

- a) **DOV/22/01379 – Reserved Matters application for the details landscaping, layout, access, scale and appearance for the residential phase of approved outline permission DOV/20/00419 (outline permission with all matters reserved for up to 210 dwellings (including up to 12 self-build plots), together with up to 2,500 sqm of office floorspace and up to 150 sqm of retail floorspace) - Betteshanger Sustainable Parks, Betteshanger Road, Betteshanger**

Reason for referral – number of contrary views (17)

b) **Summary of Recommendation**

That reserved matters approval be granted subject to conditions.

c) **Planning Policy and Guidance**

Development Plan

The statutory development plan comprises:

- Core Strategy (2010) (“**the Core Strategy**”)
- Land Allocations Local Plan (2015) (“**the LALP**”)
- Saved Polices of the Local Plan (2002)

Relevant polices of the Core Strategy include:

- CP4: Housing Quality, Mix, Density and Design
- CP5: Sustainable Construction Standards
- DM5: Provision of Affordable housing
- DM12: Road Hierarchy and Development
- DM13: Parking Provision
- DM15: Protection of Countryside
- DM16: Landscape Character
- DM17: Groundwater Source Protection

Relevant polices of the LALP include:

- DM27: Providing Open Space

Relevant polices of the Local Plan include:

- AS1: Betteshanger Colliery Pithead

As is the case with the development plan, where existing policies were adopted prior to the publication of the National Planning Policy Framework (July 2021) (“**the Framework**”), the weight to be given to them depends on their degree of consistency with the policies of the Framework (paragraph 219).

Other Material Considerations

National Planning Policy Framework

The Framework sets out the Government’s planning policies for England and how these are expected to be applied. It is therefore a material consideration, to which significant weight should be attached in determining the application.

Sections of the Framework are referred to, as relevant, in the assessment section of this report below.

Draft Dover District Local Plan

The draft Dover District Local Plan (Regulation 19 submission – October 2022) (“**the draft Local Plan**”) sets out planning policies and proposals for new development in the district over the period from 2020 to 2040 and when adopted will replace the existing development plan. The draft Local Plan has been subject to Regulation 19 consultation and submitted for examination.

The draft Local Plan is a material planning consideration in the determination of this planning application. The weight to be afforded to its policies depends (in accordance with paragraph 48 of the Framework) on the stage of preparation of the emerging plan, the extent to which there are unresolved objections to the relevant policies, and the consistency of relevant policies with the Framework.

Relevant policies of the draft Local Plan include:

- Policy SP1: Planning for Climate Change
- Policy SP2: Planning for Healthy and Inclusive Communities
- Policy SP3: Housing Growth
- Policy SP5: Affordable Housing
- Policy SP11: Infrastructure and Developer Contributions
- Policy SP13: Protecting Designated Environmental Sites
- Policy SP14: Enhancing Green Infrastructure and Biodiversity
- Policy CC1: Reducing Carbon Emissions
- Policy CC2: Sustainable Design and Construction
- Policy CC4: Water Efficiency
- Policy CC5: Flood Risk
- Policy CC6: Surface Water Management
- Policy CC8: Tree Planting and Protection
- Policy PM1: Achieving High Quality Design, Place Making and the provision of Design Codes
- Policy PM2: Quality of Residential Accommodation
- Policy PM3: Providing Open Space
- Policy PM4: Sports Provision
- Policy PM6: Community Facilities and Services
- Policy H1: Type and Mix of Housing
- Policy H5: Self-Build and Custom Housebuilding
- Policy TI1: Sustainable Transport and Travel
- Policy TI2: Transport Statements, Assessments and Travel Plans
- Policy NE1: Biodiversity Net Gain
- Policy NE2: Landscape Character
- Policy NE3: Thanet Coast and Sandwich Bay SPA Mitigation Strategy

Legislation

The combined effect of section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) is that planning applications must be determined in accordance with the statutory development plan unless material considerations indicates otherwise.

d) **Relevant Planning History**

Betteshanger Colliery and Tip Site

02/00905 Erection of Class B1, B2 and B8 business, industrial and warehousing units, creation of community park and country park, erection of visitor centre, construction of recreational cycling facilities and sculpture park and construction of water treatment facilities, access roundabout, roads and car parking facilities. Permission granted 17/08/04.

Land between Betteshanger Road and Intercrop site

17/00451 Erection of a detached incubation building (B1, B2 and B8) with ancillary cafe (A3) and associated landscaping and car parking. Permission granted 28/07/17, not implemented.

Land south-east of Colliers Way

18/00798 Erection of building for use as a winery. Permission granted 29/10/18, not implemented.

Betteshanger Colliery

20/00419 Outline application with all matters reserved for up to 210 dwellings (including up to 12 self-build plots), together with up to 2,500 sqm of office floorspace and up to 150 sqm of retail floorspace. Permission granted 27/07/21, not implemented.

22/01364 Replacement of existing road. Permission granted 19/12/22.

e) **Consultee and Third-Party Representations**

Northbourne Parish Council

Objection to development on the site.

Environment Agency

Confirmed no comments.

Natural England

Confirmed no comments.

KCC Lead Local Flood Authority (LLFA)

The drainage strategy set out within the Flood Risk Assessment (June 2020) as part of the outline planning stage for a combination of attenuation basins would appear to still be deliverable based on the latest planning layout drawing. The LLFA therefore raise no objections to the approval of the reserved matters submission.

Final drainage details will need to be provided to satisfy the requirements of Condition 25 of the outline planning permission.

KCC Highways & Transportation

Response 06/03/23

Colliers Way provides the primary route through the site, with an emergency access via Betteshanger Road. The replacement of the existing road and its narrowing to 5.5 metres with 1.8 metre footways on either side was approved under application (22/01364).

There is no longer an aspiration for buses to be diverted along the spine road and bus stops along it are not shown.

The majority of dwellings are served via private driveways off the adoptable spine road.

A footpath link is proposed through the green corridor to the south of the site; and a pedestrian route is shown towards Circular Road, which provides access to local bus services.

Pedestrian routes require sufficient lighting to ensure safety and accessibility.

Swept path illustrations indicate sufficient space is available for fire tenders to turn within the site; the emergency access route is acceptable in width.

The inclusion of garages are addition to parking spaces.

Suggest some additional visitor parking space along the private drives and spine road.

The pedestrian crossing points of the shared drives and secondary streets should be move back from the spine road.

The use of raised tables at junctions as a key traffic calming function is noted. The Kent Design Guide sets out the required gradient and materials that would be considered acceptable to adoptable standards. Final details of the traffic calming features should be secured by condition.

Junction visibility splays of 2.4m x 45m are acceptable.

The layout of the proposed development is considered acceptable.

Response 22/03/23

Visitor parking has been increased to provide 36 spaces. Overall, the amount and distribution of visitor parking across the site (in addition to parking for each dwelling) is acceptable.

Kent Fire & Rescue Service

The provision of an alternative emergency access route into this development and the provision of designated turning points serving dead end access roads are noted. The emergency access requirements for the fire service have been met.

KCC Public Rights of Way (PROW) Officer

Public Footpaths EE367 and EE368 would be directly affected by the proposed development.

Officer Comment: A PROW management scheme is subject to Condition 20 of the outline planning permission.

DDC Ecology

Grass-poly mitigation

It is essential that the approved mitigation strategy approved at outline stage is fully implemented. This includes translocation to and establishment of grass-poly plants at the receptor sites and their long-term management.

The easternmost grass-poly receptor area is outside the area of this reserved matters application. The planning authority will need to be mindful of this when monitoring the mitigation works.

The 'Grass-poly Mitigation Strategy' is relevant to this application in requiring: the receptor areas to be secured with post and rail fences and locked gates to discourage recreational damage or disturbance; interpretation signs to be placed at the receptor areas and information leaflets to be sent to new home owners or businesses; and avoidance of landscaping that would overshadow the receptor areas. These matters should also be addressed, secured and implemented through this reserved matters application.

Ecological mitigation measures

Specific mitigation measures were identified at outline stage, which should be addressed through existing conditions or otherwise via the reserved matters scheme:

- i. measures to achieve high water efficiency;
- ii. pollution prevention measures to safeguard against potential run-off or pollution events;
- iii. protection of retained hedgerows and trees during construction;
- iv. bat-sensitive lighting;
- v. if the building at the south-western corner of the site is to be demolished, that will require mitigation / compensation for bats;
- vi. badger safeguards;
- vii. great crested newts district level licencing;
- viii. reptile mitigation;
- ix. turtle dove mitigation;
- x. protection of breeding birds;
- xi. control / eradication of invasive species;
- xii. woodland, scrub and wetland management;
- xiii. new planting of native species of local provenance;
- xiv. provision of wildflower grassland;
- xv. extension of ponds, SuDS features for wildlife opportunities;
- xvi. provision of green roof and brownfield habitat features;
- xvii. bat boxes;
- xviii. hedgehog nest domes;
- xix. bird boxes;
- xx. invertebrate and reptile habitat piles;
- xxi. bee bricks;
- xxii. boundary treatment must allow hedgehogs to pass through; and
- xxiii. ecological supervision of the erection of railings in open space areas.

Officer comment: how each of these measures is addressed by the development

scheme, with further commentary from the ecology officer, is set out in the planning assessment below.

River Stour Internal Drainage Board

Generally satisfied with the level of detail provided and anticipate that the Surface Water Management Strategy is unlikely to be subject to further amendment.

Coal Authority

Welcome the submission of Mine Entry Exclusion Zone Report. The report confirms that the 10m exclusion zone has been calculated based on confirmed ground conditions adjacent to the shafts.

No objections to this reserved matters application. The applicant has demonstrated that adequate separation between buildings and the mine entries have been incorporated.

Designing Out Crime Officer

A condition is recommended to address designing out crime, which should have regard to natural surveillance of and potential noise from open spaces; boundary treatments and gates; secure parking areas; landscaping that does not reduce visibility; defensible spaces outside properties; suitable lighting; vandal resistant play areas; door and window specification; cycle and bin storage; mail delivery; and security during construction.

Third Party Representations

A total of 17 letters of objection to the reserved matters scheme have been received which raise the following comments:

- drainage problems at the site;
- no infrastructure (doctors, dentists, schools, hospitals, water, sewerage);
- roads are at capacity, without space for additional traffic;
- new road should take account of local people, including paths for walkers, horse riders and cyclists;
- loss of green space;
- wild flora and fauna needs consideration;
- area supports endangered species, including turtle doves, lizard orchids and range of fungi;
- the grass poly mitigation has been marked and fenced off before development begins;
- a substantially larger application than envisaged;
- low proportion of two bed properties;
- there are sites of special scientific interest in the area;
- land unsuitable due to back fill of shafts and toxic materials on the land;
- improvements to outdoor sporting facilities including Betteshanger Social and Welfare Sports Club and Walmer Cricket Club should be provided.

f) The Site and the Proposal

The Site

- 1.1 This site comprises the pit head and adjacent land of the former Betteshanger Colliery,

to the west of Sandwich Road.

- 1.2 The site has been subject to a series of planning applications over the last 20 years since mining operations ceased in 1989. In 2004 planning permission (reference 02/00905) was granted to the South East England Development Agency (SEEDA) for employment floorspace alongside infrastructure works including a new spine road. Whilst the spine road was constructed, the intended employment development did not come forwards.
- 1.3 More recently, outline planning permission (reference 20/00419) ("**the Outline PP**") was granted in July 2021 for up to 210 dwellings (including 12 self-build plots), up to 2,500 sqm of office floorspace, up to 150 sqm of retail and areas of green infrastructure.
- 1.4 As well as establishing the use and amount of development on the site, the Outline PP has approved a series of parameter plans relating to arrangement of uses, movement/access, height, density and open space.
- 1.5 In respect of the existing site and surrounding area:
 - the site is accessed via Betteshanger Road from the roundabout junction with the A258 Sandwich Road;
 - the site has a rural setting with surrounding arable farmland to the east, south and west;
 - to the north of the site are the former miners housing of Circular Road;
 - there are a number of agricultural/commercial business to the north of the site including Almond House in office use;
 - there is an existing area of open space running north-south across the site, linking with Circular Road;
 - further to the north and east of the site is the Sandwich Bay to Hacklinge Marshes SSSI and the Thanet Coast to Sandwich Bay Special Protection Area and Ramsar site; and
 - Northbourne Court (Grade II listed park and garden) is some 500m to the south of the site.

Proposed Development

- 1.6 Reserved matters approval is sought in respect of access, layout, scale, appearance and landscaping for the construction of 165 dwellings (including 12 self-build plots) and areas of green infrastructure.
- 1.7 Whilst the Outline PP included land for commercial use, this is not included within the extent of this reserved matters application. Importantly however, this application does not prejudice the future delivery of the commercial element of the Outline PP which would have a separate / independent access off Betteshanger Road.
- 1.8 The proposed reserved matters scheme comprises:
 - principal access from the existing Betteshanger Road / Colliers Way

roundabout;

- utilisation of Colliers Way as the main spine road into the site, which would be rebuilt to upgrade its specification with footway provision along either side;
- a layout that maintains the central parkland (connecting the site to Circular Road to the north), open space along the southern boundary and areas of existing woodland;
- houses grouped on either side of the central parkland, fronting or accessed via driveways off either side of Colliers Way;
- houses that are two storey in height except for a three storey apartment building in the northern part of the site;
- a connected network of footways through the central parkland and southern open space;
- surface water attenuation basins in the eastern part of the site.

1.9 The proposed layout is at Figure 1.



Figure 1: Proposed Layout

1.10 The split of market and affordable units is shown at Table 1. 30% affordable housing

(50 units) would be provided.

	Market	Affordable	Total
1 bed maisonettes	-	8	8
2 bed apartments	-	9	9
2 bed houses	14	9	23
3 bed houses	45	24	69
4 + bed houses	44		44
Self-build plots	12		12
Total	115 (70%)	50 (30%)	165

Table 1: Mix of Units

- 1.11 The buildings in appearance have a traditional style with pitched roof and catslide elements; hipped roofs and projecting gables; and a variety of brick, weather boarding and grey and terracotta coloured roofing tiles.
- 1.12 The street scene and elevation appearance of parts of the development are shown in Figures 2 – 5 below.



Figure 2: Street Scene



Figure 3: Street Scene



Figure 4: Elevations of Semidetached Houses



Figure 5: Elevations of Apartment Building

1.13 As well as detailed drawings, the following documents accompany the application:

- Design and Access Statement
- Planning Statement
- Landscape Strategy
- Sustainability and Energy Statement
- Response to Fire Safety Officer
- Surface Water Infiltration Briefing Note
- Response to Ecology Comments
- Faunal Enhancement Plan

1.14 Amended plans were submitted during the course of the application to re-orientate the front outlook of some houses away from the existing skate park; to provide more planting amongst car parking spaces; to change the brick material of the apartment building to better relate to appearance of the former colliery building; to widening of emergency access to the north; and to increase the number of visitor parking spaces.

2. **Main Issues**

2.1 The main issues in the consideration of this application are:

- principle of development
- design quality / place making
- landscape character
- density
- mix of units and affordable housing
- quality of accommodation and amenities
- highways / transport matters
- surface water drainage
- ecology
- sustainability and energy
- other matters

Assessment

Principle of Development

- 2.2 The principle of residential development on the site has been established by the Outline PP. As well as the maximum quantum of development, the Outline PP secures key parameters of areas of built form (for residential and non-residential uses); areas of open space/green infrastructure; and maximum heights of buildings (of between two and three storeys for residential development). The parameter plans also present a movement strategy, utilising Colliers Way for vehicular access and provision of a wider network of footpaths.
- 2.3 The proposed reserved matters scheme is considered consistent with the parameters of the Outline PP.

Design Quality/Place-Making

- 2.4 The Framework emphasises that creating high quality places is fundamental to what the planning and development process should achieve. This includes that development should function well and add to the overall quality of the area; is visually attractive as a result of good architecture, layout and effective landscaping; is sympathetic to the local character; establishes a strong sense of place; and is safe, inclusive and accessible, promoting health and wellbeing, with a high standard of amenity for future users.
- 2.5 Draft Local Plan Policy PM1 requires development to demonstrate an understanding and awareness of its context; give attention to the scale and materiality of buildings, in respect of the locality and neighbouring buildings; respect or create distinctive local character; and have a positive, coherent identity that is visually attractive.
- 2.6 In this context the reserved matters scheme advances a place making approach of focussing development around the existing linear parkland and other open area along the southern edge and eastern parts of the site. The close relationship between the houses and green infrastructure would provide a verdant setting and distinctive identity for the development, as well as space for recreation and wildlife.

Layout

- 2.7 The proposed layout with a principal spine road and secondary driveways is considered legible and readily navigated whether walking, cycling or travelling by vehicle.
- 2.8 Whilst the site does not provide a through-route for vehicles, it is permeable for pedestrians and cyclists to the north towards Betteshanger Social Club and existing communities on Circular Road.
- 2.9 The layout of roads and houses is less formalised and more relaxed towards the outer southern edges of the site, helping the transition between the scheme and the open countryside beyond.
- 2.10 Houses are arranged in perimeter blocks that provide defensible garden space to the rear and natural surveillance outwards across the movement network and areas of open space.
- 2.11 The orientation of the houses at the eastern end of the site, to face across Betteshanger Road / Colliers Way roundabout, provides a suitably strong and active entrance to the wider development.

- 2.12 Houses front onto Colliers Way for much of its length or are double aspect (including on plots 49, 50, 53 & 96), to ensure a good level of natural surveillance and activity across the public realm.
- 2.13 The layout of the buildings and associated structure of roads, paths and open space is considered a good response to the constraints and opportunities of the site, in providing a positive place for people to live.

Scale

- 2.14 The scale of houses at predominantly two storeys in height is in keeping / compatible with the approved parameter plans and the neighbouring built form to the north.
- 2.15 The three storey height of the apartment building is considered appropriate in relation to the scale of the adjacent Almond House (with its three storey gables) and commercial development (of up to 12.5m in height) with extant planning permission to the north. Heights are consistent with the approved parameter plans.

Appearance

- 2.16 The houses have a simple and traditional form with a variety of gable and hipped roofs to provide some variation. The larger houses are richer in detailing with bay windows, patterned gables, stone detailing, soldier courses and porch features, with a mix of red and buff facing brick.
- 2.17 A greater number of the smaller dwellings would have dark shiplap cladding with reference to a more local vernacular.
- 2.18 The red brick of the larger apartment building would relate to the appearance of Almond House.
- 2.19 Roofing tiles across the site would be slate grey or terracotta / red in colour.
- 2.20 This proposed pallet of materials is generally considered consistent with the varied character and appearance of other properties in the surrounding area. Final materials with samples to be provided will be secured by condition.
- 2.21 The overall appearance of the development would be attractive and sympathetic to the semi-rural character of the site and wider area.

Landscaping

- 2.22 The structural landscaping of the reserved matters scheme, in its position and size, is consistent the Outline PP.
- 2.23 As to the more detailed elements of the landscaping, specific elements are proposed:
- wetland features around the surface water attenuation basins at the eastern part of the site;
 - infill planting to reinforce the south boundary;
 - areas of wildflower planting in the central parkland;
 - new footpaths along the southern boundary and through retained woodland to link into the existing network;
 - upgrade and enhancement of the existing skate park and existing play area;
 - retention and enhancement of pit head memorial shelter in the linear parkland.

- provision of grass verge and tree planting along Colliers Way;
 - street tree planting along private driveways;
- 2.24 Colliers Way would retain its tarmacked surface, but with junctions to the driveways highlighted in brindle coloured block paving. Block paving would also be used for the less trafficked driveways.
- 2.25 Boundary treatment would comprise 1.8m high timber fencing between gardens, with more robust walls framing perimeter corner plots. The use of low level estate railing or knee rails would demark public open space and more private / defensible areas in an unobtrusive way.
- 2.26 Overall the approach to landscaping would suitably enhance the visual appearance and attractiveness of the development.
- 2.27 Final landscaping specification, as the most detailed information, is secured by conditions of the Outline PP.

Landscape Character

- 2.28 The landscape and visual impacts of development were accepted in the grant of the Outline PP. It was considered that the existing boundary treatment mitigates views of development from the east and north; and in views from the south development would be set against the backdrop of existing development to the north. Development would generally assimilate into the wider character of the area.
- 2.29 As the reserved matters scheme (in height and general arrangement) is consistent with the parameters of the Outline PP, Core Strategy policies DM15 and DM16 that seek to protect the appearance of the countryside and landscape character of the district remain satisfied.

Density

- 2.30 Whilst the number of units of this reserved matters scheme (165 dwellings) is lower than the maximum of the Outline PP (of up to 210 dwellings), its density of 33 dwellings per hectare (dph) is considered consistent with Core Strategy Policy CP4 in seeking at least 30 dph to make effective use of deliverable land. Development is also compliant with draft Local Plan Policy PM1 that aims for appropriate densities of between 30-50 dph.
- 2.31 It is considered that a significantly greater density could be at too great a variance with the character of the nearby residential development to the north and the site's more rural location.

Affordable Housing and Dwelling Mix

- 2.32 In accordance with Core Strategy Policy DM5 and draft Local Plan Policy SP5, the reserved matters scheme would provide 30% affordable housing – 50 units. Of these affordable units, 70% would be affordable rent and 30% shared ownership, as secured by obligations in the s.106 agreement of the Outline PP.
- 2.33 Core Strategy Policy CP4 and Policy H1 of the draft Local Plan require the mix of major residential development to reflect the Council's latest evidence of housing need and market demand. This latest evidence is the Council's Strategic Housing Market Assessment – Partial Part 2 Update, December 2019.

- 2.34 The mix of houses (excluding self-build) of 8 x 1-bed, 32 x 2-bed, 69 x 3 bed and 44 x 4+ bed will provide an appropriately balanced development, broadly consistent with the place making vision of the site and objectives of the Core Strategy and draft Local Plan.

Quality of Accommodation and Amenities

- 2.35 The reserved matters scheme would provide a good standard of accommodation with regard to draft Local Plan PM2:
- each dwelling would meet nationally described space standards, as well as benefiting from good levels of privacy, outlook and daylight/sunlight;
 - each house would have a suitably sized private garden;
 - each dwelling would provide suitable sound insulation; and
 - the apartment building would benefit from shared amenity space.
- 2.36 The development would be located a good distance to nearby properties to the north, separated by larger areas of open space, such that the amenities these existing residents (in terms of outlook and privacy) would not be harmed.
- 2.37 In respect of any disruption / disturbance during the construction phase of development, this is short term and can reasonably be controlled through good practice measures – hours of construction, timing of deliveries, management of dust etc. The Outline PP includes conditions for such purposes, including to secure a construction management plan.
- 2.38 With appropriate measures of mitigation through façade attenuation, DDC Environmental Protection Officers advise that traffic noise is not a constraint to development. This is consistent with the outline planning permission granted.

Highways/Transport Matters

- 2.39 The principle of development on the site, with access and movement fixed as an approved parameter plan, was agreed by the Outline PP.
- 2.40 In terms of the detailed layout, KCC Highways & Transportation as the local highways authority (LHA) advise this is acceptable with regard to the movement of vehicles and pedestrians. Adequate junction visibility splays would be achieved; suitable traffic calming with raised tables along Colliers Way are proposed; and a pedestrian connection delivered northwards to Circular Road.
- 2.41 Revised details from the applicant to slightly reposition the pedestrian crossing points of the secondary streets back from corner of each junction have been received.
- 2.42 An emergency access from the site to Betteshanger Road and adequate turning provision for fire fighting vehicles are accepted by Kent Fire and Rescue and the LHA.
- 2.43 This turning provision also serves for refuse collection vehicles, with bin storage areas at the rear of each house and conveniently located collection areas to the front. The apartment building has a dedicated bin store with suitable access.
- 2.44 In terms of local bus provision, the Outline PP secured improvements to bus stops on A258 Sandwich Road to be carried out prior to first occupation.

Parking

- 2.45 Across the site a total of 423 car parking spaces would be provided, with an average of 2.5 per dwelling (387 spaces) and 36 visitor spaces. The LHA is satisfied with this overall amount and level of parking for each dwelling.
- 2.46 For the apartment building, three designated disabled spaces are proposed.
- 2.47 Each house will have an electric vehicle charging point.
- 2.48 Each dwelling has sufficient space within a garage or the garden areas for cycle storage.

Surface Water Drainage

- 2.49 The built area of the development lies within flood zone 1, with the lowest risk of flooding.
- 2.50 Final surface water drainage details are secured by conditions of the Outline PP, to be submitted and considered in due course. The consultation response from the LLFA provides confidence that the reserved matters scheme remains consistent with the appropriate drainage strategy that accompanied the outline planning application.
- 2.51 Ultimately surface water would be discharged to the Lower Stour via attenuation features. The River Stour IDB is also generally satisfied with this approach and level of information provided.

Ecology

- 2.52 With regard to the relevant ecological matters identified by the ecology officer in consultation (as above), commentary as to how these are addressed is provided at Table 2.

Table 2: Ecological Matters

Ecological matter		Commentary
i.	Measures to achieve high water efficiency	Dwelling are designed to a water efficiency standard of 105 litres per person per day (l/p/d). This is a betterment against draft Local Plan Policy CC4 of 110 l/p/d and current Building Regulations of 125 l/p/d
ii.	Pollution prevention measures to safeguard against potential run-off or pollution events	Surface water drainage details will need to include water quality measures; and safeguards during the construction phase will be secured through construction management plans – conditions 8 & 9 of the Outline PP
iii.	Protection of retained hedgerows and trees during construction	Condition 23 of the Outline PP requires details of tree and hedgerow protection to be secured before commencement of development

iv.	Bat-sensitive lighting	<p>Surveys undertaken for the outline application identify the site supports foraging and commuting activity by a moderate assemblage of common and widespread bats</p> <p>Habitats supporting elevated interest for bats (waterbodies and woodlands) are to be retained, well buffered and not subject to lighting</p> <p>A final lighting scheme of the development, to take account of bat activity, is to be secured by condition 48 of the Outline PP</p>
v.	If the building at the south-western corner of the site is to be demolished, that will require mitigation / compensation for bats	This building is not to be demolished as part of this reserved matters application
vi.	Badger safeguards	To ensure badgers are not adversely affected, an updated badger survey is to be submitted before commencement of development, as secured by condition 46 of the Outline PP
vii.	Great crested newts district level licencing	Appropriate licencing to deal with great crested newts has been granted
viii.	Reptile mitigation	To protect the population of reptiles, mitigation requirements within the site are secured by condition 45 of the Outline PP
ix.	Turtle dove mitigation	A turtle dove mitigation strategy, utilising land at Betteshanger Country Park, was secured by condition 54 of the Outline PP, for which details have been submitted and approved
x.	Protection of breeding birds	Measures secured by condition 49 of the Outline PP – that works to take place outside of the bird nesting season unless preceded by a check for nesting birds
xi.	Control/eradication of invasive species	This relates to New Zealand pygmyweed present in existing ponds. An informative to ensure the applicant is aware of duties in relation to this species is recommended

xii.	Woodland, scrub and wetland management	This will be addressed in the Landscape and Ecological Management Plan to be secured by condition 43 of the Outline PP
xiii.	New planting of native species of local provenance	This will be addressed in final planting specifications secured by condition 21 of the Outline PP
xiv.	Provision of wildflower grassland	This will be addressed in final planting specifications secured by condition 21 of the Outline PP
xv.	extension of ponds, SuDS features for wildlife opportunities;	This will be addressed in the Landscape and Ecological Management Plan to be secured by condition 43 of the Outline PP
xvi.	provision of green roof and brownfield habitat features;	This will be addressed by condition 47 of the Outline PP requiring green roofs and brownfield habitat to be submitted and approved
xvii.	bat boxes;	A condition to secure bat boxes is recommended with this reserved matters scheme
xviii.	hedgehog nest domes;	This will be addressed in the Landscape and Ecological Management Plan to be secured by condition 43 of the Outline PP
xix.	bird boxes;	A condition to secure bat boxes is recommended with this reserved matters scheme
xx.	invertebrate and reptile habitat piles;	This will be addressed in the Landscape and Ecological Management Plan to be secured by condition 43 of the Outline PP
xxi.	bee bricks;	A condition to secure bat boxes is recommended with this reserved matters scheme
xxii.	boundary treatment must allow hedgehogs to pass through; and	A condition to secure hedgehog gaps through boundary fencing is recommended with this reserved matters scheme
xxiii.	ecological supervision of the erection of railings in open space areas.	In more sensitive areas, such as around the drainage basins, estate railings have been omitted

- 2.53 With regard to the translocation of grass-poly to specific receptor sites, this has been addressed through the submission, approval and implementation of the 'Grass-Poly Translocation Strategy' pursuant to condition 44 of the Outline PP. Three receptor sites are identified to compensate for the displacement of existing plants.
- 2.54 Overall, through the conditions of the Outline PP, sensitive proposals of the reserved matters scheme, and a number of additional conditions, the development would not have a significant impact upon biodiversity, consistent with the draft Local Plan and the Framework.

Sustainability and Energy

- 2.55 The applicant has provided a Sustainability and Energy Report, which sets out that each home is to be fitted with air source heat pumps, reducing carbon consumption by 60%. This exceeds Part L of the Building Regulations' target to reduce CO2 emissions by 30%.
- 2.56 Photovoltaic cells are not proposed due to greater efficiencies through a 'fabric first' approach and effectiveness of air source heat pump technology.
- 2.57 This approach meets the objectives of the Outline PP to promote an energy efficient and sustainable development in this regard.
- 2.58 Further measures include:
- use of low-impact materials, according to the BRE Green Guide to Specifications;
 - minimising water consumption to 105 l/p/d;
 - 100% electric vehicle charging for houses;
 - minimising waste production during construction and maximise the proportion of waste to be diverted from landfill;
 - minimising energy through specification of low U-values, low air permeability and low thermal bridging to reduce heat loss; and
 - use of high efficiency plant, equipment and controls to limit the energy consumed – low energy LED lighting; opening windows; energy management systems; home user guides; and controlled heating.

Other Matters

- 2.59 Contributions towards local services/infrastructure (including education, community learning, libraries, social care, youth services, NHS, and off-site outdoor sports facilities) were secured as part of the Outline PP.

3. Conclusion

Overall it is considered the proposed reserved matters scheme would:

- provide a suitable layout and scale of development, with good quality landscaping and appearance of buildings, in accordance with the parameter plans and generally consistent with illustrative material that suitably informed

the outline planning permission;

- create a mixed and balanced community with affordable housing and variety of dwelling size;
- suitably maintain neighbouring residential amenities and provide high quality amenity for future occupiers;
- ensure a safe and convenience development in terms of transport and highways matters;
- provide good quality landscaping; and
- appropriately safeguard wildlife / biodiversity interests across the site.

g) Recommendation

- I. GRANT RESERVED MATTERS APPROVAL subject to conditions.
 - (1) Conditions to include:
 - (2) Approved plans
 - (3) Details and samples of materials – external surfaces of the dwellings
 - (4) Details and samples of materials – hard surfacing
 - (5) Details of bat boxes, bird boxes and bee bricks to be submitted and approved
 - (6) Details of hedgehog gaps to be submitted and approved
 - (7) Details of traffic calming measures to be submitted and approved
- II. Powers to be delegated to the Head of Planning and Development to settle any necessary planning conditions in line with the issues set out in the recommendation and as resolved by the Planning Committee.

Case Officer

Andrew Somerville