

2.2 REFERENCE NO - 17/506151/FULL		
APPLICATION PROPOSAL Construction of 6no. affordable houses and 2no. open market bungalows with new access.		
ADDRESS Land at Leaveland Corner Leaveland Faversham Kent ME13 0NP		
RECOMMENDATION – Grant SUBJECT TO: Completion of a Section 106 Agreement to secure the affordable housing tenure and local nomination arrangements, to appropriate conditions		
SUMMARY OF REASONS FOR RECOMMENDATION Proposal is in accordance with policies regarding affordable housing		
REASON FOR REFERRAL TO COMMITTEE Local Objections		
WARD East Downs	PARISH/TOWN COUNCIL Leaveland	APPLICANT English Rural Housing Association AGENT Lee Evans Partnership
DECISION DUE DATE 31/01/18	PUBLICITY EXPIRY DATE 05/01/18	

1.0 DESCRIPTION OF SITE

- 1.01 The site constitutes the corner of a ploughed arable field, situated immediately to the northwest of the junction between the A251 Ashford Road and Leaveland Lane. The front of the site facing onto Leaveland Lane has a line of mature trees and shrubs. There is also a water booster enclosure, bus stop and bus shelter to the front of the site.
- 1.02 To the southwest there is an existing linear development of former Airey houses fronting the lane. Once past the houses, the lane leads on to St Laurence Church and Leaveland Court, both of which are listed buildings. Across the field to the north, at a distance of approximately 200 metres, there are further existing dwellings in Bagshill Road and Millens Row
- 1.03 The site is outside any established built-up area boundary but within the Kent Downs Area of Outstanding Natural Beauty (AONB).
- 1.04 According to the Swale Landscape Character and Biodiversity Appraisal, the site is situated within the Sheldwich and Leaveland Farmlands Character Area, where the condition of the landscape is said to be ‘moderate’ and the advice regarding development is to ‘conserve and create’.

2.0 PROPOSAL

- 2.01 The proposal is for the construction of six new affordable houses and two market housing bungalows. It is intended as a joint project to meet rural affordable housing needs in both Throwley and Sheldwich, Badlesmere and Leaveland (SBL) parishes.
- 2.02 The six affordable homes would each have two bedrooms, with associated front and rear gardens, and each property would also have two allocated parking spaces. The

submitted drawings also show two visitor parking spaces. All six affordable homes are designated for affordable rent.

- 2.03 The two market housing bungalows would each have three bedrooms, with associated front and rear gardens. They would also each have a single detached garage and two further parking spaces, and would provide capital from their sale to partially offset the construction of the affordable homes.
- 2.04 The proposed design of the properties is fairly orthodox, but following the submission of revised drawings, it does now include pleasing architectural features such as brick arches over windows and doors, traditional timber joinery, and reformed stone sills to all windows.
- 2.05 The proposed site layout plan shows that most of the existing trees to the front of the site would be retained, save for six trees (two of which are in poor condition), which would be removed to provide a new access to the site. The drawing also shows proposed planting of trees and native hedging on the northern/north-western boundary and on the eastern/north-eastern boundary. A 5m wide part of the site along its south west boundary adjoining the neighbouring houses would be left as a badger corridor.
- 2.06 The proposal is comprehensively prepared and is supported by a vast array of documents including a Statement of Community Involvement, a Design and Access Statement, a topographical survey, a drainage plan, an access survey and tracking plan, an ecological scoping report, a bat survey, a reptile survey, a snail survey, historic maps, a traffic speed survey, Housing Needs Surveys for both Throwley (2013) and for Sheldwich, Badlesmere and Leaveland (SBL) (2012) parishes, a site selection survey, a tree survey, an engineering report, and a Planning Policy Statement. As the proposal is for rural exception site affordable housing, a draft Section 106 Agreement also accompanies the proposal.
- 2.07 The Housing Needs Surveys show that housing costs in these parishes are high and that in Throwley there from 5 adults and 1 child there is a need for 2x1 bedroom homes and 1 x 2 bedroom homes, whilst in SBL that need from 7 adults and 2 children is calculated as 2x1 bedroom homes, 1 x 2 bedroom homes and 1 x 3 bedroom homes. In total that adds up to 7 properties across the two parishes

In Throwley the situation is summarised as;

'High property prices and a predominance of privately owned homes means that some local people are unable to afford a home within the parish. This problem is exacerbated at present as tighter restrictions are being placed on mortgages by lenders; the result of the current economic climate. For a first time buyer an income of approximately £43,702 per annum and a deposit of £26,993 is needed to buy the cheapest property available in the parish, which, at the time of writing the report, was a 2 bedroom house for £179,950. To be able to afford to rent privately an income of £43,200 is required for the cheapest and only property available which was a 3 bed bungalow for £900pcm.'

In SBL, the situation is similar, and is summarised as;

"High property prices and a predominance of privately owned homes means that some local people are unable to afford a home within the parish. This

problem is exacerbated at present as tighter restrictions are being placed on mortgages by lenders; the result of the current economic climate. For a first time buyer an income of over £84,000 per annum and a deposit of over £52,000 is needed to buy the cheapest property available within the parish, which, at the time of writing the report, was a 3 bed detached bungalow for £349,000; there were no 1, 2 or 3 beds available. To be able to afford to rent privately an income in excess of £34,000 is required for the cheapest property available which was a 3 bed house for £725pcm. Only three properties were found to rent privately in the area; there were no 1 or 2 beds available."

- 2.08 The applicants have also submitted a short report relating to site selection. This refers to eight separate sites (some suggested by Swale Planning Officers) that have been examined to meet the housing need identified. These sites range from next to Sheldwich Village Hall, or adjacent to Sheldwich school, to sites next to Throwley Church and at Badlesmere Lees. The reason for selecting this site is described as;

"Site 4. Land at Leaveland Corner – SBC felt that the site was situated somewhat apart from community facilities and was fairly prominent on the landscape and that there was possible environmental damage to trees. However, their initial comments made in October 2013 were that it was 'worth consideration'. These comments were made without visiting the sites and in October 2014, having inspected the sites they commented that 'on reflection' it was 'not recommended'. Enquiries by the RHE [Rural Housing Enabler] prior to the October 2014 comments established that the landowner was willing to sell in principle. The Parish Councils supported the site and felt it could be successfully screened from the road with planting and that there would be no damage to existing trees. The site is situated next to a small development of social housing owned by SBC (although some properties have now been sold under right to buy). The tenant farmer was willing to release the land."

and

"After assessing the suitability and/or availability of the sites, Site 4 was considered the most suitable, available site for development and was the Parish Councils' preferred site. English Rural was asked to carry out a feasibility and viability appraisal for consultation with the Parish Councils and wider community."

- 2.09 The submitted Design and Access Statement explains that the applicants are a specialist Registered Social Landlord, a not for profit organisation, and are registered with the Homes and Communities Agency. Its states that the site was chosen after a Local Needs Housing Site Selection Process and in conjunction with local authority planning officers. The site layout has been designed to relate to neighbouring dwellings, with generous front gardens to match those next door. The market housing units are said to be necessary to render the overall scheme viable and is in accordance with paragraph 54 of NPPF and Local Plan policy DM9. The draft Section 106 Agreement is intended to ensure that not more than half the market housing is occupied until a contract has been entered into for the transfer of the affordable housing to an Affordable Housing Provider. It also provides for the affordable housing to be restricted to that tenure and that a nomination agreement be entered into for occupants to be nominated by the Council.
- 2.10 The application is further supported by a Development Viability Appraisal (DVA), which seeks to prove that open market housing is required to make the provision of the affordable housing economically viable. The DVA incorporates the use of a

Development Appraisal Tool (DAT), which is a nationally recognised site specific viability tool that, in addition to informing the development management process, also serves as a communication tool helping to demonstrate the economic viability of individual projects. The DAT is an ‘Open Source’ cash flow model, with all parties able to view data and computations supporting a collaborative approach. Taking account of assumptions or actual figures relating to costs, values and reasonable developers’ oncosts and profit, the DAT can be used to establish the levels of affordable housing and any s106 requirements that can be supported by a scheme. The conclusion of the DAT is that the even with the inclusion of the expected profits from the proposed two market housing bungalows, the project would still have a financial shortfall of £188,549, although the applicant intends to make a bid to the Homes and Communities Agency for a subsidy of £180,000.

- 2.11 Finally, recently received amended drawings show a slightly amended site layout, incorporating the changes required by Kent Highways and Transportation and associated changes to protect established trees.

3.0 SUMMARY INFORMATION

	Existing	Proposed	Change (+/-)
Approximate Ridge Height (m)	N/A	9.2m (houses) 5.8m (bungalows)	+9.2m/+5.8m
No. of Storeys	N/A	2 and 1	2 and 1
Parking Spaces	N/A	18	+18
No. of Residential Units	N/A	8	+8
No. of Affordable Units	N/A	6	+6

4.0 PLANNING CONSTRAINTS

Area of Outstanding Natural Beauty KENT DOWNS
 Outside established built-up area boundaries

5.0 POLICY AND OTHER CONSIDERATIONS

- 5.01 The National Planning Policy Framework (NPPF): Paragraphs 7 (Sustainable Development); 54 (Affordable Housing in Rural areas); 112 (Agricultural Land); 115 (Areas of Outstanding Natural Beauty). Paragraph 54 relates specifically to rural housing and states;

In rural areas, exercising the duty to cooperate with neighbouring authorities, local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. Local planning authorities should in particular consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs.

- 5.02 Bearing Fruits 2031: The Swale Borough Local Plan 2017 (Bearing Fruits) : Policies ST1 (Sustainable Development); ST3 (Swale Settlement Strategy), CP3 (Delivering high quality homes), CP4 (Good Design), DM7 (Parking), DM9 (Rural Exceptions Housing), DM19 (Sustainable design and construction), DM24 (Valued Landscapes)

DM28 (Biodiversity and Geological Conservation) and DM29 (Woodlands, Trees & Hedges).

- 5.03 Of particular relevance to this case is policy DM9 (Rural Exceptions Housing) which reads, in full, as follows:

“Rural Exceptions Housing

Planning permission for affordable housing to meet local needs in rural areas will be granted provided:

1. *The site accords with Policy ST3 and/or is in a location where access to day to day services can be conveniently and easily achieved;*
2. *The site and proposed development would not have a significant adverse impact upon the character of the settlement, the surrounding countryside and the amenity of the existing community;*
3. *A need for the scheme is clearly justified by the applicant, to the satisfaction of the Council, by providing the following to accompany a planning application:*
 - a. *An up-to-date parish or village housing need assessment undertaken or carried out by a recognised and appropriate body;*
 - b. *A thorough site options appraisal; and*
 - c. *A prepared statement of community involvement that has sought to include the significant input of the Parish Council.*
4. *In addition, for schemes including unrestricted market houses/plots for sale, justification will be provided by the applicant:*
 - a. *To demonstrate that a scheme not relying on market housing has been considered and why it has been discounted or considered to be unviable; and*
 - b. *As to a number and types of housing proposed, which will be determined by the housing needs assessment and through an appraisal of viability to show the minimum provision of unrestricted market homes necessary to deliver a significantly greater proportion of local affordable houses for that site.*
5. *Proposals will be subject to a legal agreement that provides for the permanent control and management of any affordable housing to ensure its long term retention for local need.”*

6.0 LOCAL REPRESENTATIONS

- 6.01 The Faversham Society supports the proposal, commenting as follows:

“These proposals should be SUPPORTED because the Parish Councils have jointly been working with English Rural Housing Association to agree a site suitable for the provision of Affordable Housing for the group of parishes. The designs are acceptable in their context and the landscaping will preserve the character of the area.”

- 6.02 An email of support has also been received from the Rural Housing Enabler from Action with Communities in Rural Kent, who has prepared some of the reports submitted as part of the application. Her comments are;

“As the Rural Housing Enabler from Action with Communities in Rural Kent, I support this application. A need for affordable housing from local people was identified by housing need surveys previously undertaken. Local needs housing schemes are assets to communities because they enable people to remain in

their community if they cannot afford open market housing prices. A scheme such as this in a village provides affordable housing in perpetuity for the benefit of people from the community who require affordable housing.”

6.03 Eighteen letters and emails of objection from eight separate addresses have been received. The comments therein may be summarised as follows:

- The application does not make the type of affordable housing clear; will they be shared ownership or for rent for profit to those from outside the local area?
- How many people within the parishes are actually interested in renting?
- Who is going to pay the rent if local rents are not affordable?
- Have the properties already been assigned to local people or will the properties be made available to local people only in the first instance?
- The survey is six years old and out of date
- Current services (water, electricity) are already at capacity
- Represents a large increase on the number of houses in Leaveland Parish (17 to 20%)
- The site lies in Leaveland Parish, and has nothing to do with Throwley. Land is available in Throwley for these houses
- We are in the Parish of Leaveland, not Sheldwich. Combining Leaveland and Badlesmere with Sheldwich makes the 8 new dwellings seem like a small number over a much wider geographical area
- Design poor and not Kentish in vernacular
- Why were only certain properties consulted? Those in Bagshill Road were not
- Why was consultation arranged over the Christmas period when people have other matters on their minds?
- Was a planning notice erected and if so where?
- Why has the Parish Council not consulted us? – this does not look like a community project. The referendum process may not have been applied correctly and is legally misleading
- The site is within the AONB. *‘Are these designations no longer valid?’*
- My deeds say that this is an area where development is not allowed
- The Kent Downs AONB Unit has not been consulted, but Natural England has been; Natural England are based in Crewe; how relevant is Crewe to Leaveland?
- Why is another access required?
- Are the proposed parking provisions adequate?
- Who will pay for the increased service infrastructure?
- Will increase wear and damage to local roads
- Public transport is poor. Recent report of the local 666 ‘bus service being cut
- Southern Water has objected to the application (*NB. Southern Water have not*)
- Additional vehicle movements would create safety issues on the A251
- New Access *‘is an accident waiting to happen’*
- Road is dangerous for cyclists
- Recent accident at junction (6th January) confirms the concern over highway safety
- Where will builders, workmen, deliveries, park? Works might disrupt bus services, including school buses and the footpath to the bus stop from Bagshill Road
- If application is approved, stipulations should be made to prevent the bungalows being turned into houses
- If approved, more applications will follow
- Leaveland has nothing to offer growing families
- Local school is already over-subscribed
- This is a major development which will set future precedent

- Site is in a prominent position with a high elevation so the properties will be seen for miles around
- Loss of views
- Leaveland is not a village: it is a small scattering of farm houses, a few other houses and bungalows and a strip of council houses
- *'The main reason for the movement of people out of the rural areas is a lack of work, not the high price of local property. This has always been the case in towns and villages not only in this country but all over the world. What happens is the population moves to where the work is and makes its home there. Over our working lives we worked very, very hard to have a house like this, I lived in the countryside too, but to get enough money to purchase a house, as a youngster I had to move to where my work was in London, then earn enough money to come back, get married and buy a small house here. I wasn't "driven away" by high property prices, I just accepted a basic fact of life and got on with it.'*
- Land is grade 1 agricultural land and is not designated for housing
- *'I have now seen a few letters of support in relation to this proposed development from people who firstly do not live close to, or in the area, of the intended site (therefore it's approval would not affect them in any way what so ever) and secondly and most importantly are obviously unaware or oblivious of the dangers on that stretch of road namely the A251 Leaveland Corner Bend.'*

6.04 Four letters and emails of support have been received, two from the same address. Their contents may be summarised as follows:

- Private rents are too high for some local people
- *'I feel the development would be welcomed by less fortunate people who do not own their own homes as it would be nice to still live within the village at an affordable rent'*
- The junction at Leaveland Corner has clear sight lines in both directions, unlike that at Bagshill Road which is a blind bend
- *'A potentially valuable resource for the local population which has evolved out of needs surveying.'*
- Houses for local people are greatly needed in this area
- Some objectors forget that they have themselves purchased agricultural land from the same field to enhance their property only as garden
- This is an ideal location for young people with families or the elderly as it is on the bus route so very convenient
- Much agricultural and commercial development in the area has been allowed
- *'These houses are for people to be able to live in and stay in the area that they have lived and worked in, and still work. Why shouldn't they be given the opportunity to carry on living where they belong?'*

7.0 CONSULTATIONS

7.01 Throwley Parish Council supports the application, stating;

"Throwley Parish Council have strongly back this much needed this much needed development, we hope that Swale Borough Council will approve this application so we can fulfil a very necessary requirement in Throwley and the adjoining parishes."

7.02 Sheldwich, Badlesmere and Leaveland Parish Council also fully supports the application and feels that the proposed dwellings will be a valuable asset to the community.

- 7.03 The Council's Housing and Health Manager notes that *'Housing Services support the application for an affordable rural housing scheme at Leaveland'*.
- 7.04 Natural England raises no objection to the proposal, and recommends that their Standing Advice should be adhered to.
- 7.05 KCC Flood and Water Management raises no objection as it falls outside their remit of schemes of at least 10 dwellings.
- 7.06 Southern Water raises no objection.
- 7.07 Kent Highways and Transportation (KHT) have raised no objection with regards to highway safety issues on the A251. However, they originally raised some concerns with regard to the proposed parking and turning areas, and in relation to widening the lane and a possible footpath on the site frontage. The applicant has been in conversation with them to discuss ways forward and these issues have now been resolved to the satisfaction of KHT.
- 7.08 KHT also requested a speed survey to determine relevant visibility splays. This survey has been provided and they have confirmed that the necessary splays can be provided.
- 7.09 After initial concerns regarding the impact of the access and parking arrangements on important trees, the site layout has been amended to position these hard surfaces outside the root protection areas of these trees. The Council's Tree Consultant now raises no objections, subject to the conditions included below.

8.0 BACKGROUND PAPERS AND PLANS

- 8.01 Application papers and drawings as submitted under planning reference 17/506151/FULL.

9.0 APPRAISAL

- 9.01 Firstly, it should be noted that immediate neighbours were consulted as part of the Consultation process. Addresses in Bagshill Road (where the majority of objections are from) were not directly consulted due to their distance from the site (approximately 200 metres). However, a Site Notice was posted adjacent to the site, and an advertisement was published in the local press.
- 9.02 The main issues to consider in this case appear to be those of the principle of development; visual and residential amenity; and highway safety. I will consider each of these in turn.

Principle of Development:

- 9.03 As noted above, the site is situated within the Kent Downs AONB and outside any built-up area boundary, where policies of rural restraint usually apply to restrict residential development in the countryside. However this proposal is for cross-funded rural exception affordable housing, where policy DM9 of the Bearing Fruits applies, making this a potential exception to normal rural restraint policies.
- 9.04 The preamble to policy DM9 includes the following words;

'The Council, together with rural housing partners, recognise that in order to tackle these challenges, there is a need to increase affordable housing within rural areas and that a flexible approach to meeting local housing need is required. There is national planning policy support for departing from the previous policy approach to restrict sites solely to affordable housing, to allow some unrestricted market homes for sale, including plots for sale for local self build. This should help both to increase affordable housing completions and to allow for more mixed and sustainable rural communities. In turn, this will provide the right housing to support stronger communities and to sustain rural areas in ways that respects their character.'

- 9.05 Policy DM9 states that planning permission for affordable housing to meet local needs in rural areas will be granted, provided that the proposal is in accordance with certain requirements. The present proposal is in accordance with those requirements but to ensure that the properties remain available for local needs and to accept the inclusion of market housing a Section 106 Agreement will be necessary before any planning permission can be granted.
- 9.06 The submitted Development Viability Assessment has been carefully put together and as referred to above it states that, even with the inclusion of the two market housing bungalows, there would still be a shortfall of funds, and the applicants intend to submit a bid for funding to the Homes and Communities Agency to cover the shortfall. As such, I am satisfied that the level of market housing included within the proposal is the minimum amount necessary to allow for the construction of the affordable housing.

Visual and Residential Amenity:

- 9.07 The original design drawings submitted required some improvement, as the proposed dwellings lacked some finer detailing, and the proposed roofing materials would have represented a poor finish. The applicant has responded positively to these concerns and incorporated some design and materials changes which I consider renders the design approach acceptable. This is particularly important when noting that the proposed development would be on a prominent corner, even though the site would be screened from the south by existing trees and from other directions by proposed landscaping.
- 9.08 I note the objections raised by residents in Bagshill Road, and note that those properties would be situated between approximately 180 metres and 260 metres away from the boundaries of the proposed site. As such, I am of the opinion that the distance between the existing and the proposed properties means that the development would have a negligible effect on the residential and visual amenity of those residents, in terms of scale and distance. The development would sit alongside existing frontage development and will not appear isolated. Retention of frontage trees will limit the landscape impact of the new dwellings. The amended drawings showing which existing trees are to remain now conform to what the Council's Tree Consultant had requested; that the proposed driveways and parking areas were completely relocated away from the trees' root protection areas (RPAs). It should be noted that the applicant and agent have responded positively to all such requests for amendments.
- 9.09 I acknowledge the comments made with regard to service provision (electricity, water, etc.), but this is a small development and I consider that there is no reason to see this as an overriding problem. There have been no objections from Statutory Undertakers to the application.

- 9.10 From my own research, it does appear that the local bus service was due to be reduced, but it seems from the local news that this decision was reversed by KCC on January 15th. As such, the site is still linked by public transport to both Faversham and Ashford.
- 9.11 The site falls within the Sheldwich and Leaveland Farmland landscape character area designation, where the condition of the landscape is 'moderate' and the advice with regard to development is to 'conserve and create'. I accept that the site is prominent within the AONB and I was initially reluctant to countenance its development, preferring instead to ask the Parish Councils to look at sites close to Sheldwich Lees or Badlesmere Lees. This they have since done, and after a more extensive site search, they have returned to this site. Despite my continuing reservations about the potential landscape impact of this site I recognise the fact that the identified need has been properly researched as the Council seeks. The site's frontage offers substantial screening and more landscaping can be provided at the rear to soften the likely impact, and the site is next to existing development in an accessible location. Accordingly, I have concluded that the other merits of the scheme justify its support. I would therefore contend that the proposal is in accordance with this important supplementary planning guidance.

Highway Safety

- 9.12 Whilst Kent Highways and Transportation Officers had some concerns over the new access, those concerns are being explored and I believe have now been overcome, and at no time have KHT objected to the application due to additional traffic on the A251. As such, noting their expert opinion, and I therefore conclude that the proposal, if approved, would not have any significant adverse impact on highway safety and amenity.

10.0 CONCLUSION

- 10.01 In view of the above, I recommend that the application be delegated to Officers to approve the application, subject to the signing of a suitably worded Section 106 Agreement with regard to the affordable housing status of the six houses, and the conditions noted below.

11.0 RECOMMENDATION – GRANT Subject to the following conditions:

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

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

- (2) The development hereby permitted shall be carried out in complete accordance with the following plans:

08210-(00) 100 Rev A
 08210-(00) 102 Rev E
 08210-(00) 103 Rev G
 08210-(00) 200 Rev I
 08210-(00) 203
 6560/100 Rev F
 6560/101 Rev H
 08210 – (00) 202 RevB and

FV03515-01 Rev G

Reason: For the avoidance of doubt, and in the interests of proper planning,

- (3) No development shall take place until details have been submitted to the Local Planning Authority and approved in writing, which set out what measures have been taken to ensure that the development incorporates sustainable construction techniques such as water conservation and recycling, renewable energy production including the inclusion of solar thermal or solar photo voltaic installations, and energy efficiency. Upon approval, the details shall be incorporated into the development as approved.

Reason: In the interest of promoting energy efficiency and sustainable development.

- (4) 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 works shall be implemented in accordance with the approved details.

Reason: In the interest of preserving or enhancing the character and appearance of the surrounding area.

- (5) Detailed drawings at a suggested scale of 1:5 of all new external joinery work and fittings together with sections through glazing bars, frames and mouldings shall be submitted to and approved in writing by the Local Planning Authority before any development takes place. The development shall be carried out in accordance with the approved details.

Reason: In the interest of preserving or enhancing the character and appearance of the surrounding area.

- (6) No development shall take place until full details of the method of disposal of foul and surface waters have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the first use of the development hereby permitted.

Reason: In order to prevent pollution of water supplies.

- (7) All construction activities, tree protection, access facilitation pruning and pre-emptive root pruning shall be carried out in accordance with the approved recommendations of Arboricultural Addendum report (ref. 170305 v4 ADDENDUM dated 6 April 2018), unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of landscape, visual impact and amenity of the area and to ensure a satisfactory appearance to the development

- (8) The development hereby approved shall not proceed beyond slab level until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall show all existing trees, hedges and blocks of landscaping on, and immediately adjacent to, the site and indicate whether they are to be retained or removed, provide details of on site replacement planting comprising native species to mitigate any loss of amenity and biodiversity value together with the location of any habitat piles and include a planting specification, and a five year management plan. The landscape scheme shall specifically address the need to

provide adequate planting to screen the proposed garden boundary fencing when viewed from surrounding roads.

Reason: In the interests of landscape, visual impact and amenity of the area and to ensure a satisfactory appearance to the development

- (9) No occupation of any dwelling hereby permitted shall commence until all planting, seeding and turfing specified in the approved landscape details has been completed. All such landscaping shall be carried out during the planting season (October to February). Any seeding or turfing which fails to establish or any trees or plants which, within five years from the first occupation of a property, commencement of use or adoption of land, die or become so seriously damaged or diseased that their long term amenity value has been adversely affected shall be replaced in the next planting season with plants of the same species and size as detailed in the approved landscape scheme unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of landscape, visual impact and amenity of the area and to ensure a satisfactory appearance to the development

- (10) Any existing trees or hedges retained on site which, within a period of five years from the first occupation of any dwelling, die or become so seriously damaged or diseased that their long term amenity value has been adversely affected, shall be replaced in the same location during the next planting season (October to February), with plants of an appropriate species and size to mitigate the impact of the loss, in accordance with details approved writing by the Local Planning Authority.

Reason: In the interests of landscape, visual impact and amenity of the area and to ensure a satisfactory appearance to the development

- (11) 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. The Statement shall provide for:
- i. the parking of vehicles of site operatives and visitors
 - ii. loading and unloading of plant and materials
 - iii. storage of plant and materials used in constructing the development
 - iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 - v. wheel washing facilities
 - vi. measures to control the emission of dust and dirt during construction
 - vii. a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: In the interests of the amenities of the area and highway safety and convenience.

- (12) No construction work in connection with the development shall take place on any Sunday or Bank Holiday, nor on any other day except between the following times:

Monday to Friday 0730 – 1900 hours, Saturdays 0730 – 1300 hours unless in association with an emergency or with the prior written approval of the Local Planning Authority.

Reason: In the interests of residential amenity.

- (13) No dwelling hereby approved shall be occupied until the carriageway widening across the site frontage as indicated on drawing 6560/100 Revision F has been carried out in accordance with a design and specification to be approved in writing with the Local Planning Authority and to be fully implemented to the satisfaction of the Local Planning Authority.

Reason: In the interests of highway safety.

- (14) The areas shown on drawing 08210-(00) 200 Rev I as vehicle parking spaces shall be provided before any dwelling is occupied, and shall be retained for the use of the occupiers of, and visitors to, the premises, and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order), shall be carried out on that area of land so shown or in such a position as to preclude vehicular access to this reserved parking space.

Reason: Development without provision of adequate accommodation for the parking of vehicles is likely to lead to parking inconvenient to other road users and be detrimental to highway safety and amenity.

- (15) The garages hereby permitted shall be used only for the parking of a private motor car or cars or for uses ordinarily incidental to the enjoyment of the occupiers of the respective dwelling house.

Reason: In the interests of the amenities of the area.

- (16) Before the first occupation of any dwelling the following works between that dwelling and the adopted highway shall be completed as follows:

- i. Carriageways completed, with the exception of the wearing course,
- ii. highway drainage.

Reason: In the interests of highway safety.

- (17) No dwelling permitted shall be occupied until the visibility splays shown on drawing 08210-(00) 200 Rev I have been provided with no obstruction to visibility at or above a height of 900mm above the nearside carriageway level. These visibility splays shall thereafter be maintained free of obstruction of any such obstruction at all times.

Reason: In the interests of highway safety.

- (18) No dwelling shall be occupied until each has been provided with a shed for cycles to be securely sheltered and stored.

Reason: To ensure the provision and retention of adequate off-street parking facilities for cycles in the interests of sustainable development and promoting cycle visits.

- (19) Notwithstanding the provisions of Class A, Part 2, Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015, no gates, fences, walls or other means of enclosure shall be erected or provided in advance of any wall or any dwelling.

Reason: In the interests of visual amenity.

Council's Approach to the application

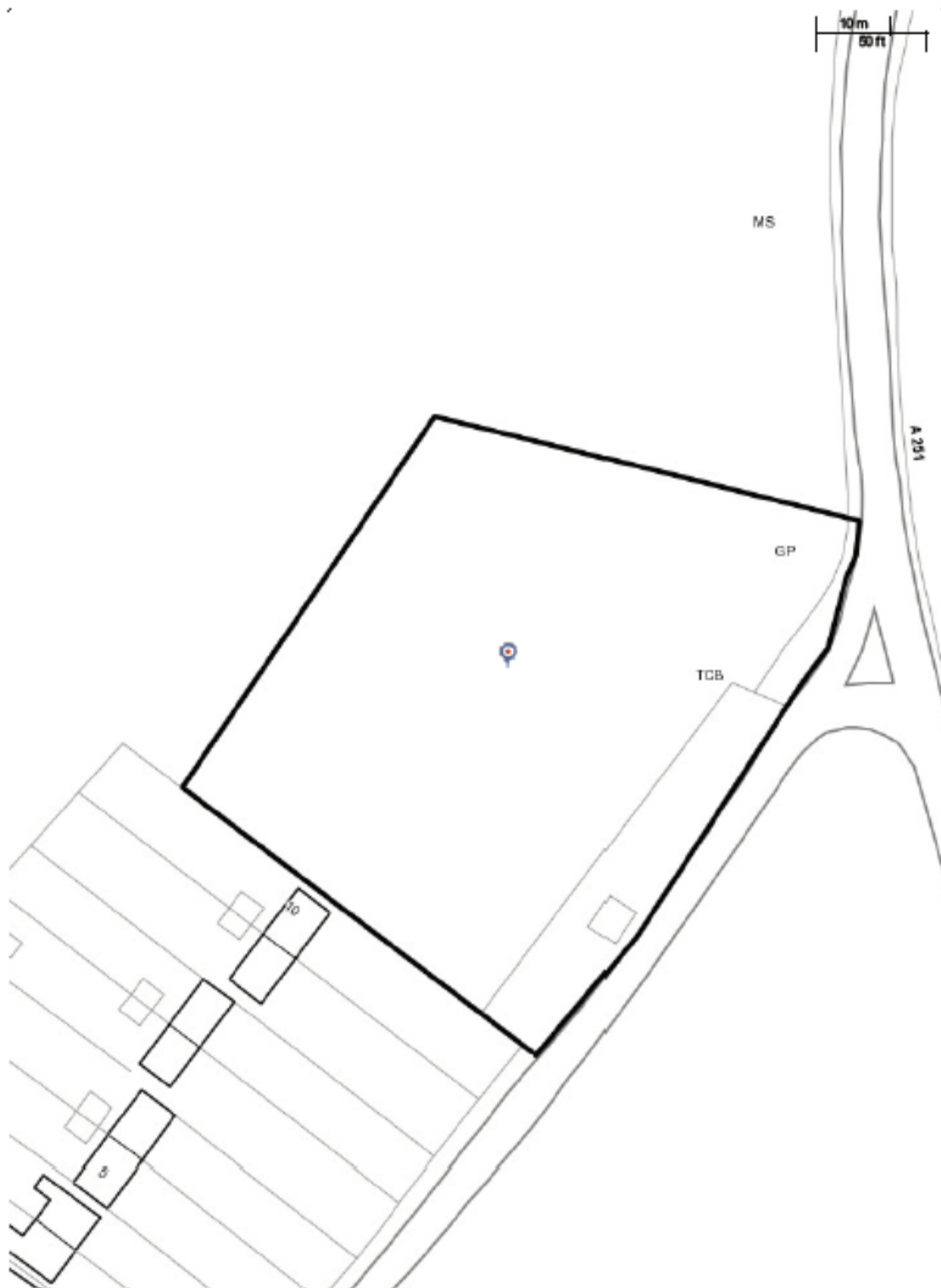
The Council recognises the advice in paragraphs 186 and 187 of the National Planning Policy Framework (NPPF) and seeks to work with applicants in a positive and proactive manner by offering a pre-application advice service; and seeking to find solutions to any obstacles to approval of applications having due regard to the responses to consultation, where it can reasonably be expected that amendments to an application will result in an approval without resulting in a significant change to the nature of the application and the application can then be amended and determined in accordance with statutory timescales.

In this case the applicant/agent was provided with formal pre-application advice, the proposal was acceptable once new drawings showing amendments to the proposed homes and driveways was submitted.

The applicant/agent had the opportunity to speak at the Planning Committee to support 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.



17/506151/FULL - Land At Leaveland Corner
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