

- a) **DOV/23/00976 – Erection of 71 dwellings including affordable housing, with associated access, infrastructure, drainage, public open space, landscaping and infrastructure – Footpath Field, Staple Road, Wingham**

Reason for report – Number of contrary views (45)

- b) **Summary of Recommendation**

Planning permission be granted.

- c) **Planning Policy and Guidance**

Core Strategy Policies (2010): CP1, CP3, CP4, CP6, DM1, DM5, DM11, DM13, DM15 and DM16.

Land Allocations Local Plan (2015): DM27

Draft Dover District Local Plan: The Consultation Draft Dover District Local Plan is a material planning consideration in the determination of this planning application. At this stage in the plan making process (Regulation 19) the policies of the draft can be afforded some weight, but this depends on the nature of objections and consistency with the NPPF.

SP1; SP2; SP3; SP5; SP11; SP12; SP13; SP14; SAP41; CC1; CC2; CC4; CC5; CC6; CC8; PM1; PM2; PM3; PM4; PM6; H1; TI1; TI2; TI3; NE1; NE2; NE3; NE4; HE1; HE2; HE3

Kent Minerals and Waste Local Plan 2013-30 – Adopted September 2020: CSM5, DM7

National Planning Policy Framework (NPPF) (2023): Paragraphs 7, 8, 11, 12 and Chapters 5, 8, 9, 11, 12, 14, 15, 16 and 17

The Kent Design Guide and National Design Guide

These guides provide criteria and advice on providing well designed development.

- d) **Relevant Planning History**

09/00584 - Erection of 15 rural exception affordable residential units (5 three bedroom houses, 7 two bedroom houses, 1 two bedroom bungalow and 2 two bedroom flats), construction of vehicular access and associated car parking and landscaping- Refused – 01/2010

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

Representations can be found in full in the online planning file. A summary has been provided below:

KCC Highways & Transportation – No objection, subject to conditions relating to parking provision and retention, cycle storage, access and visibility, updated travel plan (including bus passes), submission of a construction management plan and submission of a pedestrian routing strategy.

Natural England - No comment

KCC SUDS - Following the submission of further information, raise no objection subject to conditions to provide final details of the SUDs scheme and its verification and infiltration.

Environment Agency - No comment

Kent Fire and Rescue - Emergency access requirements for the Fire and Rescue Service appear to have been met.

KCC Archaeology - No objection, subject to condition for a programme of archaeological works

River Stour Drainage Board - No objection, subject to KCC SUDs conditions being imposed.

KCC PROW - No objection. Following the submission of further information agree that the diversion of the PROW can be dealt with by way of a pre-commencement condition under the Town and Country Planning Act. Satisfied with the surface proposal and width for the PROW.

Southern Water - Advise that they can provide foul sewage disposal to service the development. Following the submission of revised Odour Assessment, they are satisfied that the proposed development does not constitute a significant risk to operations at Dambridge Waste water Treatment Works (WwTW) with regard to odour.

DDC Housing – Support the affordable housing proposal and have no objections on the grounds of affordable housing provision.

DDC Trees – No objection, subject to condition requiring the submission of an Arboricultural Method Statement.

DDC Environmental Protection – No objection, subject to condition requiring the submission of a Demolition and Construction Management Plan

DDC Senior Natural Environment Officer – No objection, subject to conditions relating to protected species mitigation, biodiversity net gain, ecological enhancements and updates to the soft landscaping plan.

DDC Heritage – No comment

KCC Minerals and Waste – No objection

The application site is coincident with a land-won safeguarded mineral, the Brickearth (Other Areas), that is safeguarded by virtue of Policy CSM 5: Land-won Mineral Safeguarding and should be supported by a Minerals Assessment.

The safeguarded mineral is a superficial geological deposit that extends over wide areas of the district area and beyond, the application proposes an insignificant area of development that would sterilise safeguarded potentially viable minerals. However, the safeguarded mineral is one that has low market demand.

Wingham Parish Council – ‘No substantive objection’ but have the following comments:

- Concern with the number of units and the harm that this would cause to the character of the area and impact on the surrounding area
- Request that the affordable housing is offered to local people and not on the open market
- Increase in traffic causing further issues at Seath's Corner. Request the submission of a CEMP to ensure that traffic movements are managed (particularly HGV's)
- Travel Plan is inadequate and does not address public transport issues from the site, for instance lack of doctor surgery, lack of bus service to a train station and does not identify suitable walking routes within the village to services
- Unmanaged fruit trees could attract pests and diseases to neighbouring orchards
- Request funding for mitigation at Seath's Corner junction, public transport improvements to Aylesham and Adisham, improvements to pedestrian access to the village, recreational improvements in the village and adequate parking in the development.

Third party Representations:

45 Representations of objection have been received and are summarised below:

- Development road layout is unsuitable
- Too many dwellings
- Local roads are unsuitable for further vehicles
- Additional traffic congestion
- Lack of local jobs
- Visual harm to the area
- Lack of doctor in Wingham
- Inadequate infrastructure
- Previous application refusal
- Loss of wildlife
- Loss of PROW
- Loss of agricultural land
- Contrary to development plan
- Light pollution
- Noise pollution
- Flooding
- Lack of sewerage provision
- Lack of parking
- Lack of bus service
- Lack of water supply
- Lack of renewable energy
- Housing density is too high
- Roads unsuitable for HGV's
- Noise and disturbance
- Traffic/parking/highways safety

2 representations in support of the proposals have been received and are summarised below:

- Additional affordable housing

f) 1. The Site and the Proposal

The Site

- 1.1 The application site has an area of 3.6 hectares comprising arable fields that slope down to the north with a mature tree belt demarking the site boundary. The site lies outside of the existing Core Strategy (2010) settlement confines for Wingham.
- 1.2 A Public Right of Way (PROW EE174) crosses the site diagonally and connects Staple Road (south) with Wingham High Street (north west). There are also a number of utility pipes running through the site.
- 1.3 The site lies within Flood Zone (FZ) 1 and is therefore considered to be of low probability of flooding. There are no heritage assets on the site, or within the immediate vicinity of the site, with Wingham Conservation Area located 300m west of the site. The closest Listed Building is 250m east and Scheduled Ancient Monument (the Wingham roman village) 100m south.
- 1.4 In terms of the wider area, northwards beyond the site lie floodplains and meadows associated with the Wingham River. 700m to the northeast of the site lies the Dambridge Wingham Water Treatment Works.
- 1.5 Off the eastern boundary is sporadic residential development and farmsteads off of Staple Road. A series of out buildings also boarder the southern part of the eastern boundary.
- 1.6 To the west of the site is residential development forming part of Miller Close. This forms part of a larger expanse of residential development which is the main settlement of Wingham.
- 1.7 The site is bounded to the south by Staple Road which is lined with hedgerow. To the south of Staple Road and opposite the site is a series of paddocks, beyond which is Wingham Industrial Estate on Goodnestone Road and Wingham Recreation Ground (designated open space).

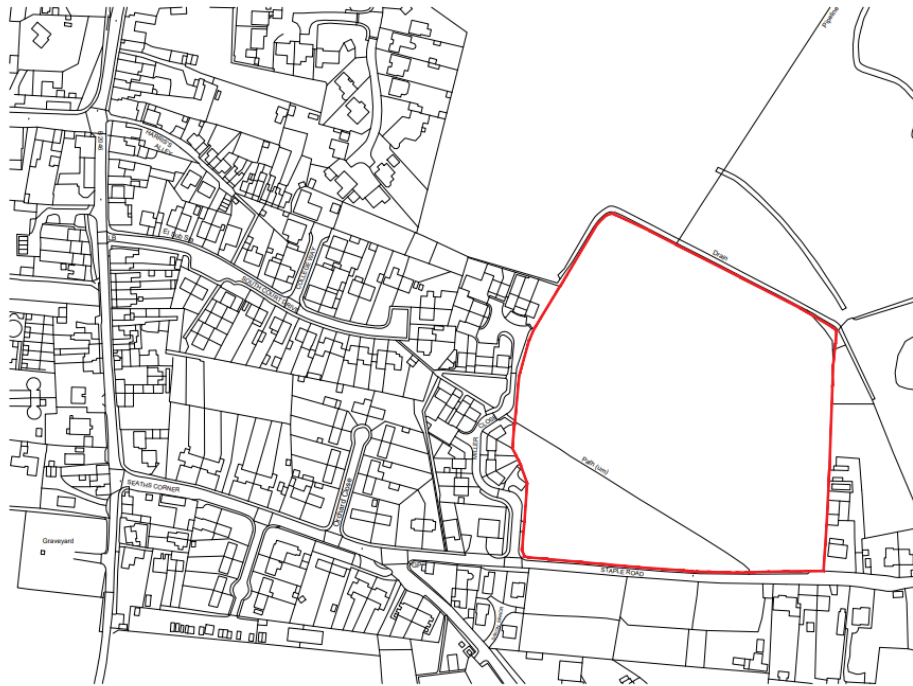


Figure 1: Location Plan

The Proposal

- 1.8 The application is a full application seeking planning permission for the erection of 71 dwellings. Two vehicular and pedestrian access points to the site would be from the west off of Miller Close, which leads to Staple Road and via the PROW to Wingham High Street to the north west. The site is allocated within the Draft Local Plan (policy SAP41) for 71 dwellings subject to a number of criteria which are outlined in more detail in the report below.
- 1.9 In terms of the units, the application consists of a mixture of terraced and detached dwellings (housing mix set out below). Affordable housing would be provided at 30.9% (22 units). The units would in the majority be 2 storeys in height with some 2.5 storey units within the centre of the site. Materials would consist of brick, roof and hanging tiles and weatherboarding. A series of public open spaces are proposed throughout the site, including informal space, play areas, community orchard, ecological areas and recreational areas (Image 2 below). The site boundaries would be undeveloped and used for open space and landscaping allowing for the existing landscaping to be retained and enhanced. The design and layout of the scheme will be discussed in more detail in the assessment below.



Figure 2: Masterplan

2. Main Issues

2.1 The main issues for consideration are:

- The principle of the development
- Character and appearance of the area
- Design Quality and Landscaping
- Residential Amenity
- Highways
- Biodiversity
- Flood Risk and Drainage
- Housing Mix and Affordable Housing
- Infrastructure and Open Space
- Other Matters

Assessment

Principle of Development

2.2 The starting point for decision making, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990, is the adopted development plan. Decisions should

be taken in accordance with the policies in the plan unless material considerations indicate otherwise.

Development Plan

- 2.3 The site is located outside the existing settlement boundary of Wingham and is considered to be within the countryside for the purposes of the policies within the Core Strategy. In such a location Core Strategy policy DM1 (Settlement Boundaries) restricts development other than in specific and limited circumstances (justified by other development plan policies) or it functionally requires such a location. As the proposed development does not fall within any of these exceptions, it is contrary to policy DM1.
- 2.4 Policy DM1 is considered to be partially consistent with the aims of the Framework (including prioritising previously developed land, avoiding the loss of BMV agricultural land, making better use of under-utilised land and buildings, and recognising the intrinsic character and beauty of the countryside), it is also identified that policy DM1 is a product of the level of housing growth of the Core Strategy and is more restrictive than the NPPF which seeks to significantly boost the supply of homes.
- 2.5 The Core Strategy policies and the settlement confines referred to within those policies were devised with the purpose of delivering at least 505 dwellings per annum. In accordance with the Government's standard method for calculating local housing need, the Council must now deliver at least 611 dwellings per annum. Consequently, as a matter of judgement, the evidence base underlying policy DM1 is considered out-of-date. As such, policy DM1 should carry less than full weight.
- 2.6 Policy DM11 (Location of Development and Managing Travel Demand) seeks to restrict travel generating development to existing urban areas and rural settlement confines unless otherwise justified by development plan policies. In this regard the proposed development, being outside the settlement boundary, is also considered to conflict with policy DM11.
- 2.7 The aim of policy DM11 to manage patterns of development to prioritise more sustainable modes of transport broadly reflects the aims of the NPPF. However, the blanket restriction within policy DM11 against development outside of the settlement confines is again significantly more restrictive than the NPPF which instead seeks to actively manage patterns of growth to support sustainable modes of transport (considering the location of development on its specific merits). Therefore, policy DM11 in the context of the proposed development should be afforded less than full weight.
- 2.8 Policy DM15 seeks to resist the loss of countryside, which is more stringent than the NPPF, and development that would adversely affect the character or appearance of the countryside, which is broadly consistent with the NPPF. The first strand of this policy (resisting the loss of countryside) is another example of the blanket restriction against development outside of the confines; however, the second strand is more consistent with the NPPF, albeit the NPPF refers to character and beauty rather than the more generic character and appearance. Whilst not considered to be out of date, policy DM15 is considered to carry reduced weight.

- 2.9 Given the importance of policy DM1, the relationship between policy DM1 and DM15, and the tension between policy DM11 and the Framework, it is considered that the 'basket of policies' in the Core Strategy which are most important for determining applications are out-of-date and should be given less than full weight.

Tilted Balance

- 2.10 Notwithstanding the primacy of the development plan, Framework paragraph 11(d) states that where the policies which are most important for determining the application are out of date permission should be granted unless (i) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole (known as the 'tilted balance') or (ii) specific policies in the Framework indicate that development should be restricted.
- 2.11 The consequence of engaging the tilted balance, in respect of the recommendation of how this application would have been determined, is considered further in the overall planning balance at the end of this report.
- 2.12 Whilst the tilted balance is engaged by reason of the most important policies for the site being out of date, it must be noted that the tilted balance is not engaged by reason of the council's housing land supply or housing delivery positions. The council is able to demonstrate a housing land supply of 5.31 years' worth of housing supply and the council's Housing Delivery Test measurement is currently 88% and forecast to increase to 107% for the period 2020/21 – 2022/23.

Draft Local Plan

- 2.13 Regard is had to the Draft Local Plan, which sets out the Council's vision, strategic objectives and development strategy for the growth of the district over the period until 2040. This includes planning for housing development based on a local housing need figure of 611 dwellings per annum (using the Government's standard method), with a distribution of those homes focussed on Dover town and Whitfield; at Deal and Sandwich, to an extent that reflects their environmental and highway constraints; and at Aylesham through a strategic size extension to that settlement.
- 2.14 The Draft Local Plan under policy SAP 41 – Footpath Field, Staple Road, Wingham (WIN014), seeks to allocate the site for residential development. The policy advises that the site has an indicative capacity of 75 dwellings and that development proposals will need to meet a number of criteria (a to m). These criteria will be assessed later in this report.
- 2.15 The Draft Local Plan currently carries some weight in decision making. However, in accordance with Framework paragraph 48, given there are objections to relevant spatial and housing allocation policies of the Draft Local Plan, full weight cannot yet be afforded to its overall strategy of meeting the district's housing needs. However, it is concluded that the draft policy does carry moderate weight at this stage.
- 2.16 The introduction of fairly significant development on a largely undeveloped site will inevitably cause harm to the character and appearance of the local area contrary to policy DM15 of the Core Strategy but in view of the moderate weight given to the draft site allocation policy and it being a material consideration, this impact will be assessed in the context of this policy.

Character and Appearance of Area

- 2.17 The draft site allocation policy is not accompanied by specific landscape impact evidence to define how the site should be developed and the draft allocation states under criterion b that: “a sensitive landscaping scheme and appropriate landscape buffer determined by a Landscape Visual Impact Assessment (LVIA) is required to mitigate the impact of development on the wider countryside”. The applicant has submitted an LVIA with the application in line with the draft allocation policy.
- 2.18 In terms of the Council’s Landscape Character Assessment (October 2020), the site forms part of LCA F1 – Chillenden. This is an area described as a “rural and tranquil landscape with few modern intrusions cross by narrow winding rural lanes. Undulating landform giving rise to moderate range views across open arable land with more enclosure around villages and hamlets and in minor valleys. Development Management ‘Guidance’ include Conserve the strong vernacular of historic buildings and their rural setting, particularly within the Wingham, resist proposals for highway upgrading to retain the rural character of the narrow lanes and verges, and Wingham should remain a settlement associated with its river valley setting, avoiding further large-scale expansion on to the valley sides in this character area.
- 2.19 The site adjoins LCA A3 – Little Stour and Wingham River to the north and west of the site, which is characterised by historic Wingham village is the only settlement in the landscape. The spire of St Mary’s church is a distinctive feature in the wider landscape, open landscape, with views contained by rising topography outside of the LCA and a largely inaccessible area, although some PROW cross the floodplain, connecting to the wider farmland landscape’. Development Management ‘Guidance’ includes Conserve the open landscape and avoid the introduction of large scale or incongruous elements. Conserve the pastoral valley setting of Wingham and views to the church, protect the valued recreation use of the landscape, seeking opportunities to further enhance access and enjoyment of the landscape including the Right of Way network and to retain connection between Wingham village and the river floodplain to the east and west.



Figure 3: Viewpoint from Footpath EE162

- 2.20 The development will inevitably result in change to the character of the site and the local landscape both close to Staple Road to the south and along the PROW as it moves into the open countryside from Wingham village. The applicant's LVIA considers the development to have a 'moderate – slight' impact on the Chillenden character area and 'slight and adverse' on the Little Stour and Wingham River character area. In officer's view the effect would be greater as the change in character from largely undeveloped fields to a housing estate is substantial.
- 2.21 In respect of visibility, the applicant's LVIA considers views from publicly accessible routes into Wingham will be experienced from the PROW running through the site, and from view points from sections of Staple Road and Miller Close that approach and run past the southern and western boundaries of the site. From these locations the proposed development will be visible at close-range and will result in the loss of open view of any agricultural field, and across the Wingham River valley beyond. Officers agree with this assessment in that these areas would have the greatest visibility of the site and the proposal.
- 2.22 Therefore, through the pre application process and during the determination of the application, the PROW through the site has been maintained on its current route, with the path widened to 3m and with landscaping to both sides of the PROW. In terms of visibility from Staple Road, buildings have been set back between 14m-28m from the southern boundary, with the existing boundary hedging here to be retained and enhanced. In terms of the buildings, they are at a lower density here with detached houses and additional landscaping to screen the buildings and boundary treatments. It is considered that this set back, and the retained and enhanced landscape planting would suitably limit the visual impact of the development here in line with the draft policy criterion b which requires the development to retain and enhance this landscape boundary planting.
- 2.23 The western part of the site and development would be clearly visible from Miller Close, which is a more recent development to the village having been granted planning permission in 2005. The buildings here would be set back from Miller Close between 12m-28m with rear private gardens and boundary treatments fronting on to Miller Close. In the intervening space between the boundary treatments and Miller Close, an area of land has been left underdeveloped that is to be soft landscaping and maintained and managed by the management company for the development. This would help to soften the views of the development from Miller Close.
- 2.24 The eastern part of the site, within its immediate context along Staple Road (east), Dambridge Farm Road, and scattered house / farmsteads, would experience a degree of visibility of the site, although the LVIA considers that views would be largely screened by intervening vegetation and buildings. In winter, when vegetation is out-of-leaf, visibility will increase. However, where visible, views would be limited to rooftops and seen in the context of foreground housing along Staple Road and background housing along Miller Close. In addition, buildings along the eastern section of the site are to be set back between 33m-48m from the eastern boundary. Landscaping along the eastern boundary would be retained and enhanced significantly in line with the draft allocation policy.
- 2.25 In terms of the northern section, the site would be visible from a section of the public footpath EE162 to the north-east of the site, creating a perceptible change to the residential fringe of the settlement. However, the proposed development will be partially screened by retained and enhanced northern boundary planting; will be seen in the context of the existing settlement edge, including housing at Miller

Close, industrial units along Goodnestone Road and scattered residential properties along Staple Road; will be perceived as a natural extension of the existing settlement edge; and will not disrupt views along the Wingham River valley. It is considered that in the long term, the visual effects would be reduced as landscape proposals established, the effects upon completion are judged to be comparable to those in the long-term with the visual effects to be of a small scale.

- 2.26 Overall, the development will cause a degree of change to the appearance of the local area and landscape, however, in the context of the draft Local Plan allocation and criterion b) which requires an LVIA to provide a sensitive landscape scheme, the measures outlined above to limit this impact through the setting of the development significantly back the site boundaries, with new planting on the boundaries of the site and within the site, would serve to suitably minimise the impact. The Draft Local Plan has moderate weight, and the proposals align with the draft site policy in respect of the impact upon the character and appearance of the area and for a sensitive landscape scheme. Furthermore, the Draft Local Plan allocation as submitted made no specific reference to where new built development could be located so, given this context, it is considered that an acceptable scheme has been submitted.

Design Quality & Landscaping

- 2.27 The NPPF has a chapter dedicated to design (12 - Achieving Well-designed Places) and there is specific reference to the design framework 'Building for Healthy Life'. This application has been assessed against this framework.

Access and Connectivity, Walking and Cycling

- 2.28 Two access points would be off Miller Close with new pavements linking to Miller Close. KCC Highways has raised no objections in terms of the suitability of the access and the visibility splays that can be achieved, and also the internal layout in terms of access and turning space for delivery, refuse and emergency vehicles.
- 2.29 Traffic calming is proposed just to the south of the access on the existing junction of Miller Close and Staple Road. The raised table will reinforce the existing change of speed limit to 20mph and encourage greater compliance, improving the safety of Staple Road.
- 2.30 In terms of pedestrian access, a 2m wide footway is proposed along the access roads, which would connect the existing footway on the northern side of Staple Road, facilitating journeys to Wingham High Street. In terms of the existing PROW (EE174) through the site, the proposal would retain and enhance this, connecting South Court Drive and Miller Close to the west with Staple Road to the east. Segregated footways would be provided, to enable safe linkages with Miller Close and the PROW. These measures are considered appropriate to promote walking and cycling and access to the existing High Street, bus stops to the west and Wingham Recreational Ground to the south west.
- 2.31 Within the site, the footways provide a clear route through the development along the main spine road towards the rear part of the scheme. Off of the main spine road there are some shared streets without footways, but they are short in length and so are suitable for pedestrians. There would be paths around the open space through the centre of the site and around the boundaries of the site and these areas would be overlooked by houses on clear desire lines.

- 2.32 Overall, it would be easy to find your way around the development with a main dedicated footway and paths around open space areas. The PROW enhancement and footways would provide off-site connectivity in accordance with Draft Local Plan policy SAP41 and Building for a Healthy Life (Sections: Natural Connections, Walking Cycling and Public Transport and Healthy Streets).

Layout/Character/Identity

- 2.33 Criterion a of Draft Local Plan policy SAP41 requires the development to be sensitively designed to respect the character of the built area to the west of the site and to allow transition to the rural landscape.
- 2.34 The layout of buildings within the site is generally made up of perimeter blocks with buildings fronting streets and turning/addressing corners either through siting and/or architectural detailing/windows so providing active or dual aspect frontages. There are instances of garden boundaries within the street scene but these are brick walls as opposed to timber fencing and would be screened by 1.5m high hedging to provide attractive street scenes.
- 2.35 The residential proposals are for a net density (excluding open space areas) of approximately 29 dwellings per hectare (dph) which appropriately lowers towards the eastern edge. Policy CP4 sets out that residential development will be expected to exceed 40 dwellings net per hectare and will seldom be justified at less than 30 dwellings net per hectare. The proposals are therefore lower than the policy requirement, however this is appropriate particularly bearing in mind the settlement fringe of the development and the allocation policy requirement for an indicative capacity of 71 dwellings, to ensure a transition to the rural landscape and the need for open space and enhanced landscaping on the site. This is also borne out through the spacious nature of the development.
- 2.36 In terms of the character of the site, the Planning Statement sets out that the site is split into three-character areas being 'Parcel to the west', 'Southern Parcel' and 'Central and Eastern Parcel'. I would agree these are areas with different character as they have the following features to define them:

'Parcel to the West'

- 2.37 This parcel has the highest density of the site to reflect the character and appearance of the adjacent Miller Close to the west. Units in this parcel front on to the site's central open space and on to the secondary access road to provide active frontages to these areas. This central open space will provide an arrival space within the scheme, and with the use of quality hard surfacing materials and soft landscaping, details of which will be conditioned, this will ensure a high quality appearance to the development as you enter the site. In terms of elevation materials, these would include brick with tile hanging and would also include variations in the building line of the terraced block to provide an attractive frontage as you enter this section of the site and would also assist in breaking up the mass of the buildings and relate to the existing housing on Miller Close.



Figure 4: Street Scene of Western Parcel

'Southern Parcel'

- 2.38 This is the area of the site which lies between Staple Road to the south and the existing retained PROW adjacent to the north of this section. As the access road enters the site, the road runs through the PROW with dwellings fronting on to Staple Road to the south and to the PROW to the north. As set out above, the dwellings are set back which allows for additional landscaping along this southern boundary. Dwellings here either front on to Staple Road to the south, the PROW to the north, or are dual frontage. The majority of dwellings here are detached with a pair of semi-detached plots, and with considerable space between the plots. The good quality and variation in materials, as above, would ensure a spacious and attractive development.

'Central and Eastern Parcel'

- 2.39 This is the area to the east of the central open space and to the north of the PROW and is the largest development area. This area is a mixture of densities, with higher density within the centre of the site and with the largest detached houses and lower density around the eastern and northern boundaries of the site. The draft policy requires that the development should transition here to the rural landscape, predominantly in the east and north. Dwellings around the outside of the developable area are detached and well-spaced with gaps of around 14m in the north eastern part to 31m in the northern part between the buildings. There are some exposed boundaries here because they face the public open space where brick walls are proposed with 1.5m high hedge planting in front providing an attractive edge to the developable areas.
- 2.40 As stated above, the proposal is for 71 dwellings and at a density of 29 dph is contrary to the policy requirement for a minimum density of 40 dph. However, importantly the layout is considered to be acceptable in design terms for the reasons set out above.
- 2.41 Overall, the layout is considered to be of a high quality providing suitable connections, a spine road running through the site and adjacent to the central open space to provide memorable features and a specific identity/character to the scheme. Buildings would generally be set back from the internal roads with front gardens and room for landscaping and some street trees, with spaces between

buildings at first floor level, the scheme would provide an attractive place in accordance with draft policy SAP41 and Building for a Healthy Life.



Figure 5: Street Scene of Eastern Parcel

Building Designs

- 2.42 There are a large variety of house types/designs which are mainly two storeys but there is one row of 2.5 storeys within the centre of the site. They are 'traditional' in style with gables and front gables. Good detailing and interest are provided through brick headers above windows, brick courses between floors, decorative tile hanging, porches, bay windows, chimneys, and projecting gables. Materials include stock bricks, tiles, and black composite weatherboarding and all these details and materials will be secured by condition to ensure high quality. The designs are of good quality and are appropriate for the semi-rural location.
- 2.43 Hard surfaces are predominantly block paving for side roads and parking areas, and tarmac for the main spine road, which are appropriate and can be secured by condition. Front boundaries are generally open with soft landscaping and any exposed boundaries are mainly brick walls with 1.5m hedging to provide screening, which is acceptable and can be secured by condition.
- 2.44 Refuse storage details have been provided which for houses would be in rear gardens and for the apartments a dedicated bin storage area within the building. Cycle storage would be provided with sheds, or garages for each property. No detail for cycle storage of the apartments has been provided, but this detail can be secured by condition.
- 2.45 Overall, the building designs are of good quality with the use of vernacular materials and detailing in accordance with policies SAP41 and PM1 of the Draft Local Plan.

Landscaping

- 2.46 A detailed landscaping plan has been provided that shows trees, hedge and wildflower planting around the site boundaries, which is appropriate. Within the housing areas, properties are generally bounded to the front with amenity grass, and with hedging on side boundaries where they face on to public areas. The amenity grass areas adjacent to plots (front gardens) should provide further areas for shrubs and this will be secured by condition as an update to the soft landscaping plan. Street trees are shown around the central access road, around

the retained PROW, with the proposed rain garden which means they have more space to grow and are not in private ownership.

2.47 For the areas beyond the housing there would be an attenuation basin in the north west section of the site with a significant amount of landscaping around the basin, and along the northern section of the site to provide year-round interest in these areas, which can be secured by condition. The basin would not be excessively large, deep, and would predominantly remain dry with a significant amount of planting around the basin so would be aesthetically acceptable. The native planting along the north, west and south boundaries will be secured by condition as will the grassland areas, and orchard. Conditions will secure details of implementation and ongoing management.

2.48 As set out above, the application proposes a significant amount of landscaping along the western boundary of the site to screen boundary treatments that back on to Miller Close. The applicant has submitted an indicative landscape management plan that identifies that these areas, as well as the open space throughout the site, will come under the management of the development management company to ensure that these areas remain attractive and well maintained.

Figure 6: Soft Landscaping



2.49 Overall, it is considered the landscaping principles will provide a good quality environment and setting to the development and conditions can guide the details to ensure a high-quality scheme is delivered in accordance with Draft Local Plan policy PM1. This would also comply with the landscape requirements of draft policy SAP41, criteria b and c.

Residential Amenity

Neighbouring Properties

- 2.50 The main potential impacts will be upon existing dwellings adjacent to the west at Miller Close, The Bungalow, Staple Road to the south east, No's 1-3 Dambridge Cottages, Downlands to the south of Staple Road.
- 2.51 Plots 62-71 are the closest residential properties to Miller Close. Plots 67-71 have rear elevations and side elevations which back on to Miller Close. Some views of numbers 11-15 and number 22 Miller Close maybe possible from the rear first floor windows of plot numbers 63-66 and 67-69, but there is a significant separation distance in excess of 25m so it is not considered that the proposal would result in an unacceptable loss of privacy, overlooking or light.
- 2.52 To the east and south east, the proposed units are set back a considerable distance from the site boundaries, and in excess of 50m from The Bungalow and No's 1-3 Dambridge Cottages. Therefore, it is not considered that the proposal would result in an unacceptable loss of privacy, overlooking or light to these properties.

Future Residents

- 2.53 All of the proposed houses would have sufficiently sized rear gardens that would benefit from suitable outlook and privacy. Whilst the maisonette units would not benefit from private balconies or outdoor space, the site has a significant amount of open space for future residents. The houses are designed to be compliant with Nationally Described Space Standards in accordance with Draft Local Plan policy PM2.
- 2.54 All residents would have access to open space areas on site including three play areas for children and easy access to Wingham Recreation Ground to the south on Goodnestone Road.
- 2.55 Overall, it is considered the development would not result in an unacceptable impact upon privacy, light, or outlook of any neighbouring properties or result in excessive noise or disturbance in accordance with Draft Local Plan policy PM2 and NPPF paragraph 135.

Highways

- 2.56 KCC Highways has no objections to the proposed access or the proposed traffic calming of the raised table on Staple Road, or highways safety or traffic impacts. These are in accordance with draft policy SAP41 and would all be secured by condition prior to the occupation of the development.

Traffic Impacts

- 2.57 The applicant has assessed traffic from the development at the Miller Close/Staple Road, Adisham Road/High Street/Staple Road and A257/B2056 junctions, as these would be most affected by the development. KCC Highways agrees with the evidence that predicts the above junctions will remain within capacity, apart from the A257/B2046 High Street Junction.
- 2.58 For this junction, the evidence outlines that the junction is currently close to its operational capacity in both the AM and PM peak periods. The modelling results also demonstrate that the junction would operate above its operational capacity in the AM peak in the 2028 future year, irrespective of the proposed development. The proposal would see an increase of 3 cars in the AM peak on the B2046 and

no impact on queue length on the A257. During the PM peak the proposal would see an increase of 1 vehicle on the B2046 and no impact on queue length on the A257.

- 2.59 NPPF Paragraph 115 sets out that *“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe”*.
- 2.60 KCC Highways has assessed the submitted transport information but raise no objection stating: *“The development would see a minimal increase in queue lengths at the junction, and therefore it is considered that the impact would not be considered as severe”*.
- 2.61 The application has been subject to an independent Stage 1 Road Safety Audit, which identified four considerations that have been addressed through the application or will be through condition. KCC Highways has raised no objections in terms of highway safety.
- 2.62 The Parish Council has raised concerns about the impact of the development on Seath’s Corner, particularly from HGV construction traffic. KCC Highways has also raised concerns about the impact on Seath’s Corner from the construction phase of the development, when HGVs are expected to travel to the site. To address the issue arising from construction traffic, the applicant has agreed with KCC Highways that a Construction Management Plan for construction HGV traffic can be prepared for the site which will be secured through planning condition. This will include details of the proposed HGV routing, including swept path analysis to ensure that the route selected would be suitable for large vehicles. If achievable, the preference from KCC’s perspective would be for HGVs to use Goodnestone Road and Crockshard Lane. This option will be examined fully as part of the Construction Management Plan including the provision of swept path analysis for construction vehicles.

Public Transport

- 2.63 There are existing bus stops outside the site and the Fire Station (95m), which is served by a bus 2-3 times a day. In addition, there are further bus stops on the A257, approximately 450m to the north west of the site. This is served by a half hourly bus service between Canterbury and Sandwich.
- 2.64 As set out above, the Parish Council has requested financial contributions be sought towards a new bus service to Aylesham village and Adisham railway station. In addition, Draft Local Plan policy SP12 supports the expansion of the rural demand-responsive bus service to be secured by S106, but no financial figure for the service is set out within the supporting Infrastructure Delivery Plan Local Plan evidence base document. This request has therefore been forwarded to KCC Highways, but a contribution amount or information on a potential new bus service has not been received from the highway authority. NPPF Paragraph 57 sets out that “Planning obligations must only be sought where they meet all of the following tests:
- a) necessary to make the development acceptable in planning terms;
 - b) directly related to the development; and
 - c) fairly and reasonably related in scale and kind to the development.

- 2.65 In the absence of the information set out above to justify the contributions test (above), it is not possible to seek a financial contribution from this development towards a bus service to Aylesham and Adisham. A Travel Plan has been submitted as part of the planning application and KCC Highways last response set out that should they not be able to provide a justified contribution towards a bus service, bus passes should instead be provided for future residents. This will be secured by condition as an update to the Travel Plan.
- 2.66 Whilst some representations do not consider the existing bus services in the village to be sufficient and to include all destinations, it is considered that the village, and future residents to this development have sufficient opportunity for public transport use to access nearby services at Ash, Littlebourne, Canterbury and Sandwich. In terms of highways and transport, the proposal is in accordance with NPPF paragraph 115 and Draft Local Plan policies SAP41 and TI2.
- 2.67 Wingham Parish Council in their consultation response have raised the issue of safe pedestrian connections to facilities within the village, and specifically suggested an upgraded crossing at the B2046 to a traffic light-controlled crossing. In terms of this crossing, KCC Highways considers that due to the constrained nature of the crossing for the placement, maintenance and visibility of light columns it would not be suitable, in addition to creating increased traffic queues in a constrained location. In terms of upgrades to other pedestrian routes within the village, KCC Highways has recommended that a pedestrian routing strategy be required by condition to fully assess walking routes from the site to key facilities within the village such as bus stops and the school. This would outline whether any additional improvements are required, and this condition is proposed to be included.

Parking

- 2.68 There would be 147 car parking spaces and all properties would have parking spaces to meet the Council's standards. The current proposals include 14 visitor car parking spaces within the larger element of the site, with a further five spaces in the northern section. Following discussions with KCC Highways, an additional visitor space (adjacent to plot 11) has been added to the larger area of the site taking the total provision to 20 visitor spaces. This equates to over provision of 6.8 visitor spaces for the development and KCC Highways is satisfied that this offsets the use of some tandem spaces. The proposal is in accordance with Draft Local Plan policy TI3.

Biodiversity

Protected Species

- 2.69 Ecological surveys have been carried out, including for a Wintering Bird Survey as required by the draft allocation policy, and the protected species present on site is bats. There is also potential for turtle doves to use the scrub area in the north-west of the site that will also be removed to facilitate the attenuation pond. The retained, scrubby hedgerow / tree line along the northern boundary is proposed for enhancement, with some habitat creation proposed alongside, which includes some areas of scrub. The Senior Natural Environment Officer has advised that, to provide habitat that meets turtle dove requirements, these areas need to be larger, and to provide dense scrub habitat in which the turtle doves could safely nest and shelter. The Senior Natural Environment Officer is satisfied that this matter can be resolved by planning condition, and this would be secured through an update to

the soft landscaping plan. A condition would also be imposed to ensure a bat sensitive lighting strategy.

- 2.70 The surveys recorded no other protected species at the site and precautionary measures are proposed for nesting birds, toads and hedgehogs.
- 2.71 As per Draft Local Plan policy NE3, the site is located outside of the 9km Zone of Influence radius of the SPA and no financial contribution is required.

Biodiversity Net Gain

- 2.72 Whilst Biodiversity Net Gain (BNG) is not yet mandatory until applications submitted post January 2024, the applicant is proposing 19.79% net gain which would exceed the national requirement of a minimum of 10%. A BNG Assessment has been submitted which demonstrates there would be a net gain of 20% for 'habitats' and a 62% gain for 'hedgerows' post development on site.
- 2.73 The Senior Natural Environment Officer is satisfied the assessment is accurate and the BNG can be delivered. I am satisfied with the calculations as is the Senior Natural Environment Officer and a condition will be attached to require that a BNG Management Plan is submitted to deliver the BNG including management and monitoring.
- 2.74 It is considered that the proposal complies with Draft Local Plan policies SP13, SAP41 and NPPF Chapter 15.

Flood Risk and Drainage

- 2.75 Criterion h of Draft policy SAP41 requires that a site-specific Flood Risk Assessment is submitted. Such an assessment has been carried out.
- 2.76 The site lies within Flood Risk Zone 1, which has the lowest risk of flooding from rivers or from the sea. Consequently, it is not necessary to undertake the Sequential or Exceptions tests for flooding.
- 2.77 Surface water drainage would be dealt with through a combination of SUDS features in the form of permeable paving, a detention basin and cellular tanks. The drainage network for the scheme will comprise a number of carrier pipes, which intercept surface water runoff from roofs and paved areas. This is then stored in a network of below ground tanks and an above ground detention basin which then discharges into an existing ditch to the north, within the site boundary. KCC Flood and Water Management have reviewed the proposals and they raise no objections subject to conditions.
- 2.78 Foul drainage would be into the existing system in the south eastern corner of the site. Foul sewage will reach this connection point via a series of carrier pipes that will drain by gravity. For some of the units however connection via gravity is not feasible due to the site's topography. A pumping station is therefore proposed to the northeastern corner where some of the collected flows will be pumped into a manhole upstream of the sewer connection. Southern Water has advised there is sufficient capacity to service the development. Full details of foul drainage, including timetable for implementation and connection will be secured by condition.

Housing Mix and Affordable Housing

- 2.79 In accordance with Core Strategy policy DM5 and Draft Local Plan policy SP5, the proposed development would need to provide 30% affordable housing. The applicant is proposing a policy compliant level of affordable housing. The affordable housing would be secured (through obligations of a S106) as 55% affordable rent, 25% First Homes and 20% shared ownership. Overall, 22 affordable dwellings would be provided, which the Council's Strategic Housing Manager supports and has no objections on the grounds of affordable housing provision. It is considered that the benefit of providing these affordable dwellings should carry significant weight in the planning balance.
- 2.80 Draft Local Plan policy H1 sets out the overall housing mix being sought, and the table below shows the proposed housing mix for this proposal compared to draft policy H1.

Size of home	Draft Policy H1 Requirement	Proposed
One bedroom	12.2%	8%
Two bedrooms	20.4%	27%
Three bedrooms	35.2%	38%
Four or more bedrooms	32.2%	27%

On the basis of this and that the above aligns closely with the aspirations of the Draft Local Plan, the proposed housing mix is acceptable.

Infrastructure and Open Space

- 2.81 Policy CP6 of the Core Strategy emphasises that development that generates demand for infrastructure will only be permitted if the necessary infrastructure to support it is either already in place, or there is a reliable mechanism to ensure that it will be provided at the time it is needed. Draft Local Plan policy SP11 retains this approach to ensure infrastructure is delivered at the right time in the right place to meet the growing needs of the district. KCC has requested that, in order to meet the needs generated by the development, contributions would be required to deliver education, community learning, youth service, library services, social care and waste services. It has demonstrated that there is currently insufficient capacity to meet the needs generated by the development and that the contributions requested would allow for the infrastructure upon which the development would rely.
- 2.82 LALP policy DM27, and draft policy PM3, require that sports facilities are provided and the following typologies of open space:

Category	Ha/per 1,000 pop	Requirement	Provision Proposed
Parks and Gardens	0.45	0.08ha	0.0ha
Amenity Green Space	1.46	0.26ha	0.75ha
Allotments	0.21ha	0.04ha	0.04ha
Provision and young peoples space	0.06ha	0.01ha	0.06ha

- 2.83 With the exception of parking and gardens, where such provision is expected to be met off site, the proposals comply with the Council's open space requirements. The applicant has, within their Planning Statement, confirmed that they will meet the cost of such infrastructure, as necessary. The contributions sought towards infrastructure are set out in the table below.
- 2.84 The NHS has advised that there is limited capacity within the local general practice services to accommodate the development. The development will generate approximately 186 new patients and it will be necessary to increase the capacity of premises in the vicinity of the site to accommodate this additional demand. Further information is being sought from the NHS on specific projects to which this money is being sought and subject to this information being provided, the contribution will be secured by S106 Agreement.
- 2.85 In light of the consultation responses received and planning assessment above, the following obligations (which are considered to accord with the tests for requesting contributions) would be required to be secured through a S106 agreement if planning permission is to be granted:

Matter	Contribution
Primary Education	£5,412.74 per house £1,353.18 per flat Total: £351,828.10
Secondary Education	£5,329.27 per house £1,332.32 per flat Total: £363,167.35
Special Education Needs & Disabilities (SEND)	£559.83 per house £139.96 per flat Total: £36,388.95
Community learning	£34.21 per dwelling Total: £2,428.91
Integrated Children's Services	£74.05 per dwelling Total: £5,257.55
Library, Registrations and Archives Services	£62.63 per dwelling Total: £4,446.73
Adult Social care	£180.88 per dwelling Total: £12,842.48
Waste	£52 per dwelling Total: £3,692.00
Outdoor sports facilities	Natural Grass Pitches - £59,158 towards Wingham Recreational Ground, improvements to cricket square and improvements to changing facilities. Sports Halls - £34,638 towards new sports hall requirement at Aylesham Welfare Club Swimming Pool - £38,087 Towards Tides Project
NHS Kent & Medway Group contribution	NHS - £66,996 - Towards refurbishment, reconfiguration and/or extension of existing general practice and other healthcare premises covering the area of development or new premises for general practice or healthcare services provided in the community in line with the healthcare infrastructure strategy for the area.
Affordable housing	30% affordable housing; split 55/25/20 affordable rent / first homes / shared ownership. 22 Affordable Housing Units, with the following breakdown: 55% affordable social rent – 12 25% first homes – 6 20% shared ownership - 4
Total Financial Contributions	£978,931.07

Other Matters

Archaeology and Heritage

- 2.86 The application is accompanied by an archaeological desk-based assessment. The desk-based assessment notes that the site lies within an area of archaeological potential to the west of the historic settlement of Wingham. The proposed development site lies 475m to the east of the scheduled monument of Wingham Roman villa and 300m north-west of an early medieval cemetery. The desk-based assessment judges the site to have a low to moderate potential for archaeological remains of Iron Age to Romano-British date and a high potential for archaeology associated with the cultivation of the site in the medieval period. It is possible that the proposed development may impact the site. KCC

Archaeology has therefore been consulted and is satisfied with the information that has been submitted and recommend a pre commencement condition for a programme of archaeological work.

- 2.87 In terms of heritage, due to the separation distance of the site from heritage assets (listed within the description of the site above), and the intervening development, it is not considered that the proposal would have any adverse effects on the significance of the listed buildings or Conservation Area. The Council's Heritage Officer has been consulted and has no comment on the application. The proposed development would therefore comply with Section 66 of the 1990 Planning (Listed Buildings and Conservation Areas) Act and Draft Local Plan policies HE1 and HE2. The assessment fulfils the requirements of paragraph 200 of the NPPF. The tests of paragraph 207, 208 and 209 of the NPPF are not engaged.

Agricultural Land

- 2.88 The NPPF, at paragraph 180, advises that planning policies and decisions should recognise "the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland". The site includes Best and Most Versatile (BMV) agricultural land and the loss of BMV agricultural land is a material consideration which weighs against the development. However, the loss of land would be relatively limited. Whilst the loss of BMV is material in the planning assessment, it is not considered that it is determinative given the circumstances of this case, in particular given that the site is proposed for allocation.

Air Quality

- 2.89 As required by SAP41, the application is supported by an Air Quality Assessment. An Air Quality Assessment has been submitted by the applicant. This concludes that the development would lead to insignificant impacts on air quality, both during the construction and operational phases. Environmental Protection has concurred that the development would have a negligible impact on air quality but has recommended that dust management takes place during construction, which can be secured by condition.
- 2.90 Criterion m of Draft Local Plan policy SAP41 requires that an odour assessment and mitigation be submitted in support of a planning application. Such an assessment has been submitted. The assessment concludes that likelihood of odours reaching the proposed development is low as the wind direction on average will only be from the east for 7% of the year. The presence of a significant buffer (430m) between the proposed development site boundary and the DWwTW emission sources ensures that there is significant dilution between source and receptor even under adverse meteorological conditions. Both Environmental Protection and Southern Water do not object to the application. As such, it is not considered that the DWwTW would cause a loss of amenity, annoyance, nuisance or complaints for future occupiers of the residential development on the proposed site, and there is no requirement for mitigation measures to be implemented.

Minerals

- 2.91 Policy CSM5 – Land-won Mineral Safeguarding of the Kent Minerals and Waste Plan (KMWLP) sets out that minerals, including brickearth, as defined on the

Mineral Safeguarding Area Policies Map, are safeguarded from being unnecessarily sterilised. The minerals safeguarding map identifies the site as being sited on a potential brickearth deposit. Policy DM7 of the KMWLP sets out that planning permission will only be granted for non-mineral development that is incompatible with minerals safeguarding subject to the criteria outlined within the policy.

2.92 The applicant has not submitted a Minerals Assessment in support of the application, but the submitted Planning Statement refers to the Minerals and Waste Local Plan and sets out that the site has been allocated for development and that the KMWLP is not relevant. The Planning Statement also states that the site is outside the identified safeguarding areas. However, as set out above, the site is within a potential brickearth safeguarded area. The Kent Minerals and Waste Local Plan – Safeguarding SPD (2017), set out that where planning permission can be granted for development that is not excluded from mineral safeguarding, but could potentially sterilize mineral resources it is important that a proposal is accompanied by a ‘Minerals Assessment’.

2.93 Notwithstanding that a Minerals Assessment has not been completed by the applicant, the KMWLP SPD sets out the following with regard to brickearth in east Kent:

“There are no records of recent extraction of this mineral for modern brick making. It may have occurred in the past as isolated and temporary localised extraction and kilning for use in close proximity to the point of production. It would appear that the material is currently economically marginal or that any economic status is now historic and unrelated to present day industrial minerals requirements. However, this does not mean that their use in historic restoration will not be needed at some juncture, or that the brickearth using brick manufacturing industry may not consider their use with the depletion of ‘Stock Brick’ brickearth supplies in other areas of Kent, and for that reason are considered important to be safeguarded at this time. The mandatory 5th year review of the Kent Minerals and Waste Local Plan will include a review of the economic status of this land-won mineral to establish if safeguarding remains justified.”

2.94 Exemption from the presumption to safeguard criterion 5 of the policy DM 7 of the KMWLP states that where it demonstrated that *“material considerations indicate that the need for the development overrides the presumption for mineral safeguarding such that sterilisation of the mineral can be permitted following the exploration of opportunities for prior extraction”*, planning permission can be granted. Whilst the application is not supported by a Minerals Assessment and this counts against the proposal, as set out above, under the tilted balance and the draft allocation, there are overriding material considerations in favour of the development of the site for residential and the principle is acceptable. There are also large areas of potential for brickearth extraction in east Kent and bearing in mind that the KMWLP SPD identifies the eastern ‘red’ Other Area brickearth as *“the material is currently economically marginal or that any economic status is now historic and unrelated to present day industrial minerals requirements”*, no objection is raised on the grounds of minerals safeguarding. KCC Minerals and Waste Team has been consulted and agrees with this assessment and does not raise an objection to the proposal on landwon mineral safeguarding grounds.

PROW

- 2.95 As set out above, PROW EE174 runs through the site from Miller Close in the west to Staple Road in the south east. The proposed site layout retains the PROW on its current route on site. However, KCC PROW has identified that the PROW as is currently on site does not reflect the location of where the PROW should be located. The proposed layout shows a conflict with the proposed gardens of a small number of plots over the alignment of the definitive route of the PROW. Following further discussions with KCC PROW, an agreement has been reached for a short diversion of the PROW that would retain the footpath as it is currently on the site. This would be addressed through a diversion to the PROW prior to the commencement of development of the relevant plots.

3. Conclusion

- 3.1 The site has been proposed for allocation in the emerging Local Plan, being identified as a suitable location for additional housing to meet the needs of the District and is the largest allocation in Wingham identified as being capable of delivering housing over the plan period (together with two 'smaller sites'). The development would have an impact on the character of the area; however, this impact is considered to have been limited and mitigated through the use of landscaping. Likewise, impacts on the highway network and impacts on bats are considered to be acceptable, subject to conditions. Finally, the developer is proposing to meet the demonstrated infrastructure needs of the development.
- 3.2 The Core Strategy policies that are the basket of most important for the determination of this application are out of date. Consequently, the application should be assessed having regard for the 'presumption in favour of sustainable development', or the 'tilted balance' as set out at paragraph 11d of the Framework. This requires that planning permission should be granted unless the adverse impacts of granting planning permission would 'significantly and demonstrably' outweigh the benefits.
- 3.3 The site is also included within the emerging local plan for residential development. Whilst the emerging policy allocating the site indicates a capacity for 75 dwellings (this application proposing 71 dwellings), it is considered that the principle of residential development of the site is supported.
- 3.4 The development of the site would, necessarily, alter the character of the site in some views, especially short-range views from Staple Road. Whilst this impact is considered to weigh against the scheme, it is concluded that the level of harm is limited. There would also be a loss of BMV agricultural land. Whilst this weighs against the development, this is not considered to weigh heavily in the planning balance. Other benefits would also accrue from the development, such as the provision of almost 20% biodiversity net gain, which also attracts weight in favour of approval. The development would provide up to 71 dwellings, of which 30% would be affordable. Inspectors regularly consider that the provision of housing of this magnitude and the provision of a significant number of affordable houses should each carry substantial weight in the planning balance.
- 3.5 Subject to conditions and a legal agreement, the development is considered to be acceptable in all other material respects.

- 3.6 It is therefore concluded that the harm of this development is significantly outweighed by the benefits (conversely, the test for refusal being that the harm must significantly and demonstrably outweigh the benefits). As such, it is recommended that planning permission be granted.

g) Recommendation

- I PERMISSION BE GRANTED subject to a S106 to secure the required contributions, provision and retention of play area and mitigation and to secure a proportionate contribution to the off-site highway improvement works, and conditions to include: -
- (1) Time limits
 - (2) Approved plans
 - (3) Existing and proposed site levels and building heights
 - (4) Samples of materials
 - (5) Full details of windows and doors, including the depth of reveals
 - (6) Biodiversity Method Statement
 - (7) Bat-sensitive lighting
 - (8) Ecological Design Strategy, Habitat Management and Monitoring Plan
 - (9) Soft landscaping plan to include additional turtle dove compensatory habitat
 - (10) Landscape management plan
 - (11) Arboricultural Method Statement
 - (12) Details of Leap play areas
 - (13) Affordable housing provision (numbers, type, tenure, location, timing of construction, housing provider and occupancy criteria scheme) (if not covered in the S106)
 - (14) Construction Management Plan
 - (15) Highway conditions (bicycle parking, visibility splays, turning facilities and details of the construction of roads)
 - (16) Retention of parking spaces
 - (17) Submission of a pedestrian routing strategy
 - (18) PROW Diversion
 - (19) Hard landscaping works and boundary details/enclosures
 - (20) Contamination
 - (21) Full details of surface water drainage
 - (22) Surface water drainage verification report
 - (23) Programme of archaeological works
 - (24) Full details of foul drainage, including timetable for implementation and connection
 - (25) Refuse and recycling facilities
 - (26) No flues, vents, grilles or meter boxes
 - (27) Demolition and Construction Management Plan
- II Powers to be delegated to the Head of Planning and Development to agree a contribution for off-site highway work, settle any necessary planning conditions and secure a legal agreement, in line with the issues set out in the recommendation and as resolved by Planning Committee.

Case Officer

Adam Reynolds

The Human Rights Act (1998) Human rights issues relevant to this application have been taken into account. The Assessment section above and the Recommendation represent an appropriate balance between the interests and rights of the applicant (to enjoy their land subject only to reasonable and proportionate controls by a public authority) and the interests and rights of those potentially affected by the proposal (to respect for private life and the home and peaceful enjoyment of their properties).