

DEF ITEM 3 REFERENCE NO - 21/503749/REM		
APPLICATION PROPOSAL Approval of Reserved Matters for Appearance, Landscaping, Layout and Scale pursuant of 19/503810/OUT (allowed on appeal) for - Outline application for the erection of 17 dwellings with new access road, associated parking and landscaping. (Access being sought, all other matters reserved for future consideration).		
ADDRESS Land On The South East Side Of Bartletts Close Halfway Kent ME12 3EG		
RECOMMENDATION Grant subject to the conditions below.		
SUMMARY OF REASONS FOR RECOMMENDATION The reserved matters would be in accordance with the terms of the outline planning permission and the appearance, landscaping, layout and scale of the residential scheme is acceptable and in accordance with the requirements of the Local Plan.		
REASON FOR REFERRAL TO COMMITTEE Called in by Cllr Beart Referral back to committee following the planning working group meeting on 13 th June 2022		
WARD Queenborough And Halfway	PARISH/TOWN COUNCIL	APPLICANT Mr R Theobald AGENT Synergy
DECISION DUE DATE 21/10/21	PUBLICITY EXPIRY DATE 08/04/22	

1. BACKGROUND

- 1.1 This application was first reported to the Planning Committee on 12th May 2022 where Members resolved *“That application 21/503749/REM be deferred to allow the Planning Working Group to meeting on site.”*
- 1.2 The site meeting referred to above was held on 13th June 2022. A copy of the minutes are included at Appendix 1.
- 1.3 The applicant has amended the proposals following the Planning Working Group site meeting, and a further consultation has been undertaken. The amendments to the scheme replace plots 1 and 2, which were a pair of two-storey semi-detached dwellings, with one single storey dwelling labelled as plot 1 on the amended plans. As a result, the total number of dwellings proposed has reduced from 17 to 16. As a result of the amended plans, the proposals have been re-assessed by officers and an updated appraisal is included below.
- 1.4 I have also included the original committee report at Appendix 2, which sets out the description of the site, local representations, consultations and the appraisal of the scheme - as such I will not repeat these details here. As a result, the form that this supplementary report will take will be to discuss the amended scheme, any representations or further consultation responses regarding this and an appraisal of the amendments. The appeal decision (ref; 19/503810/OUT) is included at Appendix 3.

2. PROPOSAL

- 2.1 The amended proposal is as follows; Plots 1 and 2 have been replaced with a single dwelling which is a single storey, three-bedroom dwelling. Plot 2 has been omitted from the scheme.
- 2.2 In respect of the height of the dwellings, three of the dwellings are single storey bungalows, with the remaining thirteen dwellings being two storey in height (with accommodation in the roofspace). The dwellings are provided in the form of one detached dwelling, 12 semi-detached dwellings and one row of terraces made up of three units.
- 2.3 The dwellings are proposed to be provided as per the following mix:
 - 2 bed – 4 (plots 14, 15, 16 and 17)
 - 3 bed – 8 (plots 1, 3, 4, 7, 8, 9 10, 11)
 - 4 bed – 4 (plots 5, 6, 12 and 13)
- 2.4 The design approach for the dwellings follows a relatively traditional style with brick elevations with stone detailing sitting beneath tiled pitched roofs. The indicative materials include two varieties of a yellow stock brick for the external walls, and concrete roof tiles in rustic brown and slate black. The roofs are primarily to be gabled, with both side and front facing gables, and the bungalows would have a hipped pitched roof. The proposal includes a few house types and architectural features including stone detailing above the windows, stone quoining, canopies and staggered elevations. Some dwellings include accommodation within the roofspace which are served by small rooflights on the front elevations, and projecting pitched dormer windows on the rear elevation.
- 2.5 In terms of vehicular access, this is provided via Bartletts Close (a private unmade road) and the access details include a t-shaped turning head to the south of the access. Access was considered in detail as part of the outline planning application and as a result of planning permission being granted, benefits from this consent.
- 2.6 In terms of parking spaces, these are to be provided on plot at a provision of 2 spaces per 2 bed dwelling; 2 spaces per 3 bed dwelling; and 3 spaces per 4 bed dwelling. The parking spaces are a mix of side by side arrangements, and tandem parking. 3 visitor spaces are proposed to serve the site.
- 2.7 The proposals as amended include a 5m landscape buffer along the south-western and south-eastern site boundaries. This would increase the depth of the existing hedgerow buffer and bring landscaping inwards into the site. The landscape buffer is to be a mix of mixed native hedgerow and tree planting (field maple; alder tree; silver birch; cherry tree; lime tree).
- 2.8 Within the site, soft landscaping is proposed within front gardens, areas of amenity space and rear gardens. This would be a mix of hedegrows, tree planting (Holly, hawthorn, cherry, pear, sweetgum), and turf.

3. SUMMARY INFORMATION

	Proposed
Site Area (ha)	0.55ha
No. of Storeys	1 - 2 storeys
Parking Spaces	40 (including 3 visitor spaces) (2 spaces per 2 bed; 2 spaces per 3 bed; 3 spaces per 4 bed)
No. of Residential Units	16

4. LOCAL REPRESENTATIONS

4.1 32 letters and emails of objection were received prior to the application being heard at committee on 12th May 2022, these are summarised in the committee report at Appendix 2.

4.2 12 letters and emails of objection were received relating to the amended scheme. Their content may be summarised as follows:

- Plot 1 remains in front of building line (including 10 Bartletts Close). Loss of light and overlooking from plot 1 to 10 Bartletts Close.
- Plots 3 & 4; and 1415, 16 and 17 should be bungalows. All buildings adjacent to Bartletts Close should be bungalows (ie. Plots 3, 4, 14 and 15)
- The whole site should be bungalows in interests of residential amenity and to blend in with street scene.
- Harm to visual amenity and streetscene
- Plots 3 & 4 will tower above bungalows along Belgrave Road & Bartletts Close
- Loss and harm to privacy from plots 3 & 4 (to residents on 8 & 10 Bartletts Close; Belgrave Road); from plots 14 & 15 (to 11 and 13 Bartletts Close)
- Harm to residential amenity – overshadowing & overbearing
- Lack of parking
- Parking doesn't meet SBC Parking Standards SPD. Two allocated spaces per property are not sufficient. Not enough unallocated parking spaces. Streets not wide enough to allow for on street parking.
- No provision for visitor parking.
- Visitor parking shortfall by 0.2 spaces.
- Concerns regarding overspill parking on surrounding streets including Bartletts Close, Uplands Way & Belgrave Road
- Insufficient parking should not be a civil matter
- Plot 1 should be moved back to allow more space for parking
- Unclear regarding drainage proposals
- Increased flood risk due to lack of drainage
- Proposed road maintenance not sufficient for construction traffic. Proposed type 1 aggregate is not suitable.
- Road surface being an unmade road is unsuitable for residential development
- Unclear how the road will be maintained during the building process and after building has finished.
- Road maintenance should extend to Uplands Way too.
- Work on site should not commence until a wheel wash is in place.
- Construction parking should be on site.
- Lack of lighting on pathways is dangerous, highway safety concern
- Significant increase in traffic and vehicular movements
- Overdevelopment of site.

- Density of development too high, especially compared to Bartletts Close.
- Many plots have a home office which could be used as a bedroom, and impact on the number of parking spaces required/provided.
- How could the home office / bedrooms be enforced/conditioned to remain as such.
- The Council would lose out of Council Tax with potential for home offices to become bedrooms.
- Proposed substation too close to boundary without any buffer
- If the application is approved there should be no additional cost to residents on Bartletts Close, for example towards management of landscaping.

5. CONSULTATIONS

5.1 Previous consultation comments are summarised in the committee report at Appendix 2. The comments below reflect any comments received regarding the amended scheme.

5.2 **Natural England** have no comments to make

5.3 **Southern Water** have no further comments, and refer to comments in their previous response

5.4 **KCC Archaeology** raises no objection. Notes that advice was provided on the outline consent and a condition for a 'programme of archaeological' works was attached as Condition 22 on appeal. That condition remains to be discharged and should be attached to the Reserved Matters consent if forthcoming.

5.5 **KCC Ecology** raise no objection and refer to their previous advice.

5.6 **KCC Flood and Water Management** have no further comment to make and refer to previous comments. For clarity, the previous comments raised no objection, and note detailed surface water design are sought via Condition 7 of the appeal scheme. The comments included recommendations for drainage arrangements moving forward to the detailed design stage (Condition 7)

5.7 **KCC Highways** have no further comments to make in respect to highway matters and would adhere to the comments provided in their previous response dated 12th August 2021. For clarity their previous comments are outlined below:

The principle of this scale of development and details of its access have already been decided, with reserved matters now being sought for approval for appearance, landscaping, layout and scale. It is understood that the development is not going to be offered for adoption and will therefore remain in private ownership.

Consequently, KCC Highways do not intend to offer any comments in respect to the proposed development details, as the Highway Authority will have no jurisdiction within it. The Local Planning Authority will therefore be expected to undertake the relevant assessment of these details.

5.8 **Kent Police** have no further comments. Original comments raised no objection.

6. APPRAISAL

- 6.1 The below appraisal will consider the amended proposal, for 16 dwellings rather than 17 dwellings on site.

Mix of Units

- 6.2 The amended application proposes following mix of units:

2 bed – 4 (plots 14, 15, 16 and 17) (25%)

3 bed – 8 (plots 1, 3, 4, 7, 8, 9 10, 11) (50%)

4 bed – 4 (plots 5, 6, 12 and 13) (25%)

- 6.3 Policy CP 3 (Delivering a wide choice of high-quality homes) of the adopted Local Plan sets out the housing needs for the Borough as a whole and subsequently splits the Borough into various Local Market Housing Areas. The supporting text to the policy specifies that in the Borough in general, the greatest need is for 3-bedroom properties, and specifically on the Isle of Sheppey, the demand for family housing is greatest and should be encouraged. In terms of both the wider Borough need for 3-bedroom properties, considered along with the more specific localised need I am of the view that the above mix of 2, 3, and 4 bedroom houses meets the requirement for additional family housing in the area.

Layout

- 6.4 The amendment to the scheme includes the replacement of plots 1 and 2 (proposed pair of two storey semi-detached dwellings), with a single plot comprising a single storey detached bungalow. This amendment has a minimal impact upon the proposed layout which largely remains the same, i.e. the layout of the development would extend the existing cul-de-sac of Bartletts Close, with dwellings fronting onto the internal highway. The outline planning permission fixed the access into the site from Bartletts Close and the T-shaped turning head. The internal roads would lead off this T-shaped area to the east, and to the west. Plots 1 and 16 & 17 would have the same orientation as the existing dwellings on Bartletts Close, with the remainder of dwellings fronting north or southwards onto the internal access road.
- 6.5 Neighbouring objections have raised concerns about the density of the development, and siting of dwellings (notably plot 1) in front of 10 Bartletts Close. With regard to the density of the development, the outline consent permitted 17 dwellings which would equate to a density of 31 dwellings per hectare. The scheme as amended proposes 16 dwellings which would result in a density of 29 dwellings per hectare. It is acknowledged that this is a denser form of development than on Bartletts Close, however it is considered that the level of density is appropriate and would meet the aims of para 124 of the NPPF which sets out that development makes efficient use of land. Furthermore, the recent development at Belgrave Road has a density of 29 dwellings per hectare, and therefore the proposals would not be out of keeping with the wider area.
- 6.6 In terms of the siting of dwellings, the plots closest to the access would maintain the same orientation as those on Bartletts Close. Plots 16 & 17 would maintain a similar building line to the dwellings on the western side of Bartletts Close. It is acknowledged that plot 1 would be forward of 10 Bartletts Close and other dwellings on the east side of Bartletts Close,

however it is not considered that this would result in significant harm to the streetscene, especially considering that this dwelling is bungalow.

- 6.7 In summary, it is considered that the layout of the proposals represents an appropriate design response to the existing form of the area, whilst ensuring provision for a strong landscaped boundary and suitable spacing between dwellings. On this basis and as per the matters discussed above, I believe that the layout is acceptable.

Appearance

- 6.8 Plot 1 would now be a single storey detached bungalow, it would have a pitched hipped roof with a projecting gable element (similar to the other proposed bungalows), and would include the same stone detailing above the windows and stone quoining as proposed on the other dwellings within the site. It is considered that the appearance of the amended plot 1 is acceptable and would be in keeping with the wider site.

Scale

- 6.9 The amended plot 1 is a single storey bungalow which would be in keeping with the existing dwelling type along Bartletts Close. Plots 1, 16 and 17 are proposed as bungalows to be sited close to the entrance of the site and adjacent to existing dwellings along Bartletts Close, this would help maintain the character of Bartletts Close which is primarily bungalows, and allow for a transition in design to two storey dwellings for the wider site.
- 6.10 A number of objections have set out that the scale of the development would be out of keeping with Bartletts Close, and the dwellings should be amended to be single storey bungalows. Whilst the Bartletts Close is primarily bungalows, the surrounding area has a mixed character with two storey dwellings, including some with accommodation in the roofspace. The proposals are therefore considered to be in keeping with the wider character of this part of Halfway and reflect a similar scale to nearby new development on Belgrave Road. Furthermore, the appeal decision did not require residential development to be limited to single storey.
- 6.11 In respect of the development as a whole, the provision of bungalows and two storey dwellings along with the variation in height between the properties, will in my opinion provide sufficient visual interest. In overall terms, on the basis of the above assessment, I am of the view that the scale of the development is acceptable.

Landscaping

- 6.12 The amendments to plot 1 would allow scope for additional landscaping in this part of the site, and the proposals show soft landscaping to the south of plot 1 (mix of trees and shrubs) which will enhance the soft landscaping within the site.
- 6.13 Condition 5 of the outline consent sets out that the landscape scheme shall be carried out prior to the occupation of the development, and condition 6 ensures replacement of planting for five years upon competition of the landscaping scheme in the event any of the planting is removed, dies, is severely damaged or diseased. Therefore these conditions will not be reattached to the reserved matters approval.
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Residential Amenity

6.14 Concern has been raised from neighbouring occupiers regarding the impact of the development upon residential amenities, namely loss of privacy, loss of light, overshadowing, and overbearing. The application site sits to the south and south-east of existing properties on Bartletts Close and to the south and south-west of properties on Belgrave Road, as a result the impact upon residential amenities will need to be carefully considered. The comments received relating to the amended scheme raised concerns relating to plots 1, 3, 4, 14, 15 and 17 which are set out below. The below will consider the amendments to plot 1 and residential amenity, and previous assessment can be found in the committee report at paras 8.28 – 8.38 Appendix 2

10 Bartletts Close

6.15 With regard to 10 Bartletts Close, plot numbers 1, 3 and 4 would be adjacent to this dwelling. The closest dwelling would be plot 1 which has been amended to a single storey bungalow (rather than a two storey semi-detached dwelling). As the dwelling is single storey there are no first floor windows or accommodation in the roofspace that would face this neighbouring dwelling. The boundary treatment plan sets out that there will be a 1.8m fence along the shared boundary between plot 1 and no. 10 Bartletts Close which will ensure sufficient privacy between garden areas and at ground floor level.

6.16 It is considered that the separation distance, orientation of buildings, and height of the proposed dwellings ensure that the neighbouring dwelling would maintain an acceptable level of light and outlook.

6.17 A condition will be attached to the consent which will remove permitted development rights for the roofspace to ensure no openings or roof extensions can be added without the planning permission. This would apply to plots 1, 3 and 4. A condition will also be applied to ensure the rear rooflights on plots 3 and 4 are to be obscure glazed, and non-opening below 1.7m from the internal floor level.

Highways and Parking

6.18 The access from Bartletts Close benefits from detailed consent. However, matters such as the suitability of the internal road network within the development and the parking arrangements are to be considered under this reserved matters application.

6.19 With regard to parking, the site is adjacent to the built up area boundary of Halfway and would effectively form part of this existing settlement as such the suburban parking standards would apply. Therefore, the Parking SPD recommends 1-2 spaces per 2 bed, 2-3 spaces per 3 beds and 3+ spaces per 4 beds; and 0.2 visitor spaces per unit.

6.20 The proposal seeks the following parking provision; 2 spaces per 2 beds; 2 spaces per 3 beds; and 3 spaces per 4 beds. The parking spaces would be a mix of side by side arrangements and tandem parking. It is therefore considered that the proposed parking in terms of number of spaces and layout would comply with the Parking Standards SPD. The proposal includes 3 visitor spaces which would be slightly less than the SPD requirements which equates to 3.2 spaces, however given the parking provision at the higher end of the

suburban standards it is not considered this would result in parking pressures in the local area.

- 6.21 Neighbouring comments received have raised concern that home offices could be used as bedrooms and therefore there is insufficient parking. Officers considered the detailed plans submitted, and as set out previously it is considered there is sufficient parking which accords with the spaces required in the Parking Standards SPD. The shift to working from home is more popular since covid-19 and therefore it is not unusual to see proposals included spaces for study's or home offices.
- 6.22 Neighbouring concerns have been submitted in relation to the unmade road on Bartletts Close and part of Upland Way, in relation to its unsuitability as an access to the site; and with regard to disturbance and damage to the unmade road. As set out within the appeal decision, a condition requiring the upgrading of the unmade private road would fail to meet the tests set out in Paragraph 55 of the Framework and as the link through Bartletts Close would not be upgraded to an adoptable standard it would not be possible for the Highways Authority to enter a Section 38 of the Highways Act 1980. The matter of upgrading and maintaining the private unmade road would therefore remain a civil matter.
- 6.23 Information has been submitted as part of the application documents which relate to the road surface and sets out that work to the road surface is to be carried out to ensure that it is passable and maintained during the construction work, then at the end of the construction any repairs that are required will be undertaken. The document states:

“The applicant has agreed the following as a final and permanent repair or improvement to the road surface upon completion of the project: The road surface is to be graded and skimmed of any high spots and raised areas or sections until a continuous contour is achieved. Any low spots will be cleaned of loose material and compacted with a heavily compactable crushed granite material.

Lorry loads of selected roadstone containing the required blend of stone and fines to bind the surface will be delivered and laid evenly across the surface of Bartletts close up to the edges of any grass verges. The material will be heavily compacted with roadway rollers to ensure the material binds together sufficiently. The end result will be a smooth and flat road surface devoid of any ditches or potholes that would likely pool with water and possibly freeze during colder months as per concerns raised by residents.”

- 6.24 The extent of road surface would relate to is shown on drawing 16B, and the agent notes that the area hatched in blue shows the extent of Bartletts Road that will be put into good repair as per the road statement provided by the applicants. The drawing also shows the length of Uplands Way hatched in pink which will be kept in and put back into the same state of repair as it is now at the end of the works.

Drainage

- 6.25 In respect of drainage and surface water Southern Water, the Lead Local Flood Authority (KCC) and the Lower Medway Internal Drainage Board (LMIDB) have been consulted. The outline consent includes a number of conditions that require discharging; including condition 7 to ensure that 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. Condition 8 is to ensure that flood risks from development to the future users of the land and neighbouring land are minimised. Condition 9 is to ensure that foul and surface water are adequately disposed of.

- 6.26 Information has been submitted as part of the application documents which relate to drainage in response to neighbouring comments which sets out the following, and includes provision for a drainage gully during construction:

“The development will enable the installation of porous finishes to road surfaces and parking which are proposed to be permeable block paving finishes built on porous granular bases so there will be no run off from the roads or parking. Also, Surface water from paved patio areas and from the roofs will be going into crate system soakaways so the surface water run off problem will further be reduced.

The combined detailed above will considerably reduce the run-off water into Bartletts Close, thereby improving the current flooding issues that are seen today on the road.

Also, during constructions works, as a solution a small gully will be created across the end of the road to divert water away from running down Bartlett’s Close, thereby reducing the impact of flooding.”

7. CONCLUSION

- 7.1 Overall, I am of the view that the details submitted demonstrate that the site can accommodate 16 dwellings as approved under the outline planning permission. I believe that the development layout represents an appropriate response to the site’s context, and the provision of a 5m deep landscape buffer on the south-western and south-eastern boundaries will be a significant positive. I also take the view that the design / architectural treatment of the individual dwellings has been amended to a point which means they will make a positive impact upon the local area in general. The proposed planting within the confines of the site is acceptable.
- 7.2 I do recognise the concerns of the neighbours that have been raised. However, it is of fundamental importance to note that any comments in respect of the principle of the site coming forward for housing and the impact of this on the highway network including the unmade road, local services and infrastructure in general have already been considered acceptable by virtue of the grant of outline planning permission at appeal.
- 7.3 On the basis of the above, I am of the view that the reserved matters of appearance, landscaping, layout and scale of the development proposed are acceptable.

8. RECOMMENDATION

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

CONDITIONS to include

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

Proposed Site Plan, drawing no. 21 308 16 Rev D

Proposed Landscape Plan, drawing no. 21/318/15 Rev G
Proposed Boundary Treatment Plan, drawing no. 21 308 12 Rev F
Proposed Garden Ownership Plan, drawing no. 21/318/19 Rev C
Plots 1 – Proposed Floor Plans and Elevations, drawing no. 21/318/07 Rev D
Plot 3 – Proposed Floor Plans and Elevations, drawing no. 21/318/08 Rev B
Plot 4 – Proposed Floor Plans and Elevations, drawing no. 21/318/05 Rev B
Plot 5 – Proposed Floor Plans and Elevations, drawing no. 21/318/14 Rev C
Plot 6 – Proposed Floor Plans and Elevations, drawing no. 21/318/03 Rev D
Plots 7, 8 and 9 – Proposed Floor Plans and Elevations, drawing no. 21/318/04 Rev E
Plot 10 – Proposed Floor Plans and Elevations, drawing no. 21/318/18
Plot 11 – Proposed Floor Plans and Elevations, drawing no. 21/318/17
Plot 12 – Proposed Floor Plans and Elevations, drawing no. 21/318/09 Rev B
Plot 13 – Proposed Floor Plans and Elevations, drawing no. 21/318/13 Rev A
Plot 14 – Proposed Floor Plans and Elevations, drawing no. 21/318/01 Rev B
Plot 15 – Proposed Floor Plans and Elevations, drawing no. 21/318/02 Rev E
Plots 16 and 17 – Proposed Floor Plans and Elevations, drawing no. 21/318/06 Rev B

Reasons: For the avoidance of doubt and in the interests of proper planning.

- 2) Notwithstanding the submitted details, no development beyond the construction of foundations shall take place until details of the external finishing materials of the dwellings has been submitted to and agreed in writing by the Local Planning Authority. The details shall include brick, stone and roof tiles. The details as approved shall thereafter be implemented.

Reason: In the interests of visual amenities.

- 3) No development beyond the construction of foundations shall take place until hard landscaping details (including the finish of the carriageways and driveways) have been submitted to and approved in writing by the Local Planning Authority. The details thereafter shall be implemented as approved.

Reason: In the interests of visual amenities.

- 4) Prior to the erection of the substation, details of size and surface finish shall be submitted to and approved in writing by the Local Planning Authority. The erection of the substation shall be implemented in accordance with the approved details.

Reason: In the interests of visual amenities.

- 5) Before the first occupation of the dwellings hereby permitted on plots 3 and 4 the window(s) at first floor level on the side elevation (as shown on drawing nos. 21/318/05 Rev B; 21/318/08 Rev B;) shall be obscure glazed to not less than the equivalent of Pilkington Glass Privacy Level 3, and these windows shall be incapable of being opened except for a high level fanlight opening of at least 1.7m above inside floor level and shall subsequently be maintained as such.

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

- 6) Before the first occupation of the dwellings hereby permitted on plots 3 and 4 the window(s) in the roof on the rear elevation (as shown on drawing nos. 21/318/05 Rev B; 21/318/08 Rev B;) shall be obscure glazed to not less than the equivalent of Pilkington Glass Privacy Level 3, and these windows shall be incapable of being

opened except for a high level fanlight opening of at least 1.7m above inside floor level and shall subsequently be maintained as such.

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

- 7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking or re-enacting that Order), no development shall be carried out within Classes B and C and of Part 1 of Schedule 2 of that Order on plots 1, 3, 4, 14, 15, 16 and 17.

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

- 8) No development beyond the construction of foundations shall take place until details of the provision and permanent retention of secure covered cycle parking facilities shall have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in complete accordance with the approved details.

Reason: In the interests of highway safety.

- 9) No development beyond the construction of foundations shall take place until full details of a Landscape Maintenance and Management Plan have been submitted to and approved in writing by the Local Planning Authority. The long term management details shall the landscape buffer along the south-eastern and south-western boundaries and communal amenity landscape areas outside of private resident ownership within the proposed development. The development shall then be carried out in complete accordance with the approved details.

Reason: In the interest of biodiversity and visual amenities.

INFORMATIVES

KCC Flood and Water:

Please refer to the advice in the consultation response dated 16th August 2021 regarding condition 7 of the appeal decision for a detailed surface water drainage scheme.

Any infiltration should occur into clean, uncontaminated, natural ground and an unsaturated zone be provided between the invert levels of each soakaway and any groundwater.

Lower Medway Internal Drainage Board:

If (following testing) a strategy wholly reliant on infiltration is not viable and a surface water discharge is proposed to a watercourse, then the proposed development will require land drainage consent in line with the Board's byelaws (specifically byelaw 3). Any consent granted will likely be conditional, pending the payment of a Surface Water Development Contribution fee, calculated in line with the Board's charging policy (available at <http://www.medwayidb.co.uk/development/>).

The Lower Medway Internal Drainage Board are not aware of any riparian owned/maintained watercourses within or adjacent to the site boundary. However, this should be confirmed by the applicant. If the proposals do involve the alteration of a watercourse, consent would be required under the Land Drainage Act 1991 (and Byelaw 4).

Whilst the consenting process as set out under the Land Drainage Act 1991 and the aforementioned Byelaws are separate from planning, the ability to implement a planning permission may be dependent on the granting of these consents. It is recommended that any required consents are sought prior to determination of the planning application.

Southern Water:

A formal application for connection to the public sewerage system is required in order to service this development. Please read Southern Waters New Connections Services Charging Arrangements documents which has now been published and is available to read on the website via the following link <https://beta.southernwater.co.uk/infrastructure-charges>.

KCC Ecology:

All close board fencing must include hedgehog highways – we highlight that Condition 11 must also demonstrate that the hedgehog highways will be implemented

KCC Economic Development:

Kent County Council recommends that all developers work with a telecommunication partner or subcontractor in the early stages of planning for any new development to make sure that gigabit capable fibre to the premise Broadband connections. Access to gigabit broadband is an essential utility for all new homes and businesses and given the same importance as water or power in any development design. Please liaise with a telecom provider to decide the appropriate solution for this development and the availability of the nearest gigabit connection. We understand that major telecommunication providers are now offering fibre to the premise broadband connections free of charge to the developer. For advice on how to proceed with providing broadband access please contact broadband@kent.gov.uk

Kent Police:

Please refer to Kent Polices comments dated 23/02/2022 in reference to the requirements for doorsets, windows, and security measures

The Council's approach to the application

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), July 2021 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.

