

PLANNING COMMITTEE – 12 MARCH 2015

DEFERRED ITEM

Report of the Head of Planning

DEFERRED ITEMS

Reports shown in previous Minutes as being deferred from that Meeting

Def Item 1 REFERENCE NO - 14/504557/REM			
APPLICATION PROPOSAL Reserved Matters permission including details of access, appearance, landscaping, layout and scale for the erection of 40 dwellings pursuant to outline application SW/08/1127.			
ADDRESS Iwade South West Development Site School Lane Iwade Kent			
RECOMMENDATION GRANT (as amended by drawings received 18 February and 25 February 2015).			
SUMMARY OF REASONS FOR RECOMMENDATION Residential development of the site has been agreed in principle by outline planning permission SW/08/1127, and this proposal represents the next phase of the development already commenced on the wider site. The proposal will provide 40 dwellings of a high standard of design without giving rise to any serious amenity concerns and, as such, should be approved.			
REASON FOR REFERRAL TO COMMITTEE Parish Council objection.			
WARD Iwade & Lower Halstow	PARISH/TOWN Iwade	COUNCIL	APPLICANT Mr Martin Edgley AGENT Mr Nick Kirby
DECISION DUE DATE 09/12/14	PUBLICITY EXPIRY DATE 6/3/15	OFFICER SITE VISIT DATE Various.	
RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):			
App No	Proposal	Decision	Date
SW/08/1127	Development of housing, employment up to 3000sqm, public open space and pavilion (up to 110sqm), with access from School Lane and Sheppey Way, including roads, cycle paths, footpaths, stream crossings, landscaping and ancillary works.	Outline permission granted.	2010
This application granted outline permission for development of the wider Coleshall Farm site, including the parcel of land subject to the current application.			
SW/11/1537	Approval of all reserved matters, pursuant to outline permission SW/08/1127, for erection of 187 dwellings on part of the site.	Approved.	2012
Reserved matters approved for development of the first phase, at the School Lane end of the site. Members will note that construction has been underway for some months and progressing south-eastwards from School Lane – a number of units are now completed and occupied.			

SW/12/1392	Erection of a 60-bed care home with associated access, parking and landscaping.	Approved.	2013
Grant of outline permission for the erection of a two-storey care home on land adjoining the south-western boundary of the current application site.			
14/501060/REM	Reserved matters pursuant to SW/08/1127 for recreation area and public open space, including 2 football pitches, pavilion, play area and landscaping.	Approved.	2014
Grant of reserved matters application for creation of sports pitches and play area, and erection of sports pavilion / changing rooms at the School Lane end of the site, as previously agreed in principle under outline permission SW/08/1127.			

1.0 BACKGROUND

- 1.01 Members will recall this application from the committee meeting on 8th January, when they resolved to defer the case to explore repositioning of the proposed blocks of flats and consideration of the amended drawings by Kent Highway Services. The original committee report is attached as an appendix to this item.
- 1.02 Officers subsequently engaged in discussions with the agent and it became apparent that repositioning of the proposed flats would have serious implications for the layout of not only this proposal, but also upon the layout and thus overall appearance of the wider allocated site. The applicant therefore decided to omit all the flats along the southern boundary of the site and replace them with houses. The only flats now proposed are a 2 storey block of 4 x 2 bed maisonettes at the north east corner of the site. Amended drawings to that effect – also addressing concerns previously raised by Kent Highway Services – were received on 19 January 2015, and it is those which fall to be considered here.
- 1.03 The full history of both the site and the wider surrounding allocated land is fully explored and a full site description provided at section 1 of the appended original report.

2.0 PROPOSAL

- 2.01 This application seeks reserved matters approval, pursuant to the outline grant of permission under SW/08/1127, for the erection of 40 dwellings on the site. Details of access, appearance, landscaping, layout and scale have been submitted.
- 2.02 As noted above, the application originally proposed 43 dwellings, but this has been reduced to 40 to incorporate changes to address issues raised by Members at the previous committee. The development is arranged with detached houses fronting onto the new spine road – linking Sheppey Way and School Lane – with semi-detached or terraced properties to the rear.
- 2.03 Members will recall that the previous drawings showed 4 properties fronting on to and accessed from Sheppey Way. These have now been moved back from the highway and are accessed from an internal link road off the spine road. Members will also note that the previously-proposed blocks of flats have been removed and replaced by a terrace and two pairs of semi-detached houses.
- 2.04 The proposed houses will have a maximum ridge height of 9.5m (5.8m to eaves) for the 2.5 storey units (with rooms in the roof) and 7.8m (4.8m to eaves) for the 2 storey units. The submitted drawings show a mix of house types and designs similar to those built or under

construction within phase 1, close to School Lane. External materials include red and yellow stock brick, render, weatherboard cladding and tile hanging, and tiled or slate roofs.

2.05 All of the houses have two allocated parking spaces each, largely within shared parking courts or to the front / side of the dwellings.

2.06 The applicant’s covering letter submitted with the amended drawings explains:

“...we have been in regular contact with Alun Millard at Kent County Council to ensure the amended parking approach has addressed his previous concerns. Furthermore we provided an illustrative copy of the submitted layout to Iwade Parish Council for consideration at their February Committee. I understand that the Parish Council were supportive of the amended layout...”

To assist in your consideration before the March committee, I have summarised the amendments undertaken below.

Layout

- *The blocks of flats which were of concern to the Council’s Urban Design Officer and Iwade Parish Council have been omitted in favour of dwellinghouses of a lesser height*
- *As indicated on the attached plan, the 5 dwellinghouses at plots 15-19 will be provided as affordable housing with the remainder of the 18% provision (2 units) being made up in the subsequent application for the balance of the site.*
- *A rustic rail fence and hedging is proposed to front the south east boundary. This provides a physical barrier to prohibit pedestrian access from Sheppey Way to the development thereby discouraging parking on Sheppey Way to serve the development. This boundary will also be planted with soft landscaping to provide an attractive appearance*

Parking

- *The parking approach across the development has been redesigned in accordance with advice from KCC highways, particularly by providing a greater emphasis on independently accessible parking spaces opposed to tandem arrangements.*
- *The prevention of frontage parking on the main spine road by providing visitor parking with robust planting between spaces.*
- *The removal of carports due to concern about their enclosure*
- *Re-organisation of parking spaces within parking courts such as those serving plot 19 to increase usability and soft landscaping.*
- *Amended pedestrian access arrangements serving plots 5-8 to enhance the relationship between parking and houses.*
- *The width of certain parking spaces has been increased where they abut fixed structures in accordance with the advice set out by Alun Millard in his most recent consultation response of 23rd February.”*

3.0 SUMMARY INFORMATION

	Proposed
Site Area (ha)	0.95ha/2.3 acres
Maximum Ridge Height (m)	9.5m (2.5 storey) 7.8m (2 storey)
Maximum Eaves Height (m)	5.8m (2.5 storey) 4.8m (2 storey)
Dwellings per hectare	42dph

Parking Spaces	77
No. of Residential Units	40
No. of Affordable Units	6

4.0 PLANNING CONSTRAINTS

4.01 The site lies within an area of archaeological importance, but all archaeological investigations as required by conditions of the outline planning permission have been carried out and signed off by the Kent County Council Archaeologist.

5.0 POLICY AND OTHER CONSIDERATIONS

5.01 The policy background and context to the application is fully explored within the appended original report.

6.0 LOCAL REPRESENTATIONS

6.01 A site notice was posted at the site and letters sent to neighbouring residents to which two letters have been received in response. Those objections related to the principle of development (which has already been established by the grant of outline permission) and not to matters of detail, and are fully detailed within the appended original report.

7.0 CONSULTATIONS

7.01 I await formal comments from Iwade Parish Council (expected by 12 March), and will update Members at the meeting. I have, however, informally discussed the amended drawings with the parish clerk, who confirmed that the applicant had supplied the Parish Council with an advance copy of the amended drawings. The clerk noted that there was general support for the revised scheme, particularly in regards to the removal of the blocks of flats.

7.02 Kent Highway Services raised no objection to the amended drawings (received 18 February) other than minor concerns in regards to the width of some of the parking spaces. A further amended drawing has since been received to resolve this issue – I await KHS final comments in this regard, and will update Members at the meeting, but do not expect them to raise any serious concerns.

8.0 BACKGROUND PAPERS AND PLANS

8.01 The application is accompanied by site location plans; layout plans; HGV/service vehicle tracking/turning plans; proposed elevations and floor plans; and a number of supporting documents including:

- Planning Statement;
- Design & Access Statement;
- Biodiversity Enhancement Statement; and
- Energy Statement.

9.0 APPRAISAL

Principle of Development

9.01 As noted within the appended original report the principle of residential development on this site has been established through grant of outline permission in 2009, ref. SW/08/1127. This application relates to approval of reserved matters only.

- 9.02 Members will note that the appended original report considers the proposal in detail. The following paragraphs relate solely to those issues affected by the amended drawings, which were submitted in response to the Parish Council's objection, comments from Kent Highway Services, and issues raised by Members at the Committee meeting on 8th January.

Visual Impact

- 9.04 The amended layout is acceptable in my opinion, and has been produced following significant discussions between Kent Highway Services and the applicant. It does not differ significantly from that which was appraised by the South East Design Panel at pre-application stage.
- 9.05 The submitted layout manages to achieve a suitable number of dwellings per hectare (42) whilst also providing adequate amenity space for each property, including shared open space around the flats; parking above the minimum required by current adopted parking standards; and minimising the potential for overlooking between dwellings. I have no serious objections in this regard.
- 9.06 The proposed houses are of generally good design, and reflect the units constructed (or under construction) elsewhere within the village, and use of good-quality external materials, as noted at 2.04 above, will ensure that the development blends in with the character of the wider area. Blank flank elevations, which were a concern noted previously, have now been amended to include windows, doors or architectural features.
- 9.07 Members asked officers to investigate the potential of relocating the proposed flats – which sat close to the southern site boundary, roughly central on the application site – elsewhere on the site, particularly towards the north-western corner. However this would have resulted in them being very prominent in views from the central spine road, which largely features two storey detached houses set back from the road behind verges plated with trees. The applicant therefore opted to omit those flats from the scheme and they have been replaced with two-storey houses arranged in a terrace of 5 and two pairs of semi-detached houses – each with 2 or 3 bedrooms.
- 9.08 I believe that this revised arrangement works well in terms of addressing the Parish Council's concerns. The houses will be screened from Sheppey Way by boundary planting and the care home approved on the land immediately to the south (granted consent under SW/12/1392 but not yet under construction), and will therefore not be a prominent feature within the area.
- 9.10 As noted in the original report the applicant has engaged specialist landscape architects, Lloyd Bore Landscape Architects, who have drawn up a landscape master plan for this application and to which the Council's Tree Consultant raises no objections to the proposed plan. An amended drawing has been received to reflect the change in layout, and I have no serious concerns on this aspect.

Residential Amenity

- 9.11 Residential amenity is discussed in greater detail within the original report. However, I consider the amended scheme to be acceptable in terms of minimising the potential for mutual overlooking; and providing a good standard of accommodation, acceptably-sized gardens, and above-minimum parking provision within easily accessible locations.

9.12 I therefore have no serious concerns in this regard.

Highways

9.15 The submitted layout plan shows provision of 77 spaces (69 dedicated to the 40 dwellings and 8 set aside for visitors), which is in excess of the minimum parking requirements as set out in the current adopted Kent Parking Standards, and thus considered to be an acceptable level of provision. Members will note that the number of spaces is unchanged despite the number of dwellings having been reduced by three.

9.16 The amended layout has removed garages from the development – as they are not accepted as parking spaces by KHS due to homeowner's inclination to use them for storage – and now provides allocated parking within shared courts. I consider this to be an acceptable arrangement and have no serious concerns.

9.17 Kent Highway Services raised no objection to the amended drawings (received 18 February) other than minor concerns in regards to the width of some of the parking spaces. A further amended drawing has since been received to resolve this issue – I await KHS final comments in this regard, but do not expect them to raise any serious concerns.

Affordable housing

9.18 The previously-proposed flats would have provided 6 units of affordable housing. The amended drawings now mark the five terraced units at plots 15 to 19 as affordable, which amounts to an affordable provision of 12%.

9.19 As noted in the previous report it has been accepted that affordable provision be set at 18% across the wider residential allocation. A total of 8 units would be required to meet this need but the shortfall can be accommodated within further phases of development – as discussed at 9.17 to 9.20 of the original report.

9.20 With this in mind I do not have any serious objections to the level of affordable housing provision put forward in this application.

10.0 CONCLUSION

10.01 This application seeks approval of reserved matters, pursuant to outline planning permission SW/08/1127, for the erection of 40 dwellings (rather than the 43 as originally proposed) with associated access, amenity space and landscaping, on land situated to the south of School Lane and to the northwest of Coleshall Farm, Iwade.

10.02 I believe that the amended drawings fully resolve the concerns raised by Members at the last meeting, and I now consider the application to be acceptable in all respects.

10.03 Taking the above into account I recommend that reserved matters should be approved.

11.0 RECOMMENDATION – GRANT Subject to the following conditions:

(1) Prior to the commencement of development, details in the form of samples of external finishing materials to be used in the construction of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented in accordance with the approved details.

Reasons: In the interest of visual amenity.

(2) Notwithstanding any details agreed under the outline permission reference SW/08/1127, no development shall take place until a Construction method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period, and shall provide for:

- (i) wheel washing facilities;
- (ii) temporary measures to control silt / mud run-off during construction; and
- (iii) permanent measures to control silt / mud run-off post construction.

(3) The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans and specifications.

Reasons: In the interests of residential amenity.

(4) 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.

Reasons: In the interests of the visual amenities of the area.

(5) Notwithstanding the submitted information no development shall take place until details of the proposed fencing along Sheppey Way have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the agreed details.

Reasons: In the interest of visual amenity and highway safety and amenity.

(6) No development shall take place other than in accordance with drawings 14.022/100K, 101E, 102F, 201C, 300A, 301B, 302A, 303A, 304C, 305C, 306D, 307B, 308D, 309D, 310A.

Reasons: For the avoidance of doubt.

The Council's approach to this application:

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework (NPPF), the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and proactive manner by:

Offering pre-application advice.

Where possible, suggesting solutions to secure a successful outcome.

As appropriate, updating applicants/agents of any issues that may arise in the processing of their application.

In this instance the applicant/agent was advised of minor changes required to the application and these were agreed. The application was then 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.

Appendix: Report for Item 2.1 from planning committee on 8 January 2015.

APPENDIX A

PLANNING COMMITTEE – 8 JANUARY 2015

PART 2

Report of the Head of Planning

PART 2

Applications for which **PERMISSION** is recommended

2.1 14/504557/REM			
APPLICATION PROPOSAL			
Reserved Matters permission including details of access, appearance, landscaping, layout and scale for the erection of 43 dwellings pursuant to outline application SW/08/1127			
ADDRESS Iwade South West Development Site School Lane Iwade Kent			
RECOMMENDATION GRANT subject to receipt of: amended drawings showing revised flat elevations, revised flank elevations to corner plots, additional planting to front of units 1 to 4, and roadside hedgerow and fencing to the front of units 7 to 11; and the comments of Kent Highway Services.			
SUMMARY OF REASONS FOR RECOMMENDATION			
Residential development of the site has been agreed in principle by outline planning permission SW/08/1127, and this proposal represents the next phase of the development already commenced on the wider site. The proposal will provide 43 dwellings of a high standard of design without giving rise to any serious amenity concerns and, as such, should be approved.			
REASON FOR REFERRAL TO COMMITTEE			
Parish Council objection.			
WARD Iwade & Lower Halstow	PARISH/TOWN COUNCIL Iwade	APPLICANT Mr Martin Edgley AGENT Mr Nick Kirby	
DECISION DUE DATE 09/12/14	PUBLICITY EXPIRY DATE 09/12/14	OFFICER SITE VISIT DATE Various.	
RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):			
App No	Proposal	Decision	Date
SW/08/1127	Development of housing, employment up to 3000sqm, public open space and pavilion (up to 110sqm), with access from School Lane and Sheppey Way, including roads, cycle paths, footpaths, stream crossings, landscaping and ancillary works.	Outline permission granted.	2010
This application granted outline permission for development of the wider Coleshall Farm site, including the parcel of land subject to the current application.			
SW/11/1537	Approval of all reserved matters, pursuant to outline permission SW/08/1127, for erection of 187 dwellings on part of the site.	Approved.	2012
Reserved matters approved for development of the first phase, at the School Lane end of the site. Members will note that construction has been underway for some months and progressing southeastwards from School Lane – a number of units are now completed and occupied.			

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SW/12/1392	Erection of a 60-bed care home with associated access, parking and landscaping.	Approved.	2013
Grant of outline permission for the erection of a two-storey care home on land adjoining the southwestern boundary of the current application site.			
14/501060/REM	Reserved matters pursuant to SW/08/1127 for recreation area and public open space, including 2 football pitches, pavilion, play area and landscaping.	Approved.	2014
Grant of reserved matters application for creation of sports pitches and play area, and erection of sports pavilion / changing rooms at the School Lane end of the site, as previously agreed in principle under outline permission SW/08/1127.			

MAIN REPORT

2.0 DESCRIPTION OF SITE

- 1.01 Members may find it useful to first consider the history of the site. This land is part of an allocation in the Swale Borough Local Plan 2008, and a development brief for the allocation was agreed pursuant to policy AAP9. In 2010 outline planning permission for the provision of housing, employment and public open space, with vehicle access from Sheppey Way and School Lane, on land to the southwest of Iwade village was granted under reference SW/08/1127. All matters of detail, except access, were reserved.
- 1.02 Members resolved to approve that application and the accompanying Section 106 agreement in January 2010, and the current application forms the second phase of that development which will ultimately provide in the region of 330 dwellings – the first phase is that land fronting School Lane which was granted reserved matters approval in 2012 under reference SW/11/1537, and which is nearing completion on site.
- 1.03 Subsequently, since the approval of the reserved matters, the Council has also granted planning permission in outline for the erection of a 60-bed care home within the southernmost part of the site, to the southwest of the current application site.
- 1.04 The application site sits to the southeast of Coleshall Farm and to the northwest of Sheppey Way, and comprises the southernmost portion of the area granted outline consent under the 2008 permission. The southwestern boundary of the site borders land set aside for light industrial development and the erection of a care home, but for which a reserved matters application has not yet been submitted. The southeastern boundary is marked by the Sheppey Way; the northeastern boundary by the partially constructed spine road connecting Sheppey Way and School Lane; and the northwestern boundary adjoins other land within the allocation yet to be developed.
- 1.05 The land was cleared several months ago as work progressed on construction of the Spine Road and the first phase of the wider development, and it remains flat and largely featureless. Temporary Heras fencing marks the site boundaries, and there is little to no vegetation of note on the plot. The plot measures approximately 150m deep (from Sheppey Way) and 70m wide.
- 1.06 As mentioned above, the site was the subject of a development brief, as required by Policy AAP9 of the adopted Local Plan 2008. That document set the parameters for development of the site, and was approved by the Local Development Framework Panel. This is discussed further in the policy section below.

2.0 PROPOSAL

- 2.01 This application seeks reserved matters approval, pursuant to the outline grant of permission under SW/08/1127, for the erection of 43 dwellings on the site. Details of access, appearance, landscaping, layout and scale have been submitted.

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- 2.02 The development comprises a total of 43 dwellings, including 12 two-bed flats (in two three-storey blocks), 4 two-bed maisonettes, and 27 two or three-bed houses. The houses fronting onto Sheppey Way and the spine road will be largely detached other than a small terrace on the corner addressing the road junction, while those in the estate roads to the rear will be a mix of detached, semi-detached and terraces of 3. The flats will be provided in two blocks of six units each, both blocks set near to the southwestern site boundary (with the land set aside for light industrial / a care home).

- 2.03 The submitted drawings show a mix of house types and designs similar to those built or under construction within phase 1, close to School Lane. (I have asked for some slight design amendments to the units, however, and await amended drawings – this is discussed in greater detail below.) External materials include red and yellow stock brick, render, weatherboard cladding and tile hanging, and tiled or slate roofs.

- 2.04 The proposed houses will have a maximum ridge height of 9.5m (5.8m to eaves) for the 2.5 storey units (with rooms in the roof) and 7.8m (4.8m to eaves) for the 2 storey units. The proposed flats will have a maximum ridge height of 11.2m and 7.9m to the ridge.

- 2.05 All of the houses have two allocated parking spaces each, and each flat has one parking space. Parking is provided across garages, driveways and parking courts / shared surface, and communal cycle parking is provided for the flats.

- 2.06 The submitted Planning Statement comments:

“The proposal is for the erection of 43 dwellings on land to the west of Sheppey Way. The principle of developing the reserved matters site earlier than envisaged in the phasing strategy of the Iwade Development Brief was established during pre-application with the Council. It will allow passers-by to appreciate the location of the development which will assist in the marketing of the dwellings.

The majority of the site will be served by vehicular access from Sheppey Way and the main access road, save for plots 309-307 which have direct access from Sheppey Way. The principle and location of access into the site from Sheppey Way was established by the outline planning permission.

The proposal comprises a mix of dwellings ranging from 2 bed apartments to 3 bed dwellings. The proposal incorporates affordable housing provided in the form of apartments at plots 208-213. The application is submitted with a landscape strategy which provides details for on plot landscaping and that fronting Sheppey Way, whilst the landscaping of the open space outside of the reserved matters site is dealt with separately under the outline permission.”

- 2.07 The Planning Statement continues, in respect of the design approach:

“In respect of character, the Development Brief and DAS [Design & Access Statement] for the outline site provide a summary of the existing character of the area and discern suitable design approaches which the proposed reserved matters application will accord with.

The brief highlights that the existing over-arching village character of Iwade includes a predominance of modern housing. It suggests that future development should aim to respond to certain objectives including:

“the creation of a housing area with a sense of place that respects local traditions and character through inclusion of common building materials and styles; the provision of a neighbourhood that relates to the topography and the form of the existing urban areas surrounding the site by relating height to the sites landform; and provision of a residential scheme that incorporates a full range of

house-types, including affordable housing to achieve social inclusion at a density of around 40dph (allowing for variation across the site to provide a looser or tighter grain where appropriate) for the efficient use of land and to respect the grain and pattern of surrounding development'

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Material types will be chosen from those envisaged in the Development Brief and DAS and will include red and yellow stock brick, painted weatherboarding, clay tiled roofs and tile hanging. These materials are evident in the Hillreed development to the north on roads such as Monins Road and have provided a varied and aesthetically pleasing environment. A mixed palette will be used to create cohesiveness with the character of the surrounding area whilst distinguishing select plots to assist legibility. In this respect it is requested that the requirement for samples be dealt with as a condition of the reserved matters permission. This will allow material orders to be placed closer to the commencement of development to ensure certainty over the supply of those approved.

In relation to the height strategy of the development, the current proposals have been designed to respond to the form of the existing urban area surrounding the site, the topography of the land and the proposed tall building approach detailed in the Development Brief. A varied scale is achieved by incorporating three storey built form which is welcomed for the reserved matters site within the Development Brief. [Iwade Phase 2 Development: South West Sector Revised Development Brief, July 2009, page 36] The two storey dwellings that front Sheppey Way and the internal spine road provide a visual delineation on the approach to the village. At plots 192-195 an attractive focus building is provided to respond positively to its location at the entrance to the site from Sheppey Way. The varied scale with proposed development will be achieved whilst working within the height parameters set by the approved DAS including a maximum residential height of 11.75m, a maximum eaves height of 8m, a minimum ridge height of 7m and a minimum eaves height of 2.5m."

3.0 SUMMARY INFORMATION

	Proposed
Site Area (ha)	0.95ha/2.3 acres
Maximum Ridge Height (m)	11.2m (flats) 9.5m (2.5 storey) 7.8m (2 storey)
Maximum Eaves Height (m)	7.9m (flats) 5.8m (2.5 storey) 4.8m (2 storey)
Dwellings per hectare	45dph
Parking Spaces	76
No. of Residential Units	43
No. of Affordable Units	6

4.0 PLANNING CONSTRAINTS

The site lies within an area of archaeological importance, although Members should note that all archaeological investigations, as required by conditions of the outline planning permission, have been carried out and signed off by the Kent County Council Archaeologist.

5.0 POLICY AND OTHER CONSIDERATIONS

The National Planning Policy Framework (NPPF)

5.01 The NPPF was adopted on 27th March 2012 and is a material consideration in determining planning applications. It offers general advice in respect to proposed development, rather than the more detailed and often site-specific guidance of the Local Plan (discussed below).

- 5.02 Local Plan policies must be assessed against the advice of the NPPF, and those with a “limited degree” of conflict can be considered to comply and thus remain a material consideration in the determination of planning applications.

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- 5.03 Paragraph 46 of the NPPF requires Local Planning Authorities (LPA) to have an up-to-date five year housing supply, i.e. sufficient housing to cover demand for the next five years. Swale does not have a five-year housing supply, and thus policy H2 (noted below) is not considered to comply with the provisions of the NPPF in as much as it aims to prevent residential development outside of the built up area other than in specific circumstances.
- 5.04 However that does not have a huge bearing on the determination of the current application as outline permission has already been granted for residential development of the site, and this proposal seeks approval of the reserved matters.

National Planning Practice Guidance (NPPG)

- 5.05 The NPPG also provides general guidance in relation to development. It encourages the provision of housing within sustainable areas, subject to consideration of issues such as local and residential amenity, highways, contamination, noise, and ecology, amongst others.

Swale Borough Local Plan 2008

- 5.06 The Local Plan policies listed below are considered to be in compliance with the NPPF, except for H2 in as much as the Council does not have a five-year housing supply.
- 5.07 Policy E1 seeks to ensure that all development proposals respond to the characteristics of the site's location, protect and enhance the natural and built environments, and cause no demonstrable harm to residential amenity, amongst others. Further to this policy E19 seeks to achieve high quality design on all new developments, while T3 and T4 require the provision of appropriate number of parking spaces and secure cycle storage, respectively.
- 5.08 Policy H2 supports the provision of new residential development within the defined built up area boundaries and encourages providing a variety of house types and sizes to make efficient use of land, and deliver a range of housing options. Furthermore, and as above, this is an allocated site (see policy AAP9 below) that benefits from outline permission having already been granted and thus the non-compliance of H2 with the NPPF is not a serious consideration in respect of this site.
- 5.09 Policy U1 seeks to ensure that all new developments are provided with the necessary service and utility connections, or that suitable financial contributions are paid towards their provision.
- 5.10 Policy U3 aims to ensure that all new development makes use of sustainable design, build and construction techniques in the interests of minimising and accounting for climate change.
- 5.11 Policy AAP9 relates specifically to the wider Coleshall Farm development site, of which the current plot forms a small part. It states:

“An Area Action Plan is designated at Iwade, as shown on the Proposals Map. Within this area, planning policies and proposals will aim to provide the existing and new communities the services and mix of uses that ensures that the village functions as a more sustainable settlement. In addition to the development, and provision of new and improved community facilities comprising the first phase of development as outlined in the currently approved Development Brief, planning permission will be granted for development comprising:

1. *housing, for approximately 400 additional dwellings on sites in the south-western and eastern parts of the village respectively;*
2. *expansion of the recreation ground in School Lane; and*
3. *the provision of some 3,000 square metres of employment floorspace.*

Planning permission will not be granted for the additional 400 dwellings proposed until:

- a. *a revised Development Brief has been approved by the Borough Council.*

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- b. *It is demonstrated to the Council's satisfaction that flooding problems arising from the Iwade Stream can be resolved as part of the additional development.*
- c. *The construction of the Ridham and Kemsley employment area has commenced; and*
- d. *An assessment of the likely significant effects of development upon nearby European Sites for nature conservation and other important areas of biodiversity has been undertaken and its recommendations implemented."*

5.12 Members will have noted above that the Development Brief (Iwade Phase 2 Development: South West Sector Revised Development Brief, July 2009) for the site the subject of this application sets the parameters for the development of the site, and gives guidance on the forms of development that could be appropriate. Important issues such as the potential locations for the public open space, housing areas, and the employment area are considered, together with matters such as design quality, density of development, access, flooding and sustainability.

6.0 LOCAL REPRESENTATIONS

6.01 A site notice was posted at the site and letters sent to neighbouring residents to which two letters have been received in response.

6.02 Both letters object to the application, and raise the following summarised concerns:

- Local roads inadequate for additional vehicles;
- On-street parking causes obstructions on already narrow roads; and
- No additional infrastructure or facilities (shops, schools, doctors, etc.) being developed in the village;

6.03 One of the objectors also raises concerns in regard to overlooking, privacy, impact on wildlife (with regard to the creation of a wildlife corridor), and the external appearance of the dwellings. From reading their letter, however, it is evident that they have confused this current application with the development currently taking place to the rear of their property, which forms part of the phase which received reserved matters approval under SW/11/1537 (and for which consultation letters were sent to local residents and site notices displayed). Therefore, whilst I note their concerns, I recommend that little weight can be given to these particular points other than as discussed in section 9 below.

7.0 CONSULTATIONS

7.01 Iwade Parish Council objects to the application for the following, commenting:

"Iwade Parish Council Members wish to raise an objection to the three storey flats (4 storeys if the roof space is counted) - drawing No. 14.022/305; plots 15-20 design 2BF, which are sited towards the edge of the development; close to Sheppey Way. On page 24 of the 2008 Iwade Development Brief, which covers this area, it states that "proposals should provide a varied scale of development including 1, 2 and 3 storey buildings, with variety achieved through roof forms and dormers in order to create visual interest". The three storey buildings referred to already exist in the village and are actually two floors with the third being in the roof space incorporating dormer windows. The Brief further states on Page 24 that the concentration of taller buildings (3 storeys) should be central to the site.

Furthermore on Page 27 it states "Planting should be used to break up the massing of the development and to soften the scheme. Boundary planting can be incorporated on the School Lane and Sheppey Way frontages. Further buffer planting should be included between the site and countryside appropriate to the design and layout of houses..."

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These 'four storey' flats will give a hard edge to the village; will be very visible from Sheppey Way as you approach Iwade from Bobbing (which would be different if they were a landmark) and will be taller than the proposed two storey 60 Bed Care Home which will sit directly opposite; they are not in keeping with other designs in the village which is a material consideration and flats of the same design elsewhere on the development are in the centre of the village so are more acceptable.

Iwade Parish Council requests that these flats are either reposition to the centre of the development, or the design is changed so that they are two-storey with the third being in the roof space, thus softening the visual landscape."

- 7.02 The Environment Agency has no objection subject to a condition requiring details of wheel washing, prevention of mud on the highway, and control of mud / silt run-off post-construction.
- 7.03 Natural England has no objection.
- 7.04 Southern Water has no objection.
- 7.05 Kent County Council has no comments to make in respect of financial contributions to local services, as this was secured by a S106 agreement as part of the grant of outline planning permission (SW/08/1127) for the wider site.
- 7.06 The Head of Service Delivery has "no comments or observations to make."
- 7.07 The Council's Sustainability Officer does not raise an objection, but expresses disappointment that solar panels have not been incorporated into the build and that the use of waste heat from Ridham Dock has not been explored as a method of heating the units.
- 7.08 The Council's Tree Consultant raises no concerns from a landscape and planting perspective, noting the lack of vegetation on the site at present and the full landscaping scheme submitted as part of this application.

8.0 BACKGROUND PAPERS AND PLANS

- 8.01 The application is accompanied by site location plans; layout plans; HGV/service vehicle tracking/turning plans; proposed elevations and floor plans; and a number of supporting documents including:
- Planning Statement;
 - Design & Access Statement;
 - Biodiversity Enhancement Statement; and
 - Energy Statement.

9.0 APPRAISAL**Principle of Development**

- 9.01 Members should note that this proposal relates to approval of reserved matters pursuant to the grant of outline permission under SW/08/1127, and the principle of the development has therefore already been agreed.
- 9.02 In this regard the issues raised within the objections received (as noted at 6.02 and 6.03 above) hold little weight in regards to determination of this proposal. The only matters that can be considered here are those of access, appearance, landscaping, layout and scale in relation to the details shown on the submitted plans.
- 9.03 General objections, as well as matters relating to site drainage, flooding, traffic and infrastructure were addressed during the course of the outline application. Therefore, whilst I note local concern on a number of these points, I do not intend to discuss them in great depth.

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Visual Impact

- 9.04 The proposed layout is largely acceptable in my opinion, and has been produced following pre-application discussions between officers and the applicant, also having been through the Design Panel (run by Design South East in conjunction with the Council). A number of changes have been implemented (over the pre-app scheme) further to the Design Panel review, including a slight increase in the site area to better accommodate the development; a reduction in the number of blocks of flats from 4 to 2; and relocation of parking spaces for some units to discourage parking on the highways.
- 9.05 The submitted layout manages to achieve a suitable number of dwellings per hectare (45) whilst also providing adequate amenity space for each property, including shared open space around the flats; parking above the minimum required by current adopted parking standards; and minimising the potential for overlooking between dwellings. I have no serious objections in this regard.
- 9.06 The proposed houses are of generally good design, and reflect the units constructed (or under construction) elsewhere within the village. The use of good-quality external materials, as noted at 2.07 above, will ensure that the development blends in with the character of the wider area. I do have some concerns, however, in respect of blank flank elevations on a number of the units – 1, 11, 12, 14, 27, 29, 33, 34, 38, 39 and 42 – that face onto road junctions. I have raised this with the agent and amended drawings have been requested, and I am confident that this will be resolved to the benefit of the whole site.
- 9.07 However, serious concerns were raised in regards to the design of the proposed flats, which were not considered to be of any visual interest or merit. I have requested amended drawings to address this, and recommended that the roof form be altered from gable ends to hipped and that vertical features (such as projecting bays or overhangs) be introduced to give depth and interest to the building. I believe that these amendments will go some way to addressing the design concerns raised by the Parish Council in respect of the flats, and I expect the matter to be resolved such that permission would not need to be refused on design grounds.
- 9.08 I also note that the Parish Council objects due to the scale of the buildings, and cites the Design Brief as requiring taller buildings to be located centrally on the site. This is not quite correct, however – page 24 of the Development Brief refers to having a “concentration of taller buildings” and higher density development within the centre of the site, but does not stipulate that this is the only location in which 3 storey buildings will be acceptable.
- 9.09 Amendments to the roof form of the flats, as at 9.07 above, will help to soften their visual impact and it must also be noted that the land immediately to the southwest benefits from outline permission (SW/12/1392) for erection of a 60-bed care home. This, along with a suitable boundary landscaping scheme, will greatly reduce the prominence and visual impact of the flats in views from Sheppey Way. In this regard I do not share the Parish Council’s concern, and do not consider there to be a justifiable reason for refusal based on the height and position of the proposed flats.
- 9.10 Members will note that the applicant has engaged specialist landscape architects, Lloyd Bore Landscape Architects, who have drawn up a landscape master plan for this application and that the Council’s Tree Consultant raises no objections to the proposed plan. An amended drawing showing additional planting to the important Sheppey Way frontage has been requested, and a combination of tree planting and hedges is proposed to the side boundaries. The site is not particularly prominently located, and adverse impacts on the character or appearance of the area will not result, in my opinion.

Residential Amenity

- 9.11 The proposed units are all of a suitable internal size and benefit from adequately sized gardens (minimum 8m deep), and therefore I believe future occupants will thus have a good standard of amenity in this regard.

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- 9.12 However, a number of gardens – specifically those at plots 28, 34 and 41 – would have been overlooked from the upstairs windows of surrounding dwellings. I have therefore requested an amended layout showing the garages adjacent to those gardens repositioned slightly (generally further back from the highway), which will afford the residents a private amenity area that is screened from view. Subject to receipt of such a drawing (and I will update Members of progress at the meeting) I believe that the development would not give rise to any serious issues of mutual overlooking.
- 9.13 Other than the plots noted above the rear-to-rear separation distances are considered to be acceptable (approximately 20m as a minimum in almost all cases) and the development would be unlikely to give rise to any serious or mutual overlooking between properties.
- 9.14 The proposed dwellings are located a significant distance from existing properties – this is the furthest parcel of the remaining undeveloped allocation site from existing properties – and thus it is highly unlikely that there would be any serious amenity concerns for existing local residents as a result of this proposal. In this regard I refer Members back to the objector comments raised at 6.03, which I do not consider to be relevant.

Highways

- 9.15 The submitted layout plan shows provision of 76 spaces, which is in excess of the minimum parking requirements (57 spaces) as set out in the current adopted Kent Parking Standards, and thus considered to be an acceptable level of provision that could not be successfully challenged at appeal, in my opinion.
- 9.16 However I await detailed comments from Kent Highway Services in regards to the proposed layout and parking, and will update Members at the meeting.

Other MattersAffordable housing

- 9.17 SBLP policy H3 requires all developments of 15 dwellings or more to provide a “*proportion of the new dwellings to be made available to those unable to enter the open housing market.*” The Council’s usual requirement is 30% of the total number of dwellings; however the legal agreement of the outline permission (SW/08/1127) sets the affordable housing provision for the wider Coleshall Farm allocation at 18% in reflection of local circumstances and need.
- 9.18 The submitted Planning Statement refers to affordable provision within the current scheme at 5.24 to 5.28:
- “The proposal introduces 6 units of affordable housing at plots 208-213 within one of the apartment blocks which is consistent with the approach considered acceptable by officers during pre-application. It also reflects the preferred clustering of affordable housing units set out in the S106 agreement of between 6 and 15 units. The affordable housing units will be of the same style and design to the open market apartments which ensure they will integrate well within the development.*
- The 6 affordable units proposed represents a provision of 16% of the reserved matters site. This is marginally below the provision of 18% required for the overall outline site by the s106. On balance this slight deficit which equates to only a single dwelling could easily be incorporated into later phases of development to achieve the required 18% provision of the outline permission.”*
- 9.19 I consider this approach to be reasonable, and have no serious objections to the slight under-provision within this parcel. As suggested by the developer: the shortfall of 1 dwelling can be made up on the remainder of the allocation when development proposals are brought forward.

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- 9.20 The Planning Statement continues to note that *“the proposed affordable housing provision would comprise 60% social rented accommodation and 40% intermediate accommodation as required by the s106 from the outline permission.”* This is largely in accordance with the Council’s current preferred social rented / shared tenancy split, and I have no serious concerns in this regard.

Phasing

- 9.21 Page 43 of the Design Brief sets out the anticipated phasing for development across the wider allocation site. The School Lane end of the site (currently under construction) is phase 1, the centre of the site is phase 2, and the Sheppey Way end of the site – of which the current application forms a part – is identified as phase 3; the final phase.

- 9.22 As such this development could be considered premature. However, the Design Brief also states that the proposed phasing layout is not a prescriptive document and applications outside of the identified order should *“demonstrate the advantages of being substantially different.”* In the case of this application documents – page 6 of the Planning Statement in particular – acknowledges the phasing of the development, and states:

“The current reserved matters application would allow a small part of the outline site to be developed on the eastern side, adjacent to Sheppey Way. The early development of these dwellings will allow passersby to appreciate the location of the development which will assist in the marketing of the dwellings.”

- 9.23 I do not see any reasons to object to this one-off alteration to the phasing set out by the Development Brief – which, as above, is intended to be indicative rather than prescriptive – and I am inclined to agree with the developer’s intentions in regards to visibility and marketing of the development. In any case there is nothing in the outline permission (or conditions or S106 clauses) to prevent this approach.

Other considerations

- 9.24 I note local concern in regards to lack of infrastructure within the village, but would draw Members attention to policy AAP9 which requires the submission of a further development brief before the release of any more land at Iwade for development. Such a document could stipulate / provide for future development to include additional infrastructure and local facilities. In any case, and as noted above, this application seeks approval of reserved matters and the principle of development was established in 2010.

10.0 CONCLUSION

- 10.01 This application seeks approval of reserved matters, pursuant to outline planning permission SW/08/1127, for the erection of 43 dwellings with associated access, amenity space and landscaping, on land situated to the south of School Lane and to the northwest of Coleshall Farm, Iwade.

- 10.02 I have considered issues of layout, design, access, residential amenity, the phasing of development, and concerns raised by both local residents and other consultees. None, however, contain or amount to a justifiable reason for refusal in my opinion.

- 10.03 Taking the above into account, and subject to the receipt of amended drawings and any outstanding representations from Kent Highway Services, I recommend that this application for reserved matters be approved.

11.0 RECOMMENDATION – GRANT Subject to the following conditions:

- (2) Prior to the commencement of development, details in the form of samples of external finishing materials to be used in the construction of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented in accordance with the approved details.

Reasons: In the interest of visual amenity.

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- (2) Notwithstanding any details agreed under the outline permission reference SW/08/1127, no development shall take place until a Construction method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period, and shall provide for:
- (i) wheel washing facilities;
 - (ii) temporary measures to control silt / mud run-off during construction; and
 - (iii) permanent measures to control silt / mud run-off post construction.
- (3) The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans and specifications.

Reasons: In the interests of residential amenity.

- (4) 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.

Reasons: In the interests of the visual amenities of the area.

The Council's approach to this application:

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework (NPPF), the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and proactive manner by:

Offering pre-application advice.

Where possible, suggesting solutions to secure a successful outcome.

As appropriate, updating applicants/agents of any issues that may arise in the processing of their application.

In this instance the applicant/agent was advised of minor changes required to the application and these were agreed. The application was then 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.