary financial contributions to manage impacts on these sites. An Appropriate Assessment has been undertaken and submitted to Natural England for approval, and is attached as Appendix 1.
- 8.18 The scheme includes retention, replacement (where necessary) and enhancement of the orchard area in the north of the site, which is identified as a BAP Priority Habitat (together with the land to the north which falls outside of the application site), and retention of the pond and surrounding planting. This area is proposed to be managed and maintained primarily for wildlife and biodiversity value. The KCC Ecologist is supportive of this proposal, subject to planning conditions to secure the implementation of appropriate works and long term management measures.
- 8.19 Whilst the application does not secure the larger area of orchard to the north of the site that falls within the site allocation, I am satisfied that this would not be adversely affected by the development, and I note that no objections to this are raised on ecological grounds. The land will effectively continue to function in its present state as a former orchard, and although management of this would be beneficial (as endorsed by Policy A17), I do not consider that the inability to secure this area of orchard renders the application unacceptable – and I note that the supporting text to policy A17 states that *“as far as possible, the old orchard should be retained, managed and enhanced”*.
- 8.20 Reptile mitigation is proposed, with receptor areas created in the north and south areas of open space, and external lighting controlled to avoid impacts upon bats that may forage in the boundary vegetation. Much of the existing boundary planting to the east and south will be retained and new planting provided to the western boundary with Sheppey Way.
- 8.21 The application includes net gain biodiversity calculations that demonstrate a net gain of 16.74% in habitat can be achieved. This is secured primarily through retention and enhancement of the orchard on site, the provision of new and reinforced hedgerows, habitat creation (e.g wildflower grassland) and provision of native vegetation within the scheme. The KCC Ecologist is satisfied that the calculations are accurate and that the biodiversity net gain can be achieved.

- 8.22 An Ecological Mitigation, Enhancement and Management Plan has been provided and is acceptable to the KCC Ecologist, although they advise that a management plan should be secured for the long term.
- 8.23 Subject to appropriate conditions / planning obligations and confirmation from Natural England that the Appropriate Assessment is acceptable, I am satisfied that the development would protect and manage the existing BAP priority habitat on site, avoid harm to protected species, mitigate impacts upon the SPA and Ramsar sites, and deliver ecological enhancements and a net gain in biodiversity on the site. This would accord with policies A17 and DM28 of the Local Plan, and the Habitat Regulations (in respect of the SPA and Ramsar designations)
- 8.24 Overall, some 1.9 hectares of open space would be provided, representing approx. 45% of the total site area subject to this application. The application includes a landscape masterplan for the site, and this sets out the landscape and open space principles for the site, including retention / protection of the orchard and hedgerows / planting primary on the eastern and southern boundaries, new boundary planting on the east side, and additional tree planting / boundary strengthening particularly to the south. In my view the southern boundary should include a greater extent of additional tree planting, and this can be secured via planning conditions. Whilst the area to the north would be primarily preserved as a wildlife / ecology area, the area to the south (amounting to approx. 1.1 hectares) would include more informal space, paths, play equipment and a SuDS feature. This area would form part of the wider country park.
- 8.25 The Council's Greenspaces Manager raises no objection to the development, and advises that a development of this nature would normally require open space in the region of 1 hectare. This development achieves a significantly greater quantum of green space than the requirements under policy DM17 of the Local Plan – at almost double the requirement.
- 8.26 I consider that the landscape masterplan provides a good basis to demonstrate that the development would deliver a strong landscape, subject to a detailed design and management provisions to be secured through planning conditions / planning obligations. As such I consider it would meet the Local Plan objectives under policy A17 to provide a strong landscape framework, contribute towards the provision of a wider country park within Iwade, maintain and enhance orchards, hedgerows and the pond, provide green corridors with footpath and cycle way connections, and provide for open space needs.

Wider Landscape Impact

- 8.27 The site is not located within or adjacent to a designated landscape. The Council's Landscape and Biodiversity Appraisal SPD identifies the site as part of the Iwade Arable Farmlands. This identifies that Iwade has grown considerably and changed in character to a suburban village, and that recent housing is evident in views across the open landscape. Landscape condition is assessed as poor and guidelines seek to restore landscape structure and soften development through woodlands, shelterbelts and hedgerows.
- 8.28 The application includes a Landscape and Visual Impact Assessment. This demonstrates that long range views of the site itself are limited, and that in more localised views the development would be seen in the context of the existing settlement at Iwade. The development is set over two storeys and as such of limited height and visual impact. In my opinion, the key issue is the southern boundary, which includes the open space to deliver a green edge to Iwade. The landscape masterplan submitted

demonstrates that existing mature vegetation would be retained along this boundary and strengthened. I consider that subject to further landscaping along this boundary, the wider visual impact would be acceptable, and this would contribute towards providing a strong green edge to the village, as required under Policy A17 of the Local Plan. Overall, I do not consider that any significant adverse landscape impacts would occur, and as such I am content that the application would comply with Policy DM24 of the Local Plan.

Effect of development on land beyond built confines and Important Local Countryside Gap.

- 8.29 The site allocation under Policy A17 of the Local Plan identifies the Pond Farm site as extending to the south to the boundary with Halfway Egg Farm. The southern area of land within the allocation (approximately 2 Hectares) falls outside of the designated built confines and within an Important Local Countryside Gap. The Local Plan policy effectively envisages this area to be used as open space forming part of the wider country park proposals to surround the new build edge to Iwade.
- 8.30 Members should note that the line marking this designation does not follow a physical boundary or any features within the site that signifies any change in character or appearance. It would appear that this line was drawn simply to define where the built development should end and the open space to the south (forming part of the wider country park) should start.
- 8.31 As proposed, the built form within the site would encroach into this area by a depth of between 15 and 25 metres. This would reduce the extent of open land to the south from approximately 2 hectares to 1.2 hectares. However this would still enable a large swathe of open space across the south of the site, ranging from 20 metres to 100 metres in depth.
- 8.32 The main reason for this encroachment is that there is not sufficient space within the remainder of the site allocation to accommodate a suitable residential development reflective of an edge of village settlement, whilst accommodating the policy requirement for some 70 units on the site. Taking into account the constraints relating to the orchards and pond to the far north of the site, the “developable” area of the site is limited to the middle section of the site. If the housing layout was confined wholly within the defined built confines, this would limit the area to approximately 1.4 Hectares, and would result in a density of approx. 50dph. Even if the number of units were reduced to 60 dwellings (on the basis that 10 dwellings could come forward in the future on the land north of Pond Farm, which in my view is optimistic given the coverage of this area with trees / orchards and likely biodiversity interest), the density would still be in the region of 43dph. In my opinion, this would not allow for a softer edge-of-settlement character that this site should achieve.
- 8.33 The encroachment of the housing layout into the countryside and countryside gap allows for a lower density development of approx. 32 dph, which I consider to be more reflective of an edge of settlement character.
- 8.34 Policy DM25 of the Local Plan identifies the purpose of the Countryside Gap to maintain the separation and identity of Iwade village from Sittingbourne. The proposal would be contrary to this policy as it would erode the gap in part. However in this location, I consider this to be limited by the following factors –
- The current gap extends a minimum of 255 metres across the A249 and Grovehurst interchange. The proposal would reduce this gap by around 10% at its closest point, but less as the gap widens.
 - The visual interpretation of this gap is interrupted by the substantial highways

infrastructure of the A249 and Grovehurst Interchange.

- To a lesser degree, the interpretation of this gap will also be interrupted by the residential development at Featherbed Lane, which the Council has resolved to grant planning permission for.

8.35 Taking these factors into account, I would conclude that the development would conflict with Policy DM25, but that there are reasons as to why this encroachment is proposed, and I consider the extent of harm to be limited. This is further considered in the final balancing section of my report.

Residential Amenity

8.36 The site is most closely related to the dwelling at Pond Farm to the north, and the existing dwellings at White Satin Close to the west. The dwelling at Pond Farm would retain an area of garden / curtilage land to the south and west, where it would border the application site, of 20 and 25 metres depth respectively. The closest proposed dwelling would be approximately 35 metres distance from the existing dwelling at Pond Farm.

8.37 The closest proposed dwellings to the existing dwellings on White Satin Close would maintain a separation distance of approximately 28 metres across Sheppey Way. The last amendments to the application removed a three storey flatted block from the scheme, which was subject to objection from some residents.

8.38 The development does not include a vehicle access onto this road, all traffic will be via Grovehurst Road. As such it is unlikely that there would be a material increase in traffic arising on Sheppey Way.

8.39 Overall I consider that the development is well separated from existing dwellings and would not cause any unacceptable impacts relating to loss of light, privacy or outlook. The development would be in compliance with Policy DM14 of the Local Plan.

Highways and Transport

8.40 Policy A17 of the Local Plan states that development should be supported by a Transport Assessment, to demonstrate the need / timing for local and strategic transport improvements, improvements to public transport between Sittingbourne and Iwade, encouraging increased rail use at Kemsley, securing pedestrian and cycle links within the development, and identifying / gifting land for the Grovehurst Road improvements. Policy DM6 sets out that highway impacts should be demonstrated to be acceptable, including mitigation if required, and that the location, layout and design of a development should prioritise non-car use. Policy DM7 requires developments to provide suitable parking in accordance with relevant standards.

8.41 A Transport Statement has been submitted with the application to model / assess the impacts of the development on the highway network. Access to the site would be via a T junction arrangement onto Grovehurst Road (with the option that this is superseded by a roundabout as part of the development of land to the east).

8.42 The traffic generated by the development is forecast to add 37 vehicle movements to the highway network during the AM peak, and 40 movements in the PM peak. This would increase traffic flows by 0.77%-0.89% at the Grovehurst/A249 junction, and by 0.44%-0.51% at the Ferry Way / Sheppey Way / Grovehurst Road junction. The majority of the trip distribution would head towards the Grovehurst/A249 junction, and the scheme proposes a contribution towards the Grovehurst improvements to mitigate this.

It also includes the provision of an area of land within the site to be gifted for the road improvements, if required.

- 8.43 The proposal includes pedestrian / cycle access points onto both Grovehurst Road and Sheppey Way and a cycle route through the site within the southern area of open space. The proposal will also deliver a new shared footway / cyclepath on the west side of Grovehurst Road, connecting to the existing shared path to the north of the site.
- 8.44 Iwade is identified as a rural local service centre, and includes facilities such as a health centre, school, convenience store, post office, church and pub, all within walking distance and 1km of the site. Bus stops are located approx. 180m from the site from which the 334 service operates. KCC Highways advise that the bus service has recently been increased, and that incentives should be used via travel vouchers to encourage use of the service by occupants of the development. Kemsley train station is located 1km to the south east of the site, and the developer has agreed to provide a contribution to fund station improvements. I consider this to be a sustainable site that offers options to access facilities and travel other than by car. The provision of a cycle link through the site and improvements to facilities on Grovehurst Road will also add to sustainable transport facilities within the village.
- 8.45 Each dwelling would be provided with two dedicated parking spaces, the majority of which are on-plot. A further 32 spaces are provided as visitor bays, to account in part for the tandem parking employed through parts of the site, but also to help provide additional parking as sought within the Council's Car Parking Standards SPD (the visitor parking requirement itself is for 14 spaces, so the scheme exceeds this by 18 spaces). Whilst the aspiration in the standards is for 3+ spaces to be provided in rural locations for 3 and 4 bedroom houses, the SPD does state that a third space can be provided on the street to allow for flexibility and "opportunity parking". Given the relatively sustainable location of the site, I am satisfied that the parking level is appropriate and I note the same conclusion is made by KCC Highways.
- 8.46 The scheme would deliver or contribute towards a range of highways / transport improvements and measures, including £185,901 towards improvements at the Grovehurst / A249 junction, pedestrian / cycle improvements on Grovehurst Road and Sheppey Way, travel vouchers for new households, a contribution towards bus shelter / stop improvements, and a contribution of £51,026 towards improvements to Kemsley train station.
- 8.47 KCC Highways raise no objection to the scheme, subject to the imposition of conditions and securing relevant planning obligations to mitigate the impacts of the development.
- 8.48 Highways England have raised no objection to this development. They advise that trips generated from the site would be low, but that there is a cumulative impact on the strategic network given capacity issues at the M2 J5. However Highways England have agreed that this site can be advanced without the need for a Grampian condition to restrict occupation prior to improvement works to this junction, as it is one of a small number of sites identified that can be accommodated without significant harm at this junction.
- 8.49 Taking the above into account, I am satisfied that the development would be in accordance with policies A17, DM6 and DM7 of the Local Plan.

Air quality

- 8.50 The site is not within an Air Quality Management Area, the closest being the St Paul's Street AQMA approx. 2.7 miles to the south. The application includes an air quality assessment which concludes that the change in predicted PM10 and NO2 concentrations to be less than 1%. In accordance with SBC guidance, this impact is considered to be low / imperceptible. The Assessment recommends that the development includes EV charging and low NOx boilers as standard. It also includes an emissions mitigation assessment, which calculates the increase in vehicle emissions arising from the development over a period of five years and provides a damage cost calculation of £73,361. This sum is offered as a S106 contribution towards wider air quality mitigation measures.
- 8.51 The Council's Environmental Health team have assessed the application, and do not raise objection to the proposal on air quality grounds. They advise that the contribution could provide mitigation such as use to fund a car club (in conjunction with other developer contributions in Iwade), implementation of measures contained within the Council's Air Quality Action Plan, and/or sustainable Transport improvements, such as improvements/ extensions to cycle routes in the area.
- 8.52 Policy DM6 of the Local Plan states that development proposals should not worsen air quality to an unacceptable degree. I am satisfied that the development would have a low / imperceptible impact upon air quality, and would include provision for both on site and off site air quality mitigation. On this basis, I am of the opinion that the scheme would accord with this element of policy DM6.

Climate Change

- 8.53 The applicant has submitted an Energy and Sustainability Statement, which sets out that the dwellings will be designed to reduce carbon emissions by 31% compared to existing Building Regulations. This is proposed to be achieved through a combination of enhanced energy efficiency measures within the fabric of the building, and the use of solar photovoltaic panels. The scheme originally proposed no increases above current Building Regulations, and has been improved following discussions with officers
- 8.54 Whilst this is not at the 50% level that Members aspire to as part of their emergency climate change emergency declaration, it is nonetheless significantly in excess of current Building Regulations standards. It also complies with Policy DM19 of the Local Plan to increase energy efficiency and reduce carbon emissions within residential developments – noting that Policy DM19 remains the Council's adopted planning policy and does not contain a 50% requirement.
- 8.55 On this basis, I consider this reduction of 31% to be meaningful and in accordance with the adopted plan, albeit not the Council's recent guidance document. As the adopted plan holds greater weight, I consider this to be acceptable.

Infrastructure and S106 Requirements

- 8.56 In accordance with Policy DM8 of the Local Plan, 10% of units will be secured as affordable housing.
- 8.57 In accordance with Policies CP7 and DM28, the development will provide a SAMMS contribution to manage impacts upon the SPA and Ramsar sites. The S106 / planning conditions will also include a requirement for the long term management of the orchard and wider open space.

- 8.58 In accordance with policies CP5, CP6 and A17, the scheme will deliver financial contributions towards local healthcare, primary and secondary school provision, community learning, social care, libraries and youth services provision, and bin provision.
- 8.59 In accordance with policies A17 and DM6, the scheme will deliver off site improvements to Grovehurst Road and Sheppey Way, financial contributions towards the Grovehurst / A249 improvement works, travel plan co-ordination, bus stop improvements and rail improvements, a travel voucher scheme for new households, and an air quality mitigation contribution. It will also safeguard an area of the site to be gifted for the Grovehurst improvement works, if such land take is required. If not, the land would be added to the open space area to the south of the site.
- 8.60 In accordance with Policy DM17, the scheme will provide an off-site contribution for formal sports provision.
- 8.61 In accordance with Policy A17, the applicant has offered a contribution towards the provision of a new village / parish hall facility, which is proposed to be delivered on the land to the east of Iwade (19/503974). The extent to which this is acceptable and necessary to deliver the facility is being reviewed by my officers, and I hope to update Members at the meeting.
- 8.62 A number of third party representations cite lack of infrastructure within and surrounding Iwade to accommodate further development, most notably highways, health services and schools. I have set out above the highway impacts in a separate section, including proposed improvements to infrastructure. The Swale CCG is responsible for delivering healthcare and likewise Kent County Council is the education authority. Both organisations raise no objection to the scheme subject to securing appropriate financial contributions towards new or improved facilities in the area. The applicant has agreed to the contributions sought.
- 8.63 Taking the above into account, the following Heads of Terms are proposed for inclusion in a Section 106 Agreement between the applicant and the Council. Officers have reviewed each proposed contribution and are satisfied that these meet the tests under Regulation 122 of the Community Infrastructure Levy Regulations 2010 in that they are:
- necessary to make the development acceptable in planning terms
 - directly related to the development; and
 - fairly and reasonably related in scale and kind to the development
- 7 units to be secured as affordable housing
 - £593 per dwelling for off site formal sports provision
 - £105.20 per dwelling for the provision of refuse bins
 - £250.58 per dwelling for the SAMMS contribution
 - £4,535 per dwelling towards build costs for a new primary school to serve Iwade and N Sittingbourne.
 - £2026.22 per dwelling towards land costs for a new primary school to serve Iwade and N Sittingbourne.
 - £4,687 per dwelling for build costs towards a new Secondary school at Quinton Rd, Sittingbourne.
 - £1,932.16 per dwelling towards land costs for a new secondary school at Quinton Rd, Sittingbourne.
 - £16.42 per dwelling for community learning, to be used towards additional provision at Sittingbourne Adult Education centre

- £65.50 towards youth services, to be used towards additional youth resources in Sittingbourne
- £55.45 per unit towards library provision at Sittingbourne library
- £146.88 per unit to be used for a variety of social care purposes in the area.
- £72,468 (based on a calculation of £360 per predicted occupant of the development) in total towards local healthcare provision, at Iwade Health Centre, Grovehurst surgery or The Meads,
- £185,901 (or £2,694 per dwelling) towards mitigation at the Grovehurst Road / A249 junction
- £3,261 towards bus stop improvements (between the site and Sittingbourne)
- A Travel Plan
- £10,140 (or £146.95 per dwelling) for administration of a Travel Plan
- £350 per dwelling for travel vouchers
- £51,026 (or £739.50 per dwelling) for improvements to Kemsley train station
- £73,361 (or £1,063.20 per dwelling) in total for air quality mitigation measures
- £52,413 (or £759.60 per dwelling) towards provision of a new Iwade village hall on the development site to the east (need / sum still to be confirmed)
- Securing the land earmarked for the Grovehurst road improvements at nil cost, and a scheme to re-provide this land as part of the open space if not required for improvement works.
- A monitoring fee of £20,000

8.64 I am awaiting updates from KCC and the Swale CCG regarding the precise contribution figures following recent amendments to the scheme, so these may be subject to some minor changes

Other matters

8.65 **BMV land** – although the site is classed as best and most versatile land, it is allocated in the Local Plan for development, and even the southern area is designated as open space / a country park so would not be available for agricultural use. Given this allocation, it is not subject to protection under policy DM31 of the Local Plan.

8.66 **Heritage** – the closest listed building is Coleshall Farm which is a Grade II listed farmhouse. The building is sited approx. 330m from the site, with intervening development. I am satisfied that there is no material impact on the setting of this listed building. The KCC Archaeologist has advised that the area is rich in archaeology and seeks a planning condition to ensure that a scheme of archaeological evaluation works are undertaken.

9.0 CONCLUSION AND FINAL BALANCING

9.01 The site forms part of a larger local plan housing allocation under Policy A17, and would provide 69 of the minimum 572 dwelling requirement as part of this allocation. The scheme has been designed with an emphasis on green space, containing significant elements of open space to the north and south, the latter of which would form part of the wider Iwade Country Park. The area to the north would primarily be conserved for ecological value, as part of an existing BAP Priority Habitat.

9.02 The proposal would contribute towards the Council's 5 year housing supply as part of an allocated site, and would help boost the delivery of housing in the borough. The design and layout is acceptable and creates a sense of place and local distinctiveness, with an emphasis on 3 bed family housing and provision of policy-compliant levels of affordable housing.

- 9.03 The scheme would deliver a raft of both on and off site measures to improve highways infrastructure and provide/improve sustainable transport options. The scheme would also deliver or contribute to a range of infrastructure improvements identified as being necessary to mitigate the impacts of the development.
- 9.04 I consider that strong weight should be given to the delivery of housing on a site allocation that accords with the terms of Policy A17 of the Local Plan.
- 9.05 The development would encroach into an area designated as countryside and within an Important Local Countryside Gap, albeit that this land still forms part of the site allocation and is not defined by a physical boundary. This is necessary to achieve a suitable layout to the development and avoid what would otherwise be a higher density development, or a scheme that delivered a much lower quantum of housing than the policy intention for this site. I have set out earlier why I consider this encroachment would not materially harm the creation of part of the country park, and why it is limited in terms of harmful impact upon the local gap, but nonetheless it does result in some harm. However, in my opinion this harm does not outweigh the benefits of the scheme. When applying paragraph 11(d) of the NPPF I consider that this harm would fall well below a level that could be argued to significantly and demonstrably outweigh the benefits of the development whether or not the ‘tilted balance’ is applied.
- 9.06 Taking the three strands of sustainable development as set out in the NPPF –
- 9.07 In economic terms, the scheme would provide employment opportunities during construction, and would assist the local economy through increased local spending from the new households.
- 9.08 In social terms, the proposal would provide homes for people including affordable housing, and would deliver large areas of open space and contribute towards local infrastructure.
- 9.09 In environmental terms, the scheme would provide for management of part of the BAP Priority orchard and would deliver biodiversity net gain. Highway and air quality impacts are within acceptable limits, with the mitigation provided. The scheme would result in some encroachment of built form into the countryside and Important Local Countryside Gap, but this is not considered to be of such weight that permission should be refused.
- 9.10 On this basis, my final conclusion is that planning permission should be granted, subject to the receipt of no further objections from Kent Police and the completion of a S106 Agreement.
- 10.0 RECOMMENDATION** – GRANT Subject to no objection being raised by Kent Police, the following conditions, and the signing of a suitably-worded Section 106 Agreement (to cover matters as summarised at Paragraph 8.56-8.64 and 6.09) with authority to amend the wording as reasonably required.

CONDITIONS to include

- 1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission is granted.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

General

- 2) 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.

- 3) The development shall be carried out strictly in accordance with the following approved plans – 7333/1102 P3, 19-0809--160, 19-0809--161, 00/0000-162, 00/0000-163, 0105/19/B/9J, 19-0809-12Q, 19-0809-13J, 19-0809-14J, 19-0809-18J, 19-0809-19K, 19-0809-20C, 19-0809-21C, 19-0809-22B, 19-0809-23D, 19-0809-24C, 19-0809-25D, 19-0809-26D, 19-0809-30D, 19-0809-31D, 19-0809-32D, 19-0809-33E, 19-0809-34D, 19-0809-35E, 19-0809-36E, 19-0809-40C, 19-0809-41C, 19-0809-42D, 19-0809-43D, 19-0809-44D, 19-0809-45D, 19-0809-46D, 19-0809-50B, 19-0809-51B, 19-0809-52B, 19-0809-53C, 19-0809-54C, 19-0809-55C, 19-0809-56C, 19-0809-57C, 19-0809-60B, 19-0809-61B, 19-0809-62B, 19-0809-63C, 19-0809-64C, 19-0809-65C, 19-0809-66C, 19-0809-67C, 19-0809-70E, 19-0809-71D, 19-0809-72E, 19-0809-73D, 19-0809-74D, 19-0809-75D, 19-0809-76D, 19-0809-77F, 19-0809-80D, 19-0809-81C, 19-0809-82D, 19-0809-83E, 19-0809-84E, 19-0809-85E, 19-0809-86E, 19-0809-87E, 19-0809-90B, 19-0809-91B, 19-0809-92B, 19-0809-93C, 19-0809-94C, 19-0809-95C, 19-0809-96C, 19-0809-97C, 19-0809-100B, 19-0809-101B, 19-0809-102B, 19-0809-103C, 19-0809-104C, 19-0809-105B, 19-0809-106C, 19-0809-110C, 19-0809-111C, 19-0809-112C, 19-0809-113C, 19-0809-114C, 19-0809-115D, 19-0809-116D, 19-0809-126B, 19-0809-127A, 19-0809-128A, 19-0809-129A, 19-0809-130A, 19-0809-131B, 19-0809-132B, 19-0809-133A, 19-0809-134A, 19-0809-135A, 19-0809-136A, 19-0809-137A, 19-0809-138A, 19-0809-139A, 19-0809-140B, 19-0809-141B, 19-0809-142B, 19-0809-143B, 19-0809-144B, 19-0809-145B, 19-0809-146B, 19-0809-147B, 19-0809-148A, 19-0809-149C, 19-0809-151B, 19-0809-152B, 19-0809-153B, 19-0809-154A, 19-0809-155A, 19-0809-156A, 19-0809-157A, 19-0809-158A, 19-0809-159, 19-0809-164A, 19-0809-165A, 19-0809-166A, 19-0809-167A, 19-0809-169A, 19-0809-170A, 19-0809-171A, 19-0809-172B, 19-0809-173B, 19-0809-174C, 19-0809-175C, 19-0809-176C, 19-0809-177C, 19-0809-178, 19-0809-179, 19-0809-180, 19-0809-189, 19-0809-190.

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

- 4) No development beyond the construction of foundations shall take place until details of the materials to be used on all hard surfaces and brick boundaries, as shown on the external works and levels layout plan and the boundary treatments plan, 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 interest of visual amenity

- 5) No development shall take place beyond the construction of foundations until a scheme to mitigate the dwellings from noise impacts has been submitted to and

approved in writing by the Local planning Authority. The scheme shall be based upon the Noise Report submitted with the application (Lustre Consulting reference 2103 dated October 2018). Prior to the occupation of the dwellings, a Closure report to demonstrate that the measures have been implemented shall be submitted to an approved in writing by the local planning authority.

Reason: In the interests of residential amenity.

- 6) Before development commences, details shall be submitted to and approved in writing by the local planning authority for the installation of fixed telecommunication infrastructure and High Speed Fibre Optic (minimal internal speed of 1000mb) connections to multi point destinations and all buildings including residential, commercial and community. The infrastructure shall be installed in accordance with the approved details during the construction of the development, capable of connection to commercial broadband providers and maintained in accordance with approved details.

Reason: To ensure suitable infrastructure and utility connections,

Construction

- 7) No development shall take place, including any works of demolition, until a Construction Method Statement and Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
- i. details of measures to manage the numbers, routing and timing of construction and delivery vehicles,
 - ii. the parking of vehicles of site operatives and visitors
 - iii. parking, turning, loading and unloading of plant and materials
 - iv. storage of plant and materials used in constructing the development
 - v. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 - vi. wheel washing facilities
 - vii. measures to control the emission of dust and dirt during construction
 - viii. a scheme for recycling/disposing of waste resulting from demolition and construction works
 - ix. Temporary traffic management and signage
 - x. Any requirements for temporary construction access

Reason: In the interests of the amenities of the area and highway safety and convenience, and to manage impacts upon the A249 Trunk Road and M2 Junction 5.

- 8) No construction activities shall take place other than between 0730 to 1900 hours (Monday to Friday) and 0730 to 1300 hours (Saturday) with no working activities on Sunday or Bank Holiday.

Reason: In the interests of surrounding residential amenity.

- 9) No impact pile driving in connection with the construction of the development shall take place on the site on any Saturday, Sunday or Bank Holiday, nor any other day except between the following times:-
Monday to Friday 0900-1700hours unless in association with an emergency or with the written approval of the Local Planning Authority.

Reason: In the interests of residential amenity.

Highways

- 10) No occupation of any dwellings shall take place until the highways works, as indicatively shown on Drawing 43650/5501/001 REV H, the proposed Grovehurst Road footway/cycleway as demonstrated on drawing 43650/5501/009 Rev C, and the works to Sheppey Way as shown on drawing 43650/5501/006 Rev B have been completed.

Reason: In the interest of highway safety

- 11) No dwelling shall be occupied until secure covered cycle parking facilities have been provided for the dwelling, in accordance with the drawing 190809/14 Rev J. Such facilities shall be retained for cycle storage thereafter.

Reason: In the interests of highway safety.

- 12) Prior to the occupation of the dwellings hereby approved, the proposed estate road, footways, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, access, carriage gradients as appropriate, shall be constructed and laid out in accordance with details to be submitted and approved by the Local Planning Authority in writing before their construction begins. For this purpose plans and sections indicating as appropriate the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority.

Reason: To ensure that the roads are constructed and laid out in a satisfactory manner, in the interest of Highway Safety

- 13) Prior to the occupation of any dwelling or other building the following works between the dwelling or building and the adopted highway shall be completed:
- (a) Footways and/or footpaths, with the exception of the wearing course;
 - (b) Carriageways, with the exception of the wearing course but including a turning facility, highway drainage, visibility splays, street lighting, street nameplates and highway structures (if any).

Reason: In the interest of highway safety.

- 14) The areas shown on the parking strategy plan for car parking (including visitor spaces) shall be kept available for such use at all times. No external alterations to the car ports or any other permanent development, whether permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking or re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access thereto; such land and access thereto shall be provided prior to the occupation of the dwelling(s) hereby permitted.

Reason: Development without adequate provision for the parking or garaging of cars is likely to lead to car parking inconvenient to other road users.

- 15) No surface water shall be permitted to run off from the development hereby permitted on to the highway or in to any drainage system connected to the highway. No drainage connections from any development hereby permitted may

be made to any Strategic Road Network drainage systems.

Reason: To ensure that the A249 Trunk Road and M2 Junction 5 continue to be an effective part of the national system of routes for through traffic, and to satisfy the reasonable requirements of road safety.

- 16) No works (including site clearance or preparation) shall be commenced to the boundary of the site adjacent to the A249 slip road in connection with the development hereby permitted, until full details of soft landscaping and boundary treatment of this land has been submitted to and agreed in writing by the local planning authority.

Reason: In the interests of highways safety and the safe operation of the A249.

- 17) No dwelling shall be occupied until a scheme for electric vehicle charging has been submitted to and approved in writing by the Local Planning Authority, and such scheme shall include -
- a) Active electric vehicle charging points to be provided for all dwellings with on-plot parking facilities
 - b) A minimum of two active electric vehicle charging points to be provided within the visitor parking spaces.
 - c) A minimum of four passive electric vehicle charging points to be provided within the visitor parking spaces.
 - d) A strategy for the operation, management and maintenance of any charge points that are not within a private dwelling plot.

The scheme shall include details of the charge point specification, which shall be designed to utilise best available technology. No dwelling shall be occupied until the electric vehicle charging point for that dwelling or building has been installed in accordance with the approved details.

Sustainability

- 18) The dwellings hereby approved in shall be constructed and tested to achieve the following measure:

At least a 31% reduction in Dwelling Emission Rate compared to the Target Emission Rates as required under Part L1A of the Building Regulations 2013 (as amended);

No development shall take place until details of the measures to be undertaken to secure compliance with this condition 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 interest of promoting energy efficiency and sustainable development.

- 19) No gas boilers shall be fitted in the dwellings hereby permitted other than a low emission boiler of a minimum standard of <40mgNO_x/kWh. No dwellings shall be occupied until details of the boilers to be installed have been submitted to and approved in writing by the Local Planning Authority, and the development shall be carried out in accordance with such details.

Reason: In the interests of minimizing air quality impacts.

- 20) The proposed residential development hereby permitted shall be designed to achieve a water consumption rate of no more than 110 litres per person per day, and no residential unit(s) shall be occupied until details of the measures used to achieve the rate for that unit(s) have been submitted to and approved in writing by the Local Planning Authority.

Reason: To reduce demands on water consumption within a water stressed area.

Contamination

- 21) The development hereby permitted shall not be commenced until the following components of a scheme to deal with the risks associated with contamination of the site shall have been submitted to and approved, in writing, by the local planning authority:
- 1) A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.
 - 2) A site investigation, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 - 3) A remediation method statement (RMS) based on the site investigation results and the detailed risk assessment (2). This should give full details of the remediation measures required and how they are to be undertaken. The RMS should also include a verification plan to detail the data that will be collected in order to demonstrate that the works set out in the RMS are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

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

Reason: To ensure any land contamination is adequately dealt with.

- 22) Before any part or phase of the development is occupied, a Closure Report for the development (or relevant part / phase of the development) shall be submitted to and approved in writing by the Local Planning Authority. The closure report shall include full verification details as set out in Condition 21(3) to demonstrate that the site remediation criteria have been met. 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.

Reason: To ensure any land contamination is adequately dealt with.

Archaeology

- 23) No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of
- i) archaeological field evaluation works in accordance with a specification and written timetable which has been submitted to and approved by the Local Planning Authority; and

- ii) following on from the evaluation, any safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological investigation and recording in accordance with a specification and timetable which has been submitted to and approved by the Local Planning Authority

Reason: To ensure appropriate assessment of the archaeological implications of any development proposals and the subsequent mitigation of adverse impacts through preservation in situ or by record.

Drainage

- 24) No development shall be commenced until details of the proposed means of foul water sewerage disposal, including a timetable for delivery of the development and connection to the public sewer, 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: To ensure that appropriate sewerage facilities are provided and that the development is coordinated to align with network reinforcement works.

- 25) No development shall be commenced until measures to be undertaken to protect and/or divert public sewers on or adjacent to the site 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: To protect existing sewerage infrastructure

- 26) No development shall commence until a detailed sustainable surface water drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The detailed drainage scheme shall be based upon the Flood Risk Assessment (by GTA Civils, dated February 2019 (fourth Issue 9th November 2020) and shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm) can be accommodated and disposed of without increase to flood risk on or off-site.

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

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

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

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

- 27) No dwelling in any phase (or within an agreed implementation schedule) of the development hereby permitted shall be occupied until a Verification Report pertaining to the surface water drainage system, carried out by a suitably qualified

professional, has been submitted to the Local Planning Authority which demonstrates the suitable modelled operation of the drainage system such that flood risk is appropriately managed, as approved by the Lead Local Flood Authority. The Report shall contain information and evidence (including photographs) of earthworks; details and locations of inlets, outlets and control structures; extent of planting; details of materials utilised in construction including subsoil, topsoil, aggregate and membrane liners; full as built drawings; topographical survey of 'as constructed' features; and an operation and maintenance manual for the sustainable drainage scheme as constructed.

Reason: To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with and subsequently maintained pursuant to the requirements of paragraph 165 of the National Planning Policy Framework.

Landscape and ecology

- 28) No development shall be commenced until a plan showing all trees and hedges to be retained on the site and measures for their protection have been submitted to and approved in writing by the local planning authority. All trees and hedges must be protected by suitable fencing of a height not less than 1.2m at a distance as specified in Table 1 or Figure 2 of BS 5837 (2012) 'Trees in Relation to Design, Demolition and Construction' before any equipment, machinery or materials are brought on to the site and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed, nor fires lit, within any of the area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

Reason: To safeguard the existing trees and hedgerows to be retained and to ensure a satisfactory setting and external appearance to the development.

- 29) No development shall take place beyond the construction of foundations until a plan identifying the extent of all areas of public open space (including the orchard and pond) and communal landscaping, together with full details of hard and soft landscaping proposals (which for the avoidance of doubt shall include existing trees, shrubs and other features, planting schedules of plants, noting species (which shall be native species and of a type that will encourage wildlife and biodiversity), plant sizes and numbers, details of an entrance feature to the open space/country park from Sheppey Way, play equipment, paths, bins, seating, lighting and enclosures) for such areas and an implementation timetable, has been submitted to and approved in writing by the Local Planning Authority. Notwithstanding the information in the Landscape Masterplan, the scheme shall include additional tree planting to reinforce the southern boundary of the site. The development shall be carried out in accordance with the approved details. No permanent development whether permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or not shall be carried out in the areas so shown without the prior written approval of the Local Planning Authority.

Reason: To ensure that appropriate open space and landscaping is provided within the development.

- 30) No development beyond the construction of foundations shall take place until full

details of soft landscape works for the site (other than the areas of public open space and communal landscaping) have been submitted to and approved in writing by the Local Planning Authority. These details shall include existing trees, shrubs and other features, planting schedules of plants, noting species (which shall be native species and of a type that will encourage wildlife and biodiversity), plant sizes and numbers where appropriate, means of enclosure, hard surfacing materials, and an implementation programme.

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

- 31) All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed in writing with the Local Planning Authority.

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

- 32) Upon completion of the approved landscaping scheme (other than for the areas of public space and communal landscaping), 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.

- 33) No development shall be commenced (including site clearance) until all mitigation measures for reptiles have been carried out in accordance with the details contained in section 3.10 to 3.17 of the 'Ecological Mitigation, Enhancement and Management Plan' (The Ecology Partnership November 2020).

Reason: In the interests of biodiversity

- 34) No dwelling shall be occupied until a detailed scheme for all proposed habitat features and enhancements has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be designed to deliver a biodiversity net gain of 16.74% and shall be based upon the 'Landscape Strategy' (HW & Co November 2019), the biodiversity net gain / impact calculations by the Ecology Partnership (November 2020), and section 4 of the 'Ecological Mitigation, Enhancement and Management Plan' (The Ecology Partnership November 2020). The scheme shall be carried out in accordance with the approved details prior to first occupation of the development.

Reason: In the interests of biodiversity

- 35) Prior to occupation of the development hereby approved, a landscape and ecological management plan (LEMP) for the long term management of the open space (including the orchard and pond), habitat features and communal areas shall be submitted to and approved in writing by the local planning authority. The content of the LEMP will include the following:
- a) Description and evaluation of features to be managed;
 - b) Ecological trends and constraints on site that might influence management;

- c) Aims and objectives of management;
- d) Appropriate management options for achieving aims and objectives;
- e) Prescriptions for management actions, together with a plan of management compartments;
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period);
- g) Details of the body or organisation responsible for implementation of the plan;
- h) Ongoing monitoring and remedial measures.

The LEMP will include details of the legal and funding mechanism(s) by which the long-term implementation of the LEMP will be secured by the developer with the management body(ies) responsible for its delivery. The LEMP shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity and landscape objectives of the originally approved scheme. The scheme shall be implemented in accordance with the approved details.

Reason: In the interests of visual amenity and biodiversity.

- 36) External lighting for the development shall be in accordance with the specification in the Outdoor Lighting Report and Lighting Layout drawing by Designs for Lighting Ltd dated 16th November 2020, unless agreed otherwise in writing by the local planning authority.

Reason: In the interests of biodiversity.

INFORMATIVES

- 1) All Electric Vehicle chargers provided for homeowners in residential developments should be provided to Mode 3 standard (providing up to 7kw) and SMART (enabling Wifi connection). Approved models are shown on the Office for Low Emission Vehicles Homecharge Scheme approved chargepoint model list:
<https://www.gov.uk/government/publications/electric-vehicle-homecharge-scheme-approved-chargepoint-model-list>
- 2) The required details under conditions 15 and 16 shall include, but not be limited to, DMRB compliant proposals for the boundary fencing, acoustic treatment, sports and leisure areas, drainage, ecological mitigation/proposals and hard and soft landscaping.
- 3) Habitats are present on and around the site that provide opportunities for breeding birds. Any work to vegetation that may provide suitable nesting habitats should be carried out outside of the bird breeding season (March to August) to avoid destroying or damaging bird nests in use or being built. If vegetation needs to be removed during the breeding season, mitigation measures need to be implemented during construction in order to protect breeding birds. This includes examination by an experienced ecologist prior to starting work and if any nesting birds are found, development must cease until after the juveniles have fledged. We can provide condition wording once the requested information (regarding the priority habitat and reptiles) has been provided.
- 4) A formal application for connection to the water supply is required in order to service this development. For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

The Council's approach to the application

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), February 2019 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 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.

