

Application Number	15/01555/AS
Location	Halden Field, Tenterden Road, Rolvenden, Kent
Grid Reference	84558/31389
Parish Council	Rolvenden
Ward	Rolvenden & Tenterden West
Application Description	Reserved matters application for the erection of 40 dwellings, of which 14 are affordable, together with associated roads, car parking, infrastructure, landscaping and earthworks pursuant to outline planning permission 13/00755/AS
Applicant	Taylor Wimpey South East
Agent	Barton Willmore LLP
Site Area	1.72 ha

First Round of consultation

- (a) 36/2R (b) R (c) EHM(EP) X, KHS R, RAM X, KCC Drainage X, SW X, KCC Ecology X, AONB Unit X, WKPS R

Second round of consultation

(a) 36/7 R	(b) R	(c) KHS X,
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Introduction

1. This application is reported to the Planning Committee because it is considered to be an application of significant local importance. under the scheme of delegation.
2. This reserved matters application has been submitted pursuant to the Outline planning permission 13/00755/AS granted 07/01/16 for the erection of up to 40 dwellings. Means of access to the site was approved with all other matters reserved for future consideration.

Site and Surroundings

3. The application site is located on the northern side of Tenterden Road just north of Rolvenden village centre and High Street. The site is broadly rectangular in shape and measures 1.72 ha (4.4 acres). It comprises in the main mown grassland bordered by a low and actively managed hedgerow along the southern and eastern boundaries. More densely vegetated tree borders run along the northern & western boundaries.
4. The site is former sports pitches used by the village football team, Rolvenden Football Club and has 2 pitches (1 adult & 1 junior) that are marked out along with goal posts. The 2 portacabins previously found on the site which provide changing facilities and club house have been moved to the new playing fields site on land to the NW of Rolvenden Cricket Field off Regent Street. The site is essentially flat although there is a very gentle slope from south west to north east. The site is elevated from Halden Lane and Tenterden Road (A28) by approximately 1m.
5. The site is bounded to the south by the A28 and the loose knit detached residential properties fronting the southern side of the road; to the east by Halden Lane and Gatefield Cottages beyond (a cul-de-sac of existing residential development); to the north east by a wooded area encompassing a pond; to the north and north west by open countryside, and to the south west by detached properties. Here the site shares a boundary with Coveney's, a Grade II listed building and is adjacent to the Rolvenden Conservation Area (CA).
6. The current access is from the A28 by a gate to the south western corner. Public Right of Way (PROW) AT38 runs in a north easterly direction within the field to the north and west of the site
7. The countryside within this location forms part of the High Weald Area of Outstanding Natural beauty (AONB).
8. A site location plan is attached to this report as annex 1.



Proposal

9. The application seeks reserved matters approval of all matters (except for access previously approved under the outline permission), for 40 dwellings, of which 14 (35%) are affordable made up of 10 dwellings and 4 flats. The layout of the scheme has been amended during the consultation period to address some of the concerns raised by local residents and consultees.

Layout

Original Layout plan



Revised Layout plan



10. The revised layout has resulted in the following changes:

- Relocation of the principal open space to a more central location
- Relocation of residential development to northern part of eastern boundary
- Change in the housing mix with the number of 2 bed dwellings increasing from 5 to 7 and the number of 3 bed dwellings increasing from 10 to 11. This has resulted in the number of 4 bedroom dwellings being reduced by 3.

- Row of terraced dwellings introduced to provide greater variety in type and mix of units available
- Repositioning of dwellings along northern boundary so reduced amount of development along the NE edge where more open views to the countryside.
- Plot 15 – layout and orientation to positively address Halden Lane including a feature bay window on the eastern flank.
- Redesigning roof on many plots adding hipped and barn-hip forms
- Incorporating further smaller dwellings, comprising a total mix of 4 x 1 bed flats, 7 x 2 bed houses, 11 x 3 bed houses
- All houses retain 2 independent car spaces, with all open market housing having a garage in addition.

11. The number of dwellings and tenure split have changed and are set out below:

General Market Housing

2 x 2 bedroom dwellings

6 x 3 bedroom dwellings

10 x 4 bedroom dwellings

5 x 5 bedroom dwellings

3 x 6 bedroom dwellings

Affordable Housing

4 x 1 bedroom flats

5 x 2 bedroom dwellings

5 x 3 bedroom dwellings

12. The proposal would generate a density of 23.2 dwellings per hectare (dph). It is stated in the submission that the site coverage has been reduced of which the affordable element remains unchanged.

13. There are 2 areas of open space within the site, the smaller area to the south west corner of the site separates the development from “The Little House” to the west and the Grade II listed “Coveney’s”. From this corner of the site there is also a pedestrian/cycle link which runs along the southern boundary of the site behind the existing hedgerow which will be retained and connects back with Halden Lane/Tenterden Road on the eastern boundary. The link is part of a shared surface that services the plots fronting Tenterden Road and is proposed in accordance with Condition 40 of the outline permission.
14. There is a pedestrian/cycle access in the SW corner of the site which utilises the existing break in the hedge line. There is also a pedestrian link on the eastern boundary, opposite Plot 32. These are consistent with the outline consent.
15. A new footpath connection will be provided to the front of Coveney’s and Rondale House, connecting with the existing footpath connection. The proposals provide for a safe pedestrian connection to Rolvenden centre and is a requirement of the outline consent.

Parking

16. Each 1 bed flat would be provided with 1 parking space, 2/3/4 bed units with 2 or 3 parking spaces and 5/6 bed with 4 parking spaces. A total of 92 parking spaces are provided and including the garages increases the overall total to 122 spaces which includes 13 unallocated visitor spaces.

Elevations

17. Typical elevations as well as street scenes are shown below. The dwellings are all 2 storey houses, a requirement of the outline permission, in a mix of detached, semi-detached and terraces. The dwellings would be constructed in a mixture of brick, plain tile hanging and fibre cement weatherboard with a plain tile roof. The scheme includes a varied range of roof heights along with chimneys to create visual interest. Officers have sought improved articulation in the roof forms to better reflect the traditional vernacular form of Rolvenden village and to add to the visual richness of the street scene, and anchor the development in the Kentish vernacular.



SOUTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



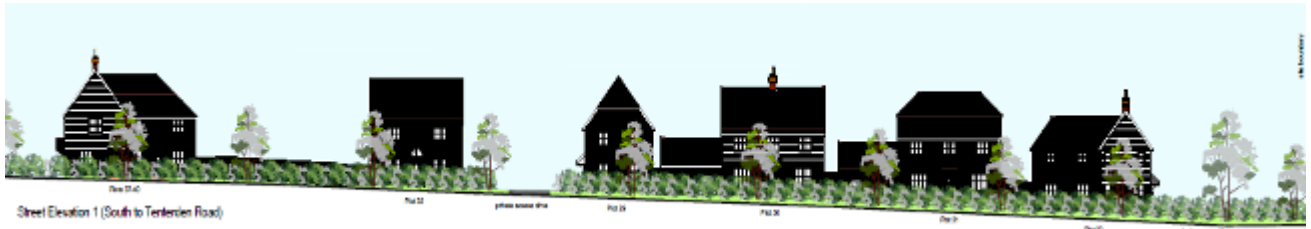
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATIONS (Plots 16-19)



18. In support of the application the following documentation has been submitted:

Statement of Community Involvement

19. This explains that the community engagement process for the planning application centred on a public consultation event held by the developer in September 2015 in the form of a public exhibition, following the developer's attendance at a general parish council meeting in July 2015, where the same emerging proposals were presented. Those participating in the public event were invited to complete feedback forms.

Arboricultural Report

20. This concludes that the development requires the removal of trees of low amenity value that make no contribution to the visual landscape which can be mitigated by the planting of new trees. These relate to the removal of a pair of trees, an ash and oak that have been classified as "U" category trees as well as a dead elm to make way for the development. Group Trees along the roadside boundary will be retained, as well as key trees along the rear of the site and along other boundaries. There are no TPO trees on or near the site.

Landscape & Visual Impact Assessment (LVIA)

21. The site is allocated and therefore the principle of residential development in the AONB is accepted. An LVIA, whilst not previously prepared for the outline application, has been prepared to demonstrate that the proposals will not have an adverse impact on the intrinsic character of the AONB. Where impacts are identified these are suitably mitigated through the architectural approach and incorporation of suitable landscaping.
22. It concludes that the changes to the AONB landscape will be on a local scale, infilling development between existing built form and therefore the wider High Weald AONB landscape will remain unaffected by the proposed development.
23. It sets out that there is short term adverse impacts identified which are associated with the introduction of new development in the AONB. However, these affects have been mitigated through the following:
- Careful consideration of the architectural design, layout and materials which respond to the site context;
 - Retention of majority of the site boundary vegetation, including trees and hedgerow and the delivery of a soft landscaping scheme which will soften views of the Site and assist in its assimilation into the wider landscape;

- Comprehensive replacement planting, especially that associated with the creation of the new pond, will provide supplemental screening of the site when looking towards it from the north.

Flood Risk and Drainage Assessment

24. Whilst the site lies within Flood Zone 1 an FRA is still required due to the site area exceeding 1ha. It is proposed that the run-off from the site will be drained using a combination of pipes with silt-trapped gullies and swales leading into an attenuation pond at the north eastern corner of the site. Runoff will pass through an oil interceptor and a new pond before entering the existing pond area to the north east and outside of the development site but within the ownership of the applicant. Run-off will leave the site via a swale into Home Shaw.
25. Surface water from large parking areas and highways will be subject to a suitable stage of treatment such as porous paving and/or petrol/oil interceptor before entering the on-site watercourses.
26. By managing the onsite surface water drainage in the manner described and by providing the necessary attenuation to accommodate design storms up to and including the 1 in 100 year event, there will be no increase in peak flows into Home Shaw as a result of the proposed development.
27. By limiting discharge from the site to 6l/s per ha, the surface water run-off from the proposed development will offer a betterment to the existing uncontrolled situation.

Ecological Assessment

28. Concludes that overall the site has moderate ecological value, due to the protected species some of the habitats are able to support. The majority of habitat affected by the development proposals is of low ecological value. A medium sized metapopulation of GCNs was recorded in adjacent ponds, as well as a new record found within the proposed SUDs area and therefore an EPS licence will be required.
29. The site contains minimal reptile habitat, located only within the boundaries of the sports field and the eastern boundary of the SUDs site. Therefore a precautionary approach for reptiles will be adopted and any individuals encountered will be moved to the retained area to avoid killing or injury.
30. A recent dormouse nest was found in the hedgerow to the eastern boundary. The hedgerows and mature trees onsite provide suitable habitat for dormice. An EPS licence will be required to ensure that all works comply with the legislation.

31. The report also recommends appropriate enhancements of the biodiversity of the site which have been incorporated into the landscape scheme designed for the development.

Design and Access Statement

32. This has been amended following the changes to both the layout and elevations.
- Amended open space – allows it to be more readily useable by residents of the development and is better surveyed. Allowed relocation of properties to its previous location at the northern part of the eastern boundary;
 - Row of terraced units overlooking relocated open space, a focal feature on entering the development from Halden Lane. Allowed the introduction of smaller properties in lieu of larger dwellings providing a greater mix of units;
 - Re-positioning of dwellings to northern boundary – so there is a reduced amount of development positioned along the NE edge where there are more open views to the countryside;
 - The use, layout and orientation of plot 15 to positively address Halden Lane, including a feature bay window on the eastern flank;
 - Redesigning the roof on numerous plots creates variety more consistent with the overall variety within Rolvenden as a whole;
33. Amendment to the D&A also includes an assessment of the village and of the character areas, including the historic core along the High Street. It identifies that the majority of older dwellings in Rolvenden have simple front to back roofs, with gable ends. There are examples of barn hips and fully hipped roofs in some locations. There are also a number of gable fronted properties. Newer developments have introduced more hipped roofs. Within the proposed development the majority of the houses have front to back roofs reflective of the prevalent roof form in the village. Some of the plots have been designed with a gable fronted appearance reflecting those found in the village as well as the incorporation of Sussex barn-hips which are also a common feature within the village.
34. With no individual style of porch being particularly prevalent, the proposals for the scheme have used a combination of gable and mono-pitch versions to fit comfortably within the local vernacular.

35. Front doors within the scheme are shown as fairly traditional cottage style with a simple central opening. The doors are illustrated as cornflower blue to meet an obligation from the site vendor.
36. Windows are to be white painted timber which fits appropriately within the local vernacular.
37. Within the locality elevations are generally white timber weatherboarding or clay plain tile hanging or brick. Roofs are generally clay plain tiles, with a limited amount of slate. Newer developments have used similar materials or introduced black boarding, cream render and concrete interlocking roof tiles. The proposed development would incorporate the use of plain tiled roofs and plain tile hanging, in keeping with the traditional Rolvenden style. The use of white weatherboarding is also an important element of the proposals. The use of a through-colour fibre-cement board for the weatherboarding is consistent with most recent developments in the region where they are not in a Conservation Area, due to its increased lifespan and limited maintenance that is required compared to traditional painted timber which can deteriorate quickly if not properly maintained.
38. Concludes that the scheme reflects the characteristics identified in a positive way. The optimum design solution for the site has been reached.

Planning Statement

39. In addition to the above, this document makes the following points in support of the application:
 - The NPPF sets out that when planning for a mix of housing local demand, not just need, should be taken into account (para. 50, bullet 2). Savills as a local Estate Agent acknowledges that there is a local demand in Rolvenden for smaller properties; however, there is also a wider demand from outside the village for larger family homes. The availability of new housing in Rolvenden has been very limited over a number of years and those family houses that have come to the market have tended to be less affordable because of the substantial grounds that they have come with. The development proposals will therefore meet an identified demand for more affordable market family housing.
 - In relation to the phasing of the development. Condition 36 of the outline permission sought a 2 phase approach (20 dwellings in phase 1 southern part and 20 dwellings in phase 2 to the north) to ensure that the development was delivered in a phased manner over the plan period to accord with the site specific policy ROLV1. However, due to the timeframes of this reserved matters application 20 units will not be delivered before 2016. The purpose and function of the phasing has

therefore been superseded by events. Due to the size of the site it is proposed to come forward in a single phase with development moving generally from east to west through the site over a period of 18-20 months.

- Provides a mix of housing that meets need and demand including delivering much needed affordable housing (NPPF, para.50);
- Development proposals will contribute towards meeting the Council's 5 year housing land supply at a time when it cannot demonstrate a 5 year supply against adopted requirements (NPPF, para. 49);
- Optimises the potential of the site (NPPF, para. 58);
- Delivers a layout that responds to the local character and context of the site (NPPF, para.61);
- Creates a visually attractive development that reflects the history and identity of the local area (NPPF, para. 58);
- The proposal meets adopted design requirements with regards to internal and external space standards as well as parking requirements (NPPF, para. 58);
- The development proposals respect the setting of and does not adversely impact on heritage assets (NPPF, para.113);
- Conserves and enhances the ecological value of the site and does not result in harm to protected species (NPPF, para. 118);
- Locates development outside areas of flood risk whilst ensuring that the risk of flooding is not increased elsewhere (NPPF, para.103).

40. In response to the comments of the parish council and recent representations the applicant's agent says the following:

- Regarding concerns about the shared surface and highway safety. The layout has been tracked and minor adjustments made in response to comments received from Kent Highways who has no objection. The design introduces a rural lane character as part of a hierarchy of spaces, considered to be appropriate taking into account the site's setting and the limited number of dwellings it serves. The principle section of road leading from Halden Lane is not shared and provides for a pavement.

- It is not for this development to address other issues unrelated to the scheme, such as the provision of parking to meet the needs of Gatefield Cottages, where some residents currently park on Halden Lane.
- The proportion of affordable housing accords with the legal obligations under the outline consent and complies with policy and the mix and distribution has been agreed with the Council's Housing Officer to ensure it meets identified needs and that it can be effectively managed.
- In addition, under the outline consent, the development has secured the delivery of the provision of new and improved football pitches which are already substantially complete and benefit the whole community of Rolvenden as well as a raft of other benefits that mitigate its impact on local services and infrastructure.
- Having a frontage to the rear of Coveney's is not a policy requirement and the indicative layout for the outline application did not show this. The development proposals provide a logical frontage that bridges the building line between Coveney's and Gatefield Cottages. In addition to which, the development will be well screened from Tenterden Road by retained established tree and hedge planting.
- The development in the SW corner and relationship with Coveney's – this closest property is located 40m from the closest property plot 37 – separated by open space and a landscaped edge. The development here is no further forwards than Coveney's and is set back from the established tree and hedgeline which defines the road frontage. The development therefore does not encroach upon the setting of Coveney's nor adversely impact on the character and appearance of the CA.
- The side elevation is located some 20m away from the front elevation of No.13 Gatefield Cottages, with the Lane inbetween. The submitted earthworks plan identifies that No. 13 has a ridge height of 64.75 AOD. The finished floor level of Plot 15 will be 56.800 AOD. Plot 15 will be 9m tall to the ridge. The overall height of the building will therefore be 65 AOD and therefore of a comparable height to No.13. This together with the generous separation distance it is not considered to be an unacceptable relationship between the 2 properties
- The open space has been moved away from the NE corner following feedback from the Borough and Parish Council. Nos. 33-35 Gatefield Cottages are positioned some 30m away from the rear elevation of Plot 14 and the hedgerow planting on this boundary is being retained. There will therefore be no unacceptable impact.

- The existing planting along the northern boundary will be retained as on the plans. The northern side in particular will remain in the control of the adjacent farmer who will maintain it. Further supplementary planting is proposed as part of the drainage application.
- It is not a requirement of the ROLV1 policy for there to be an active frontage to the road.
- GRP chimneys are indistinguishable from real chimneys and are commonly used throughout the Borough unknown to most people. Most notably the Gybbons Road scheme. Their use is therefore not considered detrimental to the design or quality of the scheme. Wood burning stoves is not a reasonable planning requirement.
- The approach to the use of materials is as explained in the D&A. The use of tile hanging and weatherboarding has been used in key locations/key buildings, which is reflective of the character of Rolvenden which does not have a prevalence of one material.
- The dwellings accord with the Borough Council's space standards.
- All bin refuse collection accords with the Borough Council's Informal Design Guidance on wheeled bins.
- The principle that the site can accommodate 40 dwellings has long been established through the site allocation (ROLV1) and the subsequent outline consent.
- The proposed housing mix has changed in response to consultation comments seeing the number of 2 and 3 bed dwellings increased and the number of 4 bed dwellings reduced. Because of the adjustments to the housing mix, site coverage has reduced significantly below the Taylor Wimpey schemes at Wye and Tenterden which were supported by both Officers and Members and share similar characteristics to the site in Rolvenden. Site coverage in Tenterden is 40092 sqft/ha and in Wye is 37491 sqft/ha, compared with 28594 sqft/ha on the application site.
- The proposed housing mix seeks to meet identified needs and demands as well as providing a wider mix of properties (NPPF, para. 50) which increases choice and responds to the character of the site. The housing mix has changed to try and address comments from the parish council which only focusses on meeting local needs based on the findings of a recent housing survey. Whilst regard is had to the findings of the survey this currently carries little weight as the Parish has not advanced this as part of a Neighbourhood Plan.

- There is a footpath connection within the site parallel to Tenterden Road connecting with Halden Lane to the SE corner and Tenterden Road in the SW corner. The connection forms part of a shared space which also accommodates cycles and vehicles. In accordance with condition 38 of the outline consent a new footpath connection will be provided to the front of Coveney's and Rondale House, connecting with the existing footpath connection. There is also footpath connection on the opposite side of the road.
- If a footpath connection was made in the NW corner of the site providing access to the PROW then would involve 3rd party land and there is no policy requirement for this. Using the footpath connections described, residents will be able to easily access the PROW where it connects with Tenterden Road between Coveney's and Rondale House. A further footpath connection in the NW corner would therefore be unnecessary in any event.
- The provision of a terraced development to the road frontage would be out of keeping with the built form of development in this part of the village.
- The development provides a strong frontage to the road with further development behind, set around an internal road with housing and gardens which back on to the wider countryside. In this regard it follows a similar pattern of development as that at Gatefield Cottages, Gybbons Road and Glebe Field and would be incongruous with the settlement pattern which has seen pockets of development like this come forwards over many years.

Planning History

12/0008/EIA/AS: Screening Opinion application – EIA not required.

13/00749/AS: Planning permission granted for Change of use of land for playing fields, including the layout of two football pitches, relocation of existing changing facilities, formation of new access from Regent Street and associated parking.

13/00755/AS: Outline planning permission granted for erection of up to 40 dwellings. All matters reserved for future consideration other than the means of access to the site. This permission is linked to 13/00749/AS and the application subject of this report as it facilitates the relocation of the existing playing fields from the residential site to land NW of Rolvenden Cricket Field. The delivery of the sports field is secured through the S106 attached to the outline planning consent for the residential development. Housebuilding on the residential site cannot commence until the sports fields are installed and available for use.

16/01556/AS: Planning permission granted for associated drainage works on land adjacent to the application site which includes the creation of a new pond and swale. The proposals are based on the drainage strategy which informed the Outline application. Permission has been granted subject to a condition that the development cannot proceed in isolation to any residential development on the adjacent site.

Consultations

Ward Members: The Ward Member is a member of the Planning Committee

First Round of Consultation

Environmental Health Manager: no objection

KCC Highways & Transportation: holding objection whilst following to be satisfied:

- Lack of spaces between plots 21-24, 26-27;
- Size of parking bays not meeting standards;
- Provision of cycle storage for every dwelling

Ramblers: No objection

KCC Drainage: No objection to reserved matters or the discharge of any associated conditions in relation to the management of surface water attached to the outline permission subject to a condition regarding the finer detail.

Southern Water: They propose sewer improvement works as suggested under the outline application remains valid. The developer should enter into a formal agreement with Southern Water to provide the necessary sewerage infrastructure requirements for the development.

KCC Ecology: Initial comments - Dormice, GCNs, bats, reptiles and breeding birds are identified as being present and affected by the proposed development. Satisfied that appropriate level of survey work carried out but need clarification regarding evaluation of the potential ecological impacts and proposed mitigation in relation to dormice, GCNs, bats and reptiles.

Following receipt of additional information made following comments:

Satisfied that has sufficient information now to satisfy previous queries re: potential for impacts on dormice and availability of potential mitigation. Does not address previous queries re: GCNs and mitigation proposals.

High Weald AONB Unit:

- Draws attention to the fact that the development needs to be of the highest standard and should truly contribute to the conservation and enhancement of the High Weald AONB;
- Makes reference to the consideration of the development in the context of all the key landscape components of the AONB Management Plan;
- Ensure that the materials, design, scale, density and layout maintains and enhances local distinctiveness and the built environment , character and sense of place of the AONB;
- Need to show what specific measures will be taken to ensure the long term conservation of the historic field boundaries enclosing the site and protect them from damage due to the layout;
- Meet requirements of the NPPF 128-136 concerning treatment of heritage assets could be subsurface archaeological features on the site;

(**JDCM comment:** The site has no archaeological potential)

- Special attention should be paid to proposed development's lighting scheme.

Rolvenden Parish Council: object for the following reasons:

- Overdevelopment, cramped development. Cannot draw comparison with density of Gatefield Cottages;
- Layout does not reflect context having 5 parallel rows of development compared with 3 at Gatefield Cottages;
- Frontage development too close to the road to allow sufficient mature planting;
- Believe when Woodstock and Homestall to the west of Coveney's were built (89/01398/AS & 89/01377/AS) that building line set to the rear of Coveney's;
- Need to increase margins between the development and existing landscape abutting the countryside and Tenterden Road – significant reduced intensity of built form required particularly along the S and NW boundaries;

- Area devoted to POS is insignificant and located to the extremities of the site making it less convenient to use – poor integration;
- Indicative masterplan from the outline application to illustrate capacity showed a much looser grain of development;
- Little or no attempt to reinforce local distinctiveness in terms of house designs which appear standard; generally large detached houses unrelated to the High Weald AONB context or the adjacent CA;
- Proposed materials are not vernacular materials. Fibre cement Cedral weatherboard, concrete plain tiles, white upvc windows and small module concrete paving inappropriate;
- Layout is so tightly defined that no informal parking available within dwelling curtilages – whilst minimum parking standards might be met, given rural location, large house types and tight layout likely to lead to inadequate parking provision within the site and adverse safety and access consequences on Halden Lane;
- Tree removal/coppicing to facilitate creation of new pond and swale lead to loss of mature trees;
- Insufficient space in proposed development to provide mature native planting;
- Insufficient substandard margin planting particularly to the NW and southern boundary;
- Mix of market units weighted too heavily towards larger properties;
- The Housing needs survey as an evidence base for the Rolvenden Neighbourhood Plan revealed a greater need for 1 and 3 bed dwellings and then 2 bed. Little local demand for 3/4/5 bed dwellings.
- By reducing the size of some units to 1/2 beds there would be greater scope to 'loosen up' density and mass of development and accommodate more landscaping.

Neighbours: 36 neighbours notified; 2 letters of objection received raising the following concerns:

- Adverse impact on setting of Coveney's listed building to the west;
- Housing mix does not reflect the needs of the village for starter homes and retirement dwellings;

- Phasing – 2 phases will take too long given time that has passed – should insist on single phase;
- 2m high capped close boarded fence on common boundary with Coveney's to be completed prior to any groundworks being undertaken on the site;
- Wildlife pond to NE of Coveney's and NW of site – more care needs to be taken to minimise damage to wildlife habitats i.e. removal of oak and ash trees;
- Removal of trees - help support a varied wildlife and bat population;
- Unit 3 close to boundary with Coveney's approximately 2m from the summerhouse on edge of the pond - impinge on enjoyment of wildlife pond;
- Lighting must conform to village norm and not light to urban standards;
- Photos in D&A are not even in Rolvenden – grossly underestimates importance and individual character of Rolvenden;
- Importance of creating a strong street frontage – where is the rhythm and pattern and flow type of Rolvenden which would ease development into the street scene;
- There are 4 unmatched houses directly facing the road – opportunity to create a strong sense of place by responding to the character and history within the village, not just the County's vernacular,

WKPS: Objects for the following reasons:

- Distribution of housing and advocate more 1, 2 and 3 bed market houses as starter homes. Desirable for 2/3 bed bungalows for elderly or disabled;
- Overcrowded site and undifferentiated designs which gives an urban rather than a rural feel;
- 14 affordable homes are grouped together and should be spread across the site;
- Will impose additional traffic strain on Halden Lane. Residents from Gatefield Cottages park their cars on road – potential for causing problems;
- Consideration to be given to increased number and type of visitor parking bays as per KCC comments;
- Shared space to northern half anticipate will cause conflict between cars and people – potential danger to pedestrians;

- Lack of provision for rubbish collection bins.

Second round of consultation – amended scheme

Neighbours: 36 neighbours notified; 7 letters of objection received raising the following concerns:

- The elevations to Tenterden Road and Halden Lane present neither attractive nor strong frontages which do not enhance the character of the area nor reflect the distinct characteristics of the village.
- It does not meet local needs as required.
- Only 14/40 are affordable;
- No evidence in local housing needs survey that demand for 5/6 bed dwellings – will therefore attract outsiders to the village and not those who have grown up here;
- Adverse impact on flora and fauna from clearance of the site;
- Will attract additional traffic to Halden Lane and health and safety implications with risk of more accidents;
- Insufficient parking to accommodate residents and visitors.
- New road into Halden Lane will cause numerous problems with parking and access of large vehicles

(JDCM comment: This was approved under the outline consent)

- Why is the existing hedge in Halden Lane not to be kept?

(JDCM comment: the hedge is to remain except for where the new access is to be provided, which is in accordance with the outline consent. The hedgerow to be removed will be replanted behind the approved sight lines)

- If open space was moved to where plots 13-15 are going to be would be less obtrusive for properties in the lane;
- Would like to see 30mph restriction increased - as turn into Halden Lane you have to slow down which can be difficult when followed by a speeding car;
- Residents who currently live in the village or with strong links to the village who may be on waiting lists must be considered as a priority.

- The scheme does not show enough consideration for the existing landscape features, in particular the trees and hedges;
- Retention of all mature trees and the front hedgerow in its entirety along the main road frontage

(JDCM comment: This is to be retained as shown on the proposed plans. This is a requirement of policy ROLV1);

- The layout of houses is not of a good enough standard for this village and are plodding and unimaginative;
- The road layout is far too extensive and could be readily simplified so giving more green landscape area;
- Shared spaces were clearly not wanted in a recent public consultation for the Neighbourhood Plan and appears here as a result of over-development.

- Access road is nearly opposite No. 13 Gatefield Cottages – one of the new houses now completely overlooks this property as the land on which it is situated is about 1.5m above the level of the neighbouring property. Should be removed from the plans.
- Concern regarding lack of continuous footpath leading from the existing development of Gatefield Cottages, in front of the new houses and continuing along the right hand side of the village as approaching from Tenterden. Important those children and their families can walk to the school on the same side of the road without having to cross the A28.
- A link path should be introduced from the NW corner of the new development to access the existing footpath. This would enable residents and children to access the cricket meadow and new football pitch safely from the new development.
- The grant of permission for the erection of 2 dwellings to the west of Coveney's incorporated a building line established to protect the prominence of Coveney's. It now runs from the front and not to the rear.
- The removal of the oak and ash will cause unnecessary damage to the wildlife environment preserved around the pond in the NE corner of Coveney's.
- Have traffic surveys been undertaken to measure traffic flows and speeds and in this area since the original submission in July 2013?

- Clustering development into the SW part of the site does not follow the grain of development on the north side of the road leading from the village – creates a “ghetto” type environment. A softer transition would be achieved if the cluster was spread more evenly across the development.

Rolvenden Parish Council: objects in the strongest terms by virtue of its density, massing, siting of buildings, inadequate parking and landscape proposals. Held a public meeting in the middle of October with 40 residents in attendance. The following points came out of this meeting:

Trees & hedges

Report from village tree warden expresses concern that some trees, including a significant succession oak, are intended to be removed without justification. The plan should also show existing trees with their mature sizes to demonstrate the effect and proximity to houses. Believe that some trees on the northern boundary are not mature and so will grow bigger than shown and will be incorporated into proposed gardens encouraging future removal. See enclosed overlaid plans. Could they be protected by a planning condition.

(**JDCM comment:** The Arboricultural Assessment has assessed the quality of this tree and identified it as an Ash and Oak tree with a co-joined crown. It has been assessed as a Category U (the lowest category) and is therefore unsuitable for retention. The tree is therefore to be removed for sound Arboricultural reasons).

No large trees are proposed in planting plans. Hedges running adjacent to Halden Lane are outside the “buffer zone” intended for future management by Hole Park. As garden hedges they could be removed by home owners removing any screening to and from Gatefield.

Design

General opinion is that fake chimneys are not wanted with a desire for real chimneys and wood burning stoves. The small cost should be readily recovered in the sale price.

There is no detailed schedule of materials in the D&A. Whilst change to wooden windows is generally welcomed, no reference to if soft or hardwood. Similarly the D&A suggests that concrete roof tiles are prevalent elsewhere in the village and are therefore suitable for this development.

The developers have taken elements from several character areas to justify their choice of materials and then simply mixed them. 6 houses have weatherboard and 3 feature hung tiles leaving the majority of 31 with no local character in their suburban design.

The floor plans show a total of 132 bedrooms in the 40 houses but with no definition between single or double rooms. 46 of these bedrooms have sizes between 8 & 9 square metres only.

Site Layout

Strong local concerns regarding density and overdevelopment;

There is no support for 5/6 bed dwellings. 1/2 bed homes for the open market are required to meet emerging local requirements;

Shared Space is seen as an urban space saving solution and has not worked at Glebe Field;

Whilst welcome the relocation of the open space has resulted in overall area of open space being significantly reduced;

Location of plot 15, a very large house sitting on a raised area and looking directly into Nos 13 & 14 Gatefield;

Massing of built form on the northern boundary still of concern despite the removal of one property from the previous proposal. The existing hedgerow is patchy and the trees to be retained in gardens are small and scrappy and probably be removed by homebuyers. Results in woefully inadequate screening of the site from the AONB.

The revised street elevations of Tenterden Road appear to show a central opening onto the A28 shown as "private drive". Understood that only access would be from Halden Lane.

(JDCM comment: The access from Halden Lane is the only vehicular access to the site)

On no account should a key positioned house along the street frontage be sideways orientated. E.g. plot 29. The ROLV1 policy states that the development should present a strong street frontage.

The affordable housing is in the eastern half of the development and not spread throughout.

Properties in the central block will have the unedifying view of 9 sets of close boarded fencing at 1.75m high.

Traffic and Parking

Whilst parking meets the adopted standards, it is considered inadequate for a rural setting, where public transport is ever decreasing, with narrow roads and shared

space becoming clogged up parked cars. The required cycle parking is said to be in garages or rear sheds. There are no sheds on the plans.

Has an up to date traffic survey been undertaken for Halden Lane. Traffic movements have increased due to presence of new uses down this Lane.

(JDCM comment: The principle of the site access has already been established under the outline planning consent).

The sweep for refuse lorries will conflict with existing parking within the Lane.

Refuse collection does not meet the standards.

Infrastructure

At the time of the original application in 2012 the primary school had capacity for additional children. There is now no capacity at the school with a waiting list.

In 2012 the water company stated that there is insufficient water supply for an additional 40 properties. We are not aware that any work been undertaken to change that.

Additional comments

The original outline plan for up to 40 houses had bedroom numbers more in keeping with the emerging village needs and this was known to the developer prior to their purchase of the site.

A compromise might be 36 houses with a selection being reduced in size by one bedroom. Perhaps then a better design could be achieved, one which both the Parish Council and community can support,

Error on elevation drawing 6180 – showing an access and gap linking A28 to the inner road – this is not shown on the plan and should be deleted.

However, in the event that the development gains approval then request the following conditions:

- PC to be consulted on the type and suitability of materials to be used;
- Sufficient parking is provided for ALL contractors vehicles during the whole construction period, together with suitable wheel washing facilities

(JDCM comment: This can be secured by condition)

- That future residents will not be able to convert garages for residential/ancillary use

(JDCM comment: This can be secured by condition)

- Exterior features contributing to the identity of the development are protected by a covenant attached to the home owner deeds

(JDCM comment: This cannot be secured through any planning controls being related to civil law)

- Open spaces in front of properties should not be allowed to be fenced in

(JDCM comment: This can be secured by condition)

- Existing trees are afforded protection both during construction process and from home owners after sale

(JDCM comment: This can be secured by condition)

- Suggest that oak posts are installed by the developer around the perimeters of the open spaces to prevent parking there. This should be done before any of the properties are occupied;
- Given the narrowness of Halden Lane, the developer should widen the road by 600mm. Any sections of hedge that have to be removed to accomplish this should be replaced with cuttings from the original

(JDCM comment: The access arrangements have been established under the outline consent)

- Off road parking should be provided for existing neighbouring residents. This could be done by utilising the space allocated to Plot 15. Their current parking arrangements in Halden Lane will be compromised by this development which discriminates against them in favour of the newcomers who get their own allocated spaces.

(JDCM comment: The development of this site has been established through its allocation in the Local Plan. It would not be reasonable to seek the provision of parking on-site to offset the loss of current on-road parking.

Kent Highways & Transportation: Further objections raised that can be overcome but concern regarding the following:

- Pedestrian crossing points on Halden Lane;
- Shared private drives to plots 25 & 32;
- Visitor bays to plots 3 & 11;
- Tracking for refuse vehicle;
- Adoption limit adjacent to parking bay for plot 34;
- Parking arrangement for plots 36 and 37;
- Shared surface adjacent to plots 2 & 23;
- Lack of speed restraints;
- Size of parking bay for plot 14

Following receipt of amended plans they raise no objection subject to imposition of standard conditions.

KCC Ecology: Advise that sufficient information has now been provided. They make reference to the consideration of the 3 Derogation Tests set out in the Wildlife Regulations. ABC must satisfy themselves that the development meets the first test. The submitted information has outlined clearly the extent of habitat loss as well as the amount and details of proposed habitat creation. The habitat created will be of much more value to GCN and the information provided will ensure that there will be no detrimental impact to the maintenance of the population of GCNS on site, Therefore this adequately satisfied the remaining 2 tests.

Planning Policy

41. The Development Plan comprises the saved policies in the adopted Ashford Borough Local Plan 2000, the adopted LDF Core Strategy 2008, the adopted Ashford Town Centre Action Area Plan 2010, the Tenterden & Rural Sites DPD 2010, the Urban Sites and Infrastructure DPD 2012 and the Chilmington Green AAP 2013. On 9 June 2016 the Council approved a consultation version of the Local Plan to 2030. Consultation commenced on 15 June 2016. At present the policies in this emerging plan can be accorded little or no weight.
42. The relevant policies from the Development Plan relating to this application are as follows:-

Ashford Borough Local Plan 2000

GP12 – Protecting the countryside and managing change

EN9 – Setting and entrances to towns and villages

LE5 – Equipped public open space (policy formally saved but standards and thresholds superseded)

LE7 – Play facilities

LE9 – Maintenance of open spaces

CF21 – School requirements for new housing developments

EN30 – Nature Conservation Sites

EN31 – Important Habitats

EN32 – Important Trees and Hedgerows

Local Development Framework Core Strategy 2008

CS1 – Guiding principles to development

CS2 – The Borough Wide strategy

CS6 – The rural settlement hierarchy

CS9 – Design Quality

CS10 – Sustainable Design and Construction

CS11 – Biodiversity and Geological Construction

CS12 – Affordable Housing

CS13 – Range of dwelling types

CS15 – Transport

CS18 – Meeting Community's Needs

CS18a – Strategic Recreational Open Space

CS19 – Development and Flood Risk

CS20 – Sustainable Drainage

Tenterden & Rural Sites DPD 2010

TRS17 – Landscape character and design

TRS18 – Important rural features

TRS19 – Infrastructure provision to serve the needs of new developments

ROLV1 – Rolvenden Football Ground, Tenterden Road:

The Rolvenden football ground site is proposed for residential development. The site has an overall indicative capacity of 40 units but the site should be developed in two phases. An initial phase of 20 units should be developed in phase 1 with a layout that allows for the possibility of further development taking place after 2016.

Development proposals for the site shall:-

- a) Deliver the relocation of the football pitch to an improved facility on an alternative suitable site within the parish of Rolvenden;
- b) Provide vehicular access sufficient to serve the whole of the site from Halden Lane;
- c) Provide a footpath/cycleway through the site to link the development at Gatefield Cottages with the main built up part of the village;
- d) Retain the substantial hedge along the frontage of the Tenterden Road;
- e) Provide a built frontage to Tenterden Road
- f) Provide a mix of dwelling types and sizes as required by policy CS13 of the core strategy; and
- g) Provide affordable housing as required by policy CS12 of the core strategy.
- h) Include the provision of equipped public open space, including play facilities, within the first phase of the site in accordance with 'saved' policies LE5 & LE7 of the Borough Local Plan 2000, or any subsequent SPD superseding that policy"

Local Plan to 2030

43. The following are also material to the determination of this application:-

Supplementary Planning Guidance/Documents

Residential Space and Layout Standards SPD2010

Residential Parking and Design SPD 2010

Public Green Spaces and Water Environment SPD 2012

Sustainable Drainage SPD 2009

Sustainable Design and Construction SPD 2010

Affordable Housing SPD 2009

Landscape Character SPD 2011

Dark Skies SPD 2014

Government Advice

National Planning Policy Framework 2012

44. Members should note that the determination must be made in accordance with the Development Plan unless material considerations indicate otherwise. A significant material consideration is the National Planning Policy Framework (NPPF). The NPPF says that less weight should be given to the policies above if they are in conflict with the NPPF. The following sections of the NPPF are relevant to this application:-
- Paragraph 14 sets out presumption in favour of sustainable development.
 - Paragraph 17 sets out the core planning principles including every effort should be made objectively to identify and then meet the housing needs of the area; and always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings; contribute to conserving and enhancing the natural environment, conserve heritage assets.
 - Section 6 sets out about delivering a wide choice of high quality homes, including planning for the needs of different groups in the community such as the elderly. In rural areas, local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing.
 - Section 7 sets out requiring good design.

Other Government Policy

Nationally Described Space Standards

Assessment

45. The main issues for consideration are:
- Whether the proposed layout is acceptable
 - Whether the proposed accommodation mix is acceptable
 - Whether the design of the dwellings is acceptable
 - Whether the development provides sufficient parking
 - Whether the development deals with sustainable drainage
 - Impact of the development on Ecology and trees

Layout

46. The proposal secures the creation of a defined built frontage onto Tenterden Road as per the criteria within the ROLV1 policy, which does not project beyond the established building line. The development provides a footpath/cycleway link through the site to link Gatefield Cottages with Rolvenden village centre as per ROLV1 policy. The development is accessed by vehicles from a single point leading into shared space areas which introduce a rural feel to the development given the sites setting as an important entrance to the village. This hierarchy of spaces and roads is reinforced through a change in surface materials and landscaping treatment. The existing hedgerows are retained except for the position of the new access, where there will be new planting set back from the sight lines. The development backs on to agricultural fields to the north, following the pattern of existing development that prevails in Rolvenden.
47. A principal area of open space provides for informal recreation opportunities as well as providing a transition between the development and the countryside beyond to the north. The relocation of this open space to a more central location allows for an increased surveillance and increases its usage. It also continues to provide an ecological function being connected to surrounding habitats through adjacent landscaping including hedge and grass corridors.
48. As a result of the relocation of the open space, residential development has been introduced along the eastern boundary. Plot 15 sides on to the road and

additional detailing has been provided to the eastern elevation through the introduction of a bay window providing architectural interest. Concerns have been raised about the relationship of this dwelling to both Halden Lane and No.13 Gatefield Cottages. However, it has been established that the new dwelling will be no higher than its neighbour and there would be a comfortable distance between the two.

49. In response to feedback from the parish council, a row of terraced dwellings has been introduced on the western edge of the open space to frame it when on approach from the main access which acts as a focal feature. The terrace also provides an element of surveillance over the open space.
50. The adjustment of the dwellings on the northern boundary has introduced a less formal spatial arrangement with varying gaps between each dwelling and the road running in the front, to give a more rural feel to this part of the development.
51. In totality the proposed development represents an appropriate level of development for the context of the site..

Accommodation Mix

52. The policy makes reference to the provision of a mix of dwelling types and sizes as required by policy CS13. The housing mix has changed during the course of the application to respond to local concerns. The number of 2/3 bed dwellings has increased from 5 to 7 and the number of 4 bed dwellings reduced by 3. The number of smaller properties (1-3) accounts for 55% of the dwellings proposed (total 22 dwellings). The housing mix as amended is still considered to meet an identified need and demand for larger family housing as well as providing a good range of smaller properties.
53. Local residents and the parish council have raised concerns that the affordable housing does not respond to a local need. The affordable housing will be delivered via a rural social landlord (RSL) and there is nothing in the signed legal agreement which dictates that the units should be provided for a local need as would be the case with a rural exception site. However, in the first instance in line with the local lettings policy the initial aim would be to let 100% of vacant properties to those who have a proven local connection to the Parish **and** a housing need.

Design of the dwellings

54. The amended design of the dwellings has followed a more detailed analysis of the architectural character of Rolvenden. It identifies specific character areas but that there is a common pallet of materials and architectural details, such as roof pitches and forms, unifying the character areas and making them

distinctively “Rolvenden”. The amended development proposals incorporate these details, although the architectural style still draws heavily from the historic core of the village.

55. The proposed pallet of materials of brick, plain clay roof tiles, hanging tiles and white weatherboarding, draws reference from the village, the latter providing greater visual interest. The inclusion of barn hips as well as strong gable ends and full hipped roofs is indicative of the vernacular within the village historic core. Wooden casements windows are confirmed to add to the quality of the development.
56. The applicant has not supplied samples of the materials as required by condition 19 of the outline permission. As a result the application has been assessed only on the broad nature of the materials indicated. The use of brick, weatherboard and tile hanging should ensure a cohesive architectural approach. The precise nature of the materials would need to be approved prior to any construction taking place.

Parking

57. The parking provision meets the Council’s adopted standards in terms of usability and design approach. The retention of the garages for parking requested by the parish council can be controlled by condition. I am satisfied that the level of parking provision should meet the needs of the occupants and would not harm the character of the resulting street scene. The parish council and local residents have raised concerns about this development affecting the existing on-street parking within Halden Lane. There is no requirement for this scheme to solve the availability of parking for the residents of Gatefield Cottages.
58. The refuse details meet the required standards.

Sustainable Drainage

59. Kent County Council is satisfied that the broad approach to surface water drainage is acceptable and planning permission has been granted for the further works outside of the application site to facilitate this. Given that the broad strategy is acceptable and that further detail will be provided by condition attached to the planning permission for the drainage works the development is considered to be acceptable.

Ecology and Trees

60. The key ecological impacts associated with the development relate to Great Crested Newts and Dormice and therefore an EPS licence will be required to carry out the works. In turn, it will be necessary to ensure that the

development incorporates biodiversity measures and this can all be secured by way of a planning condition. In deciding whether to grant a licence Natural England must apply the 3 Derogation Tests within the Habitats Directive. For the first test to be satisfied the Council must determine as to whether there is an overriding public interest for the development to go ahead. I am satisfied that this is the case as the site has been allocated in the Local Plan to provide housing. Natural England has advised that they are satisfied that the remaining 2 tests have been adequately met as the submitted information has outlined clearly the extent of habitat loss as well as the amount and details of proposed habitat creation. The habitat created will be of much more value to GCNs and the information provided will ensure that there will be no detrimental impact to the maintenance of the population of GCNs on site. I am therefore satisfied that with suitable mitigation there will be no harm to protected species.

61. The existing tree and hedgerow planting will be retained except for where the new access is to be located. The application is supported by an Arboricultural Report which includes a full tree survey and impact assessment. Whilst several residents and the parish council have raised concerns about the removal of a tree on the western boundary, this has not been identified as being of amenity value being an oak/ash with a co-joined crown. On this basis there is no reason for this to be resisted. The houses on the site have been arranged to maximise tree retention and the relationship between trees and houses is considered to be acceptable. Overall the development retains a significant number of trees and the necessary tree removals will be more than mitigated by the proposed replacement planting. To ensure that the landscape measures identified are maintained, the Landscape Management Plan identifies how and when items will be managed. Apart from those areas within private gardens the landscaping will be maintained by a private management company.

Human Rights Issues

62. I have also taken into account the human rights issues relevant to this application. In my view, the "Assessment" section above and the Recommendation below 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).

Working with the applicant

63. In accordance with paragraphs 186 and 187 of the NPPF, Ashford Borough Council (ABC) takes a positive and proactive approach to development proposals focused on solutions. ABC works with applicants/agents in a

positive and proactive manner as explained in the note to the applicant included in the recommendation below.

Conclusion

1. I am satisfied that the proposed development would result in a structured layout, with well-designed vernacular housing which would not detract from the character of the area and would preserve the setting of the identified heritage assets.
2. The development provides parking that meets the adopted standards in relation to meeting the needs of both residents and visitors.
3. The proposed development would not result in harm to protected species and through the provision of new tree planting as well as retention of existing and bird boxes should provide opportunities to enhance the sites biodiversity potential.
4. The development would provide suitable drainage provision to protect against excessive surface water run-off and localised flooding.

Recommendation

Approve Details

Subject to the following conditions and notes:

1. The vehicle parking and turning spaces shown on the approved drawings shall be provided prior to the occupation of any dwelling hereby approved and shall be permanently retained available for the parking of vehicles at all times unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

2. Prior to the first occupation of any house, a rainwater butt shall be provided and connected to a rainwater downpipe. Rainwater butts shall thereafter be retained.

Reason: To allow residents to store rainwater on site for the watering of soft landscaping in ground level private amenity areas and thereby reduce the demand for mains water on site.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) or any other Order or any subsequent Order revoking or re-enacting that Order, the car barns shall be provided in accordance with the detailing shown on the approved

plans and shall not be further altered through the addition of further doors without the prior permission of the Local Planning Authority in writing.

Reason: To ensure that the covered space is retained available for the storage of a vehicle when not in use in order to prevent the displacement of car parking and subsequent inappropriate car parking.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any other Order or any subsequent Order revoking or re-enacting that Order, no additional structural posts boundary fences or walls shall be created within the approved car barns without the prior permission of the Local Planning Authority in writing.

Reason: Additional structural posts have the capacity to obstruct the opening of vehicle doors and bring the minimum internal dimension below that forming Council SPD policy. Creation of fences and walls within car barn structures that serve more than one plot are similarly likely to reduce the usability of these covered allocated parking spaces leading to the displacement of car parking and subsequent inappropriate car parking. Fences and walls within such car barn structures may also adversely affect the external visual appearance of the car barn.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no development shall be carried out within Class A of Part 1 of Schedule 2 of that Order (or any Order revoking and re-enacting that Order), without prior approval of the Local Planning Authority.

Reason: To ensure against inappropriate extensions being created to homes and thus protect the character and amenities of the locality.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) or any other Order or any subsequent Order revoking or re-enacting that Order, the dwellings hereby approved shall only be occupied as single dwelling houses as described by Use Class C3 of the Town and Country Planning Use Classes Order 1987 as amended.

Reason: To ensure that car parking provided within the development remains adequate to meet the needs of the occupiers of the development.

7. Prior to the approved soft landscaping works being commenced in accordance with the details shown on the approved drawings (or any subsequent variant to that drawing agreed in writing by the Local Planning Authority) a 'soft landscaping implementation notice' shall have been served on the Local Planning Authority in writing stating the date of

commencement of landscaping works and the anticipated date of completion of the soft landscaping works within the relevant planting season.

(b) Within 10 working days of the completion of the approved soft landscaping works other than for street trees a 'plot landscaping completion notice' shall have been served on the Local Planning Authority in writing identifying the date at which the plot landscaping works were considered as being completed.

(c) Within 10 working days of the completion of the approved soft landscaping works other than for plots a 'street tree landscaping completion notice' shall have been served on the local planning authority in writing identifying the date at which the street tree landscaping works were considered as being completed.

Reason: To enable the Local Planning Authority to monitor soft landscaping works for compliance with the approved soft landscaping details.

8. No dwelling shall be commenced above ground level until full details of proposed external bricks/tiles and cladding materials (including samples) have been submitted to and approved by the Local Planning Authority in writing and thereafter only those approved external materials shall be used in the construction of the development.

Reason: In the interests of visual amenity.

9. No dwelling shall be commenced above ground level until the following details (at a scale of 1:20 or 1:50 as may be appropriate) have been submitted to and approved by the Local Planning Authority in writing and no further additions shall be made without subsequent further approval by the Local Planning Authority:-

- windows and doors (including cill detail, depth of reveals within openings and including sash window detail) and other external joinery.
- porch canopies (including materials and colour)
- garage door details (including glazed panels, colour and materials),
- front door details (including glazed panels, colour and materials),
- the form, colour and location of any necessary external meter boxes (including visual screening by landscaping),
- rain water goods down-pipes and final finish colour,

- any other external fittings to dwellings (including aerials, dishes and amenity lighting),
- details of proposed materials/cladding/finishing to the interior walls of covered parking spaces and drive through areas within buildings with a residential accommodation above, as well as full details of doors to the ground floor level store areas for the residential accommodation provided above such spaces, and
- eaves/verge details, corbelling, rendered bands and string courses.

Reason: Such fine details have not yet been submitted but are important in the interests of visual amenity and to ensure delivery of high quality development.

10. No vents or flues shall be installed on the front or principle elevation(s) of any building unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of protecting the visual amenity of the area.

11. Details of the measures to enhance biodiversity on the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works and shall be implemented prior to occupation of the development and thereafter maintained.

Reason: In order to enhance biodiversity of the site

12. The works hereby approved shall be carried out in strict accordance with the Ecological Assessment by JFA Environmental Planning November 2016, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of protecting ecology.

13. Prior to the commencement of any development on site (including demolition) full details of the proposed mitigation strategy in respect of GCNS and dormice shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with the approved details.

Reason: To ensure no harm to protected species

14. The pedestrian visibility splays as shown on the approved plans of 1m x 1m behind the footway on both sides of the private accesses with no obstructions over 0.6m above footway level, shall be provided before the development commences and the splays shall be so maintained at all

times.

Reason: In the interests of highway safety.

15. There shall be a bound surface for the first 5m of the private accesses from the edge of the highway.

Reason: In the interests of highway safety.

16. Prior to the commencement of the development details of secure, covered cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority and prior to the occupation of any dwelling hereby approved the development shall be carried out in accordance with the approved details and permanently retained available for cycle storage at all times unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

17. The 1.8m high closeboarded fence on the south western boundary of the site with the property "Coveney's" as shown on the approved detailed site layout plan, 6180-002 Revision L shall be provided prior to the commencement of the development.

Reason: In the interests of the residential amenity of the occupiers of the adjacent property.

18. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed in writing with the Local Planning Authority; and any trees or plants whether new or retained which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

Note to Applicant

1. This development is also the subject of an Obligation under Section 106 of the Town and Country Planning Act 1990.

2. Working with the Applicant

In accordance with paragraphs 186 and 187 of the NPPF Ashford Borough Council (ABC) takes a positive and proactive approach to development proposals focused on solutions. ABC works with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service,
- as appropriate updating applicants/agents of any issues that may arise in the processing of their application
- where possible suggesting solutions to secure a successful outcome,
- informing applicants/agents of any likely recommendation of refusal prior to a decision and,
- by adhering to the requirements of the Development Management Customer Charter.

In this instance:

- The applicant was provided the opportunity to submit amendments to the scheme/ address issues.
- was provided with pre-application advice,
- the agent responded by submitting amended plans;
- The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.

3. External materials are expected to be of high quality. Inferior quality external materials are unlikely to be acceptable to the local planning authority.
4. The developer should enter into a formal agreement with Southern Water to provide the necessary sewerage infrastructure required to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.
5. Any feature on this site capable of conveying water can be considered to fall under the definition of an 'ordinary watercourse' (unless it shown by the EA's mapping to be a designated 'main river'); we would urge the applicant to contact us prior to undertaking any works that may affect any watercourse/ditch/stream or any other feature which has a drainage or water conveyance function.

Any works that have the potential to affect a watercourse or ditch's ability to convey water will require our formal flood defence consent (including culvert removal, access culverts and outfall structures). Please contact flood@kent.gov.uk for further information.

Background Papers

All papers referred to in this report are currently published on the Ashford Borough Council web site (www.ashford.gov.uk). Those papers relating specifically to this application may be found on the [View applications on line](#) pages under planning application reference 15/01555/AS.

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Annex 1



Ashford Borough Council



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