

2.4 REFERENCE NO - 22/505611/FULL		
APPLICATION PROPOSAL		
Erection of 2no. four-bedroom detached dwellinghouses and 1no. detached garage with associated front canopy, fencing, gates, access and parking (Revision of Planning Application ref: 21/506474/FULL)		
ADDRESS Burntwick The Street Upchurch Kent ME9 7EU		
RECOMMENDATION that planning permission is Granted, subject to conditions		
SUMMARY OF REASONS FOR RECOMMENDATION		
This is a revision to a development for two dwellings permitted under 21/506474/FULL by the Planning Committee last year. As such the principle of residential development has been accepted. The revisions proposed under the current application are not considered to harm the character and appearance of the Upchurch Conservation Area or the setting of St Mary's Church, and the development would not cause undue harm to the living conditions of surrounding residential properties. Although the site lies outside the village confines of Upchurch, in light of the lack of a 5 year housing supply and engaging paragraph 11 of the NPPF, the development is considered acceptable.		
REASON FOR REFERRAL TO COMMITTEE		
Councillor Palmer has requested that the application should be called in to the Planning Committee		
WARD Hartlip, Newington And Upchurch	PARISH/TOWN COUNCIL Upchurch	APPLICANT Mr Steve Straight AGENT Mark Carter Associates
DECISION DUE DATE 20/01/23	PUBLICITY EXPIRY DATE 25.01.2023	CASE OFFICER Rebecca Corrigan

Planning History

21/506474/FULL - Erection of 2no. four bedroom semi-detached dwellings and 1no. detached garage, with associated fencing, gates, access and parking. Approved 12/08/22

SW/87/0760 – Erection of a house – Approved 29/07/87

SW/86/1292 – Outline application for the erection of a 4 bed house – Approved 13/01/87

1. DESCRIPTION OF SITE

1.1 The application site is a plot of garden land located to the side of a property known as 'Burntwick'. The site measures approximately 0.13 hectares in size and features a manmade pond. The site is located close to the centre of Upchurch village and it borders the rear gardens to a number of other residential properties along 'The Street' and 'The Poles'. The village hall is located to the north of the proposed development site.

1.2 The site lies adjacent to the Upchurch Conservation Area boundary and it is situated adjacent to but outside of the built-up area boundary of the village. St Mary's church further to the south is a Grade I listed building.

2. PROPOSAL

- 2.1 Members will be familiar with this site as this is a revised proposal of an application (ref: 21/506474/FULL) which was originally presented to Planning Committee on 23 June 2022. The application was deferred for a site meeting which took place on 11th July 2022, and the application was reported back to committee on 21st July 2022 and approved.
- 2.2 The permitted scheme was for the erection of two semi-detached houses, together with associated hard and soft landscaping works. During the course of the application, the original proposal for two detached dwellings has been amended to incorporate a pair of semi-detached dwellings, primarily to move the development further from the boundary with neighbouring properties.
- 2.3 This revised scheme proposes the separation of the pair of semi-detached properties to create two detached dwellings, including changes to the roof design and changes to the treatment of the front and rear fenestrations. The main changes are set out as follows:
- As the proposed dwellings would be detached, a gap of 1250mm has been introduced between the dwellings to separate the buildings, thus drawing the building line of Plot 2, 1250mm closer to the boundary of no.21 The Street and properties at The Poles, to the northeast.
 - The approved semi-detached dwellings incorporated a hipped roof profile. This revised scheme originally incorporated a barn hip design to each proposed dwelling. Following discussions with the agent, the roof design of plot 2 closest to the side boundary has been amended back to a hipped design. Nonetheless, the eaves height of the side flank would increase from 4.3m to 5m, although the ridge height would remain as approved at 7.7m.
 - For plot 1, a barn hip is proposed on the northeast side of the dwelling. The ridge height of the dwelling will remain as approved (7.7m) however the eaves height of the side flank will increase from 4.3m to 6.6m to accommodate the alteration to the roof.
 - The front gable feature on both dwellings is taller and incorporates different materials on part of the first floor elevation. In addition, some windows have been altered in shape. Due to the changes to the bay projection the front porch is positioned higher to allow the window to the staircase to be totally visible on the front elevation to allow more light.
 - Removal of rooflights within the roofslope
- 2.4 Both the original proposal (ref: 21/506474/FULL) and this revised submission remain the same in internal size in that the proposed new dwellings will each have 4 bedrooms and will benefit from parking spaces and a private access road leading to a shared access road serving Burntwick, the public house and the village hall. A single garage is also to be erected on the site and will be allocated to one of the proposed dwellings.

3. PLANNING CONSTRAINTS

- 3.1 Outside of the built-up area boundary
- 3.2 Adjacent to Upchurch Conservation Area boundary

- 3.3 Within the setting of a listed church
- 3.4 SSSI Impact Risk Zone
- 3.5 Swale Explosives Sites
- 3.6 Area of Archaeological Potential

4. POLICY AND CONSIDERATIONS

Bearing Fruits 2031: The Swale Borough Local Plan 2017

ST1 Delivering sustainable development in Swale

ST3 The Swale Settlement Strategy;

ST5 The Sittingbourne Area Strategy;

CP2 Promoting sustainable transport;

CP3 Delivering a wide choice of high-quality homes;

CP4 Requiring good design;

DM7 Vehicle parking;

DM14 General development criteria;

DM19 Sustainable design and construction;

DM28 Biodiversity and geological conservation;

DM32 Development involving Listed Buildings;

DM33 Development affecting a Conservation Area

Swale Borough Council Parking Standards SPD 2020

Other relevant documents

Departments for Communities and Local Government: Technical Housing Standards – Nationally described space standards (Upadopted)

Upchurch Conservation Area Appraisal

5. LOCAL REPRESENTATIONS

5.1 A total of seven representations have been received during the application process. Of these, six raised objection and one has been received neither objecting to nor supporting the proposal. The issues raised are summarised as follows -

- Intensified use of the access and lack of site lines are harmful to highway safety
- Request for a further site visit
- Width of the access shown as incorrect
- Impact on access to the village hall, particularly during the construction phase
- Impact on water supply/sewage pipe serving the village hall
- Decrease in residential amenity

- Loss of privacy
- Loss of outlook
- Overbearing impact due to raised ground levels
- The previous scheme was amended from detached dwellings
- The dwellings would be closer to neighbouring boundaries.

6. CONSULTATIONS

KCC Minerals and Waste – No objection

KCC Flood and Water Management – No comment, falls outside of their consultation criteria

Health and Safety Executive – No comment to make on the planning application provided that the development is not classed as a 'vulnerable building'.

KCC Highways – Falls outside of their remit for comment.

7. APPRAISAL

Principle of Development

- 7.1 This is a revised application to the scheme permitted by the planning committee under 21/506474/FULL. As a result of this recent permission, the principle of residential development at this location has been determined to be acceptable. Although sited outside the village confines and within the countryside under the Council's settlement strategy set out in Policy ST3 of the Local Plan, the site lies immediately adjacent to and near the centre of the village and within the curtilage of an existing residential dwelling and surrounded by built form on all sides. For this reason, the development of two dwellings in this location would not erode or impact upon the character and appearance of the countryside surrounding the village in a materially harmful way. The proposal was also considered to boost the local housing supply in the area and was likely to benefit the rural economy during the construction phase by providing employment opportunities, all of which still apply.
- 7.2 As the Council cannot demonstrate a 5 year housing supply (the updated position is now a 4.83 year supply), the benefits of the proposal were previously considered to outweigh the very limited harm to the countryside and the principle of carrying out development on the site was considered acceptable. In this instance, as the scheme is only proposing minor design changes and remains a scheme for two dwellings, Officers consider the principle of development at this site remains acceptable.

Character and Appearance

- 7.3 Policy DM32 of the Swale Local Plan 2017 states that proposals that affect a designated heritage asset, or its setting, will be permitted only where the building's special architectural or historic interest, and its setting and any features of special architectural or historic interest which it possesses, are preserved.
- 7.4 Policy DM33 of the Swale Local Plan 2017 states that new development within, or adjacent to, a Conservation Area is expected to be both of an appropriate use, of a very

high standard of design, and to respond positively to the grain of the historic area by preserving or enhancing the character or appearance of the place.

- 7.5 Policy CP4 of the Swale Local Plan 2017 requires development proposals to be of high-quality design and to be in keeping with the character of the area. It states that particular regard should be paid to the scale, height, materials, detailing, mass, bulk, articulation and site coverage of any future proposals.
- 7.6 As stated above, the application has been revised to provide two detached dwellings at the site rather than a pair of semi-detached properties. To facilitate the change, a gap of 1250mm has been introduced between the dwellings. No changes are proposed to the ridge height, however, there would be an increase to the eaves height on the gable side (north east side) of both properties to accommodate the altered roof design. The application also proposes minor design changes to the fenestration of the dwellings as set out above.
- 7.7 Having considered the amendments proposal as part of this application, the two dwellings remain acceptable in the site context. Whilst the previous semi-detached design was more reminiscent of the form of the existing dwelling on site, the proposed detached dwellings are more coherent in design and form and discreetly positioned on a backland plot. Taking into account the mixed character of the area, with detached, semi-detached and terraced units in the near vicinity, Officers do not consider the detached dwellings would appear out of place in the context of the wider area.
- 7.8 The site borders Upchurch Conservation Area on three sides and it lies approximately 65 metres from St Mary's, a grade I listed church dating from approximately 1300. The significance of the listed church lies in its age and its distinctive architectural features. It is also considered to make a significant contribution to Upchurch Conservation Area and is a landmark building and important community facility in the centre of the village.
- 7.9 With regards to the potential impact of the development upon the significance of these designated heritage assets, the changes are minor in the context of the development proposed. The dwellings remain sited in a discreet location within the garden plot which currently serves Burntwick. The properties remain sited behind the properties along The Street and The Poles and the changes would not detrimentally impact any important views leading into the Conservation Area. The Design and Conservation Manager has advised that the proposed revised design is acceptable, noting that the improved and more coherent elevational design of the detached dwellings now proposed outweighs the benefits of the previous semi-detached form of the development and as such raises no objection to the proposal.
- 7.10 In light of the above, the proposed changes to the previously approved scheme are not considered to cause any harm to heritage assets or wider visual amenity perspective, and would be in accordance with the above policies.

Living conditions

- 7.11 Policy DM14 states that any new proposed developments should not cause significant harm to the amenities of surrounding uses or areas and due consideration will be given to the impact of the proposed development upon neighbouring properties. Any new

proposed schemes should not result in significant overshadowing through a loss of daylight or sunlight, in an unreasonable loss of privacy, in an unreasonable loss of outlook or in excessive noise or odour pollution.

- 7.12 Members will recall that in considering the previous scheme, concern had been raised about the effect of the development on surrounding properties, and that this was also considered during the Members site visit. The proposal would bring the dwelling at plot 2 slightly closer to the boundary by approx. 1.25m with 21 The Street and properties at The Poles. It is also noted that some properties are set at a lower level to the application site. Nonetheless, the side elevation of plot 2 would be set 7.5m from the flank wall of No 21, and approx. 26m from the rear of properties at The Poles, The rear elevation would be approx.. 25.5m from No 21 The Poles. The agent has also amended the roof design of plot 2 to revert from a gable to a hipped roof, to reduce the impact on neighbours.
- 7.13 Whilst plot 2 would be slightly closer to the side boundary than the approved scheme, and the eaves height would be slightly taller, Officers do not consider this would be likely to cause unacceptable impacts on the living conditions of neighbouring properties. The development passes the “simple” daylight and sunlight 45° and 25° tests as set out in the BRE daylight and sunlight guidelines, which are commonly applied to assess such impacts. Furthermore, the applicant has submitted a more technical daylight and sunlight assessment based upon the same BRE guidelines which demonstrates that there would be no unacceptable impacts on surrounding properties (it should be noted that this test was undertaken when the proposal included a gable roof to Plot 2, which has since been amended to a hipped roof and which would improve the relationship with neighbouring properties)
- 7.14 Taking the above factors into account, Officers do not consider that the development would cause any undue impacts upon living conditions, and it would accord with Policy DM14 of the Local Plan.

Highways and Parking

- 7.15 Policy DM7 states that parking requirements in respect of any new proposed developments should be in accordance with adopted vehicle parking standards.
- 7.16 No changes are proposed to highways and parking. The dwellings will each have 4 bedrooms and will benefit from parking spaces and a private access road leading to a shared access road serving Burntwick, the public house and the village hall. A single garage is also to be erected on the site and will be allocated to one of the proposed dwellings.
- 7.17 Officers note under the previous application that KCC Highways recommended a condition relating to visibility splays at the entrance to the site and a condition relating to a construction traffic management plan to be added to any future consent to reduce the potential for congestion. Accordingly, these conditions have been included below.

Other Matters

7.18 Matters relating to Trees, Biodiversity and Archaeological Potential remain as per the assessment of the approved scheme and for this reason I do not consider it necessary to repeat this information again.

7.19 SAMMS - The site lies within 6km of the Medway Estuary and Marshes Special Protection Area (SPA), a European designated site which has been afforded protection under the Conservation of Habitats and Species Regulations 2017 as amended (the Habitat). I note that a SAMMS mitigation fee has already been paid for the new dwellings and will equally apply to this scheme, and as such would mitigate the impacts on the SPA in accordance with the council's standard procedure.

8. CONCLUSION

8.1 This is a revised application of planning reference 21/506474/FULL which was approved by planning committee last year. Under the original application, the principle of residential development at this location was considered acceptable in light of the lack of a 5 year housing supply and application of paragraph 11 of the NPPF, and this remains to be the case. The amendments sought under this application are minor and officers are satisfied that these amendments would cause any unacceptable impacts upon the visual or residential amenities of the area, surrounding heritage assets or wider visual amenity.

9. RECOMMENDATION

That planning permission is GRANTED subject to the following conditions

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) No development shall take place other than in accordance with the following approved plans: 3319-005, 3319-006, 3319-014 & 3319-015 Rev A

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

- 3) No development beyond the construction of foundations shall take place until samples of the external finishing and roofing materials for the new dwellings and garage have been submitted to and agreed in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: To conserve and enhance the character of the Conservation Area.

- 4) No development beyond the construction of foundations shall take place until large-scale (1:5 or 1:10) section and construction drawings of the window joinery, reveal depths, verge, eaves and half-dormer details 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 conserve and enhance the character of the Conservation Area.

- 5) No demolition or construction works shall take place on the site other than between the hours of 0730 – 1900 from Monday to Friday and 0730 – 1300 hours on Saturdays and no construction or demolition works shall take place at any time on Sundays or on Bank or Public Holidays.

Reason: In the interest of the amenities of occupiers of neighbouring properties

- 6) The parking spaces shown on the submitted plans shall be kept available for such use at all times and no 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 access to the parking spaces. The parking spaces shall be provided prior to the occupation of the residential units hereby approved.

Reason: To ensure adequate parking provision and prevent congestion on the highway.

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

At least a 50% 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.

- 8) The development shall be designed to achieve a water consumption rate of no more than 110 litres per person per day, and the dwellings shall not be occupied unless the notice for the dwellings of the potential consumption of water per person per day required by the Building Regulations 2015 (As amended) has been given to the Building Control Inspector (internal or external).

Reason: In the interests of water conservation and sustainability.

- 9) No development shall be commenced until a Construction Traffic Management Plan has been submitted to and approved in writing by the local planning authority, and shall include the following:

- (a) Routing of construction and delivery vehicles to / from the site
- (b) Parking and turning areas for construction and delivery vehicles and site personnel
- (c) Timing of deliveries
- (d) Provision of wheel washing facilities
- (e) Temporary traffic management / signage

The approved details shall be adhered to throughout the construction process.

Reason: In the interest of highway safety

- 10) The site access as shown on the submitted plans, shall be completed prior to the use of the site commencing and maintained for such use thereafter.

Reason: In the interest of highway safety.

- 11) Prior to the first occupation of the dwellings, details of the visibility splays to be provided at the entrance to the site shall be submitted to the Local Planning Authority for their prior written approval. The visibility splays shall be implemented on site prior to first use of the access and maintained thereafter, with no obstructions over 0.6 metres above carriageway level within the splays.

Reason: In the interest of highway safety.

- 12) The first floor windows on the side elevations of the approved dwellings shall be obscure-glazed and non-openable up to a height of 1.7 metres above the internal finished floor level and once installed they shall be retained as such hereafter.

Reason: In the interests of preserving neighbouring privacy.

- 13) No development shall commence until details of the proposed means of foul sewerage and surface water disposal, including measures to prevent the discharge of surface water onto the highway, have been submitted to and approved in writing by, the Local Planning Authority. The drainage systems shall be implemented on site in accordance with the approved details prior to first occupation of the development.

Reason: In order to ensure that existing drainage systems are not overloaded and to prevent surface water runoff on to the highway.

- 14) One Electric Vehicle charging point per dwelling shall be provided at the site prior to the occupation of the development hereby permitted and they shall be retained permanently thereafter. All Electric Vehicle charging points shall 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>)

Reason: To ensure the provision and retention of electric vehicle charging facilities in the interest of reducing greenhouse gas emissions.

- 15) No development beyond the construction of foundations shall take place until a scheme of biodiversity enhancement measures have been submitted to and approved in writing by the Local Planning Authority. These shall include the installation of bat and bird nesting boxes along with provision of native species planting. The approved details shall be completed prior to first occupation of the development and thereafter retained.

Reason: To minimise impacts on and provide net gains for biodiversity in accordance with the requirements of the NPPF.

- 16) No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written specification and timetable which has been submitted to and approved by the Local Planning Authority. The programme of archaeological work should in the first instance comprise targeted trial trenches to evaluate the potential of the site.

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

- 17) Notwithstanding the submitted plans, no development beyond the construction of foundations shall take place until full details of both hard and soft landscape works and any replacement or new boundary treatments have been submitted to and approved in writing by the Local Planning Authority. These details shall include details of existing and replacement trees to mitigate the impact of those which have been removed from the site, shrubs and other features, planting schedules for new 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.

- 18) 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. Upon completion of the approved hard and soft landscaping scheme as detailed on the approved drawings, if any trees or shrubs are removed, die, become severely damaged or become seriously diseased within five years of planting, they shall be replaced with trees/shrubs of a similar size and species unless otherwise agreed in writing with the Local Planning Authority.

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

- 19) The proposed new dwellings as illustrated on the approved plans shall not be subject to further development, whether permitted by Classes A, AA, B or E of Schedule 2 Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order) or not, without the prior permission in writing of the Local Planning Authority.

Reason: In the interest of maintaining the visual and neighbouring amenity of the area and the setting of the conservation area.

- 20) No development shall take place until details of existing and proposed levels (site levels and finished floor levels) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accord with the approved details.

Reason: In the interests of visual and neighbouring amenity.

- 21) The tree protection measures as outlined on plan ref: BW/TPP-00-04 Rev A shall be implemented on the site prior to the commencement of works and shall be

retained for the duration of the construction phase. No works, storage or other uses or operations shall take place within the protected areas unless agreed otherwise in writing by the Local Planning Authority.

Reason: In the interest of visual amenity.

INFORMATIVES

1. Fire Service access and facility provisions are a requirement under B5 of the Building Regulations 2010 and must be complied with to the satisfaction of the Building Control Authority. A full plans submission should be made to the relevant building control body who have a statutory obligation to consult with the Fire and Rescue Service.

Highways

Any changes to or affecting the public highway in Kent require the formal agreement of the Highway Authority, Kent County Council (KCC), and it should not be assumed that this will be a given because planning permission has been granted. For this reason, anyone considering works which may affect the public highway, including any highway-owned street furniture, is advised to engage with KCC Highways and Transportation at an early stage in the design process.

Across the county there are pieces of land next to private homes and gardens that do not look like roads or pavements but are actually part of the public highway. Some of this highway land is owned by Kent County Council whilst some is owned by third party owners. Irrespective of the ownership, this land may have highway rights over the topsoil.

Works on private land may also affect the public highway. These include works to cellars, to retaining walls which support the highway or land above the highway, and to balconies, signs or other structures which project over the highway. Such works also require the approval of the Highway Authority.

Kent County Council has now introduced a formal technical approval process for new or altered highway assets, with the aim of improving future maintainability. This process applies to all development works affecting the public highway other than applications for vehicle crossings, which are covered by a separate approval process.

Should the development be approved by the Planning Authority, it is the responsibility of the applicant to ensure, before the development is commenced, that all necessary highway approvals and consents have been obtained and that the limits of the highway boundary have been clearly established, since failure to do so may result in enforcement action being taken by the Highway Authority. The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under the relevant legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.

Guidance for applicants, including information about how to clarify the highway boundary and links to application forms for vehicular crossings and other highway matters, may be found on Kent County Council's website:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/highways-permissions-and-technical-guidance>. Alternatively, KCC Highways and Transportation may be contacted by telephone: 03000 418181

The Council's approach to the application

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

The application 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.

Appropriate Assessment

The site lies within 6km of The Medway Estuary and Marshes Special Protection Area (SPA), a European designated site which has been afforded protection under the Conservation of Habitats and Species Regulations 2017 as amended (the Habitat Regulations).

SPAs are protected sites classified for the prevalence of rare and vulnerable birds and for regularly occurring migratory species on the site. Article 4(4) of the Birds Directive (2009/147/EC) requires steps to be taken by the relevant authorities to avoid activities on the site which are likely to result in pollution or in the deterioration or disturbance of bird habitat. Accordingly an appropriate assessment is required to establish the likely impact of the development.

In this case, off-site mitigation measures are deemed to be more appropriate. When considering any residential development within 6km of the SPA, the Council seek to secure financial contributions to the Thames, Medway and Swale Estuaries Strategic Access Management and Monitoring (SAMM) Strategy in accordance with the recommendations of the North Kent Environmental Planning Group (NKEPG). Such strategic mitigation must be in place before the development is occupied. The mitigation measures to be implemented within the SPA from collection of the standard SAMMS tariff (which will be secured prior to the determination of this application) are considered sufficient to mitigate against any adverse effect on the integrity of the SPA. A fee of £ £275.88 per residential unit will be secured from the applicant towards such mitigation prior to determination, subject to a resolution to approve the scheme.

In this instance, the aforementioned financial contribution has already paid for these dwellings and therefore satisfactory mitigation has been provided.

