

Application Number	16/01412/AS
Location	Land between Aldington Fresh Foods and Brockenhurst, Roman Road, Aldington, Kent
Grid Reference	34765 / 36793
Parish Council	Aldington
Ward	Saxon Shore
Application Description	Residential development to provide 10 No. houses together with associated access driveway, parking spaces and landscaping
Applicant	Paul Browne Homes Ltd
Agent	Kent Design Partnership
Site Area	0.6 hectares

(a) 103/58R 8S	(b) Aldington & Bonnington PC - R	(c) KHS X , KCCD X, KCC (DCU) x, KED X, PROW X, HM X, KCC (BIO) X, KCC (Heritage) X, PO (Drainage) X, EH (EP) X, SS X, SW X
----------------	-----------------------------------	---

Introduction

1. This application is reported to the Planning Committee because it involves the erection of more than 10 dwellings and therefore is categorised as a major development. The application consequently requires determination by the Planning Committee under the Council's scheme of delegation.

Site and Surroundings

2. The site, known as Cooper's Field is situated on the western edge of Aldington village, fronting Roman Road; there is a recent infill residential development to the south.
3. The site is currently mainly undeveloped with some small agricultural shelters and predominately open grassland and scrub, shrubs and a number of trees along the boundaries of the site and post and rail fencing along the frontage.

4. To the east of the access is a ribbon of development principally 2 storey semi-detached dwellings built in the 1960's with relatively long rear gardens; however the property immediately adjacent to the access is a low bungalow which although having a long garden, for the most part is only 5m wide. This property is on slightly higher ground than the application site.
5. The land was used for holding livestock before it was taken to the abattoir to the south for slaughter. The abattoir has been redeveloped for housing and is now known as Badgers Close. The layout is shown on the plan below.



Figure 1: Aerial photo

6. The land beyond the western boundary is open countryside.
7. The site is 100m south east of the Aldington-Clap Hill Conservation Area.
8. The site lies within the Aldington Ridgeway Landscape Character Area, which states that the dense arrangement of settlement within Aldington restricts views out from the roads. The overall guidelines are to conserve and restore by resisting further expansion of Aldington and avoiding large scale development along the prominent ridgeway.

Proposal

9. The application seeks full planning permission for the erection of 10 houses with associated parking.
10. There would be a new vehicular access onto Roman Road, with a shared surface into the site.
11. The proposed housing mix is:
 - 4x two bed semi-detached houses
 - 1x three bed detached house
 - 5x four bed detached houses
12. Parking would comprise 20 off street parking spaces, provided in-front of garages next to the plots, a car barn and in a parking court and two visitor spaces.
13. The proposal was amended following submission and the number of units was reduced from 11 to 10.



Figure 2: Site layout

14. The following additional amendments have been secured:
 - plans showing a 1 metre wide badger corridor
 - access width reduced to 4.8 metres and foreshortening of the entry bell mouth footpaths to a distance 2 metres beyond the rumble strip
 - private driveway would be 4.1 metres in width

- plots 1-4 have been brought forward by a little over 1 metre to achieve the minimum 10 metre rear garden length and each of those units has independent rear garden accesses and bicycle sheds in the rear garden area
- plots 5 and 6 as originally submitted have been replaced by a single 4 bedroom dwelling
- the corner plot adjacent to the Badgers Close boundary has been amended to show only a double attached garage
- fully hipped roof to plots 1 and 2
- the proposed weather boarding would be extended around the extra first floor perimeter of plot 3
- reduced roof pitches to plots 7 and 9
- car barn for garage on plot 10
- refuse collection point for plot 6

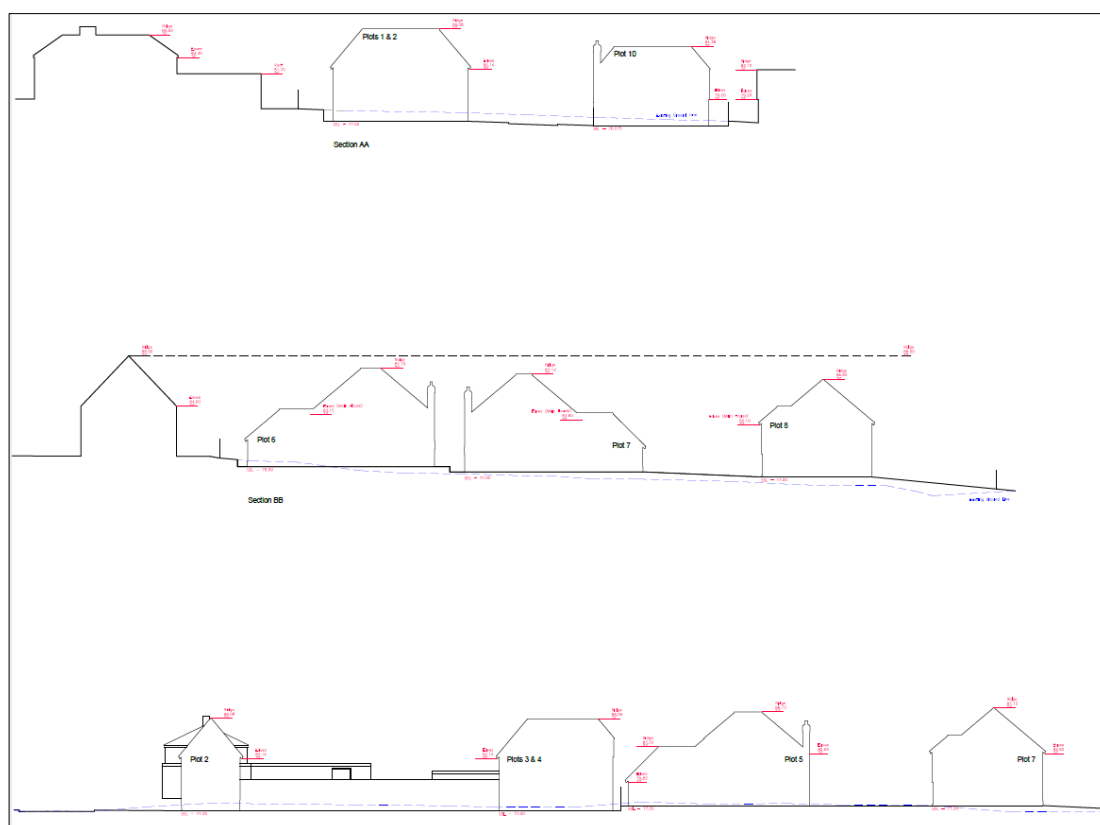


Figure 3: Site sections and surveyed levels

15. The proposal would deliver four affordable units (4x two bed semi-detached houses). This would be a 40% provision.
16. A badger corridor would be maintained through the site along the eastern boundary due to the active badger sett. So the badgers would continue to

have access to the rear gardens of the existing properties and therefore access to water.

17. The units are of a traditional design with brick plinths, chimneys, steeply pitched roofs with clay rooftiles, hanging tiles and weather boarding.

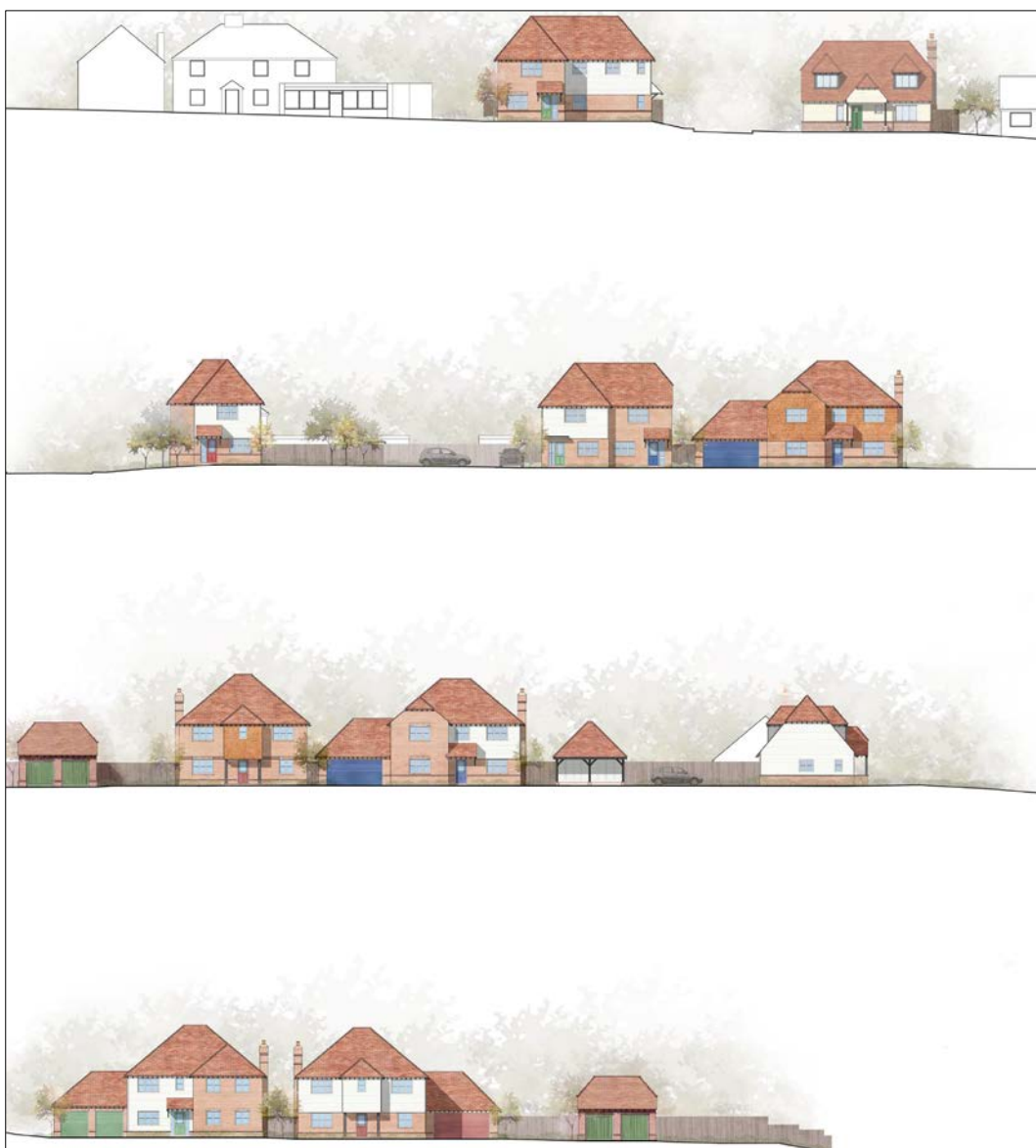


Figure 4: Streetscenes

18. In support of the application, the following has been submitted and the information has been summarised by the applicant's agent:
19. Pump Mains Survey - a topographic survey has been submitted which is contained on drawing No. 1 from JC White Geomatics Limited. This drawing shows the route of the pumping main. Please note that this has been taken into account in the layout of development and an appropriate stand-off distance provided throughout the design.

20. Ecological Scoping Survey - An Ecological Scoping Survey has been submitted by Martin Newcombe under reference D123.Aldington (TR060367).R. The survey involved a site visit and investigation of protected and other species. The results show that there were no botanically interesting areas or individual or groups of plant species within the entirety of the site.
21. There were ten bird species recorded on site but negligible potential nesting habitat. House Sparrows were on the site. This is a red list bird but adequate mitigation can be provided through gardens. It was noted that a badger had entered the site and had probably been foraging. A total of four reptiles (all slow worms) were found on site and have been successfully translocated. There was no further evidence of the presence of other Biodiversity Action Plan (BAP), Kent Red Data Book (KRDB) species within the site.
22. In respect of mitigation the ecologist states that House Sparrow nesting facilities should be incorporated into any new development. This could be dealt with landscaping and ecological enhancement conditions. In respect of badgers, a badger proof fenced corridor is shown to be installed at the bottom of the gardens above the sett slope. This would ensure that badgers could keep to their traditional routes. The evidently small population of slow worms needed to be translocated and or replaced on site. All of these measures could be accomplished by a landscaping and biodiversity plan. In association with the above a Biodiversity Enhancement Scheme has been submitted.
23. Plans and Tracking Layout - a tracking layout was provided to show how vehicles could turn within the site and the tracking of vehicles entering the public highway. This is shown in drawing 15.49.SK11 Rev B.
24. Archaeology - while no archaeological investigation work was submitted, KCC Archaeology have confirmed that this is a matter that can be covered by condition.
25. Drainage Matters - following the submission of further information it was concluded that the risk of not achieving a policy compliant design at a detailed stage or discharge of conditions stage was considered to be low. The applicant has not objected to the conditions as set out.

Planning History

26. There is no relevant planning history for the site.
27. The site was put forward in the call for sites and was shortlisted for inclusion in the Strategic Housing and Employment Land Availability Assessment (SHELAA). However, it was not included in the final version, following local concerns.

28. In 2014 the Council approved a revised scheme for 12 units on the abattoir land to the south ref 14/00165/AS. This followed a previous approval in 2012 ref 12/01291/AS. This was a resubmission of 12/00449/AS that was for a 14 unit scheme, which was recommended for refusal on the committee agenda and was withdrawn by the applicant prior to the committee meeting to overcome the areas of concern.

Consultations

Ward Members: The ward members are not members of the Planning Committee. Cllr Jane Martin has made the following comments:

- windfall sites are not subjected to the same degree of testing and scrutiny as proposed site allocations
- sustainable location due to proximity to shops, school, pubs and other local amenities such as bus services, sports facilities, play area and road network
- possibly considered as infill
- infrastructure development having failed to match the pace of additional housing
- Aldington is not classified as a hub town or village

[officer comment: Tier 3 settlement in the Core Strategy]

- development of exception sites of some size that were not included in the plan and have contributed to the increase in size considerably of this village (more than 50% in the last 10 years)
- delivered almost 200 dwellings in the past 12 years
- disproportionate level of development to a village setting, and endangers the future classification of Aldington as a village
- Aldington & Bonnington Parish Council considered the site unsuitable for development as detailed in the 'Site Submissions Report for Saxon Shore:

Aldington & Bonnington Core Strategy update to 2030'

- set a precedent for other omission sites as windfall sites
- cumulative impact of development

Aldington and Bonnington Parish Council: object and have raised the following matters:

- harm to the character of the area
- traffic congestion
- inadequate local infrastructure including bus service, broadband
- cumulative impact of development
- pedestrian safety
- vehicular assess a risk to highway safety
- suggest a speed limit reduction to 20mph on Roman Road
- noise and disturbance from construction
- loss of on street parking for the access
- suggest additional public parking
- harm to the village shop from loss of parking
- premature of new Local Plan
- overdevelopment
- alternative scheme preferred
- unsuitable housing mix
- lack of public consultation
- harm to habitat, ecology and biodiversity - badgers
- loss of agricultural land
- harm to AONB and landscape setting
- sewerage capacity
- surface water flooding risk
- site rejected in 2015 as a site submission

KCC Highways and Transportation: no objection to the parking layout, vehicle tracking and highway safety, subject to conditions.

KCC SuDS: no objection and satisfied with the Council's Drainage Engineer's approach.

KCC developer contributions: no objection subject to a contribution to additional library bookstock. They also request a condition to secure superfast fibre optic broadband.

KCC Education: no objection and there are no projects suitable for developer contribution. Aldington Primary School was recently expanded; the net available capacity of the two local schools (taking into consideration the extra spaces being supplied at Aldington Primary School and including the new pupils from this development) fluctuates from a deficit of 8 places in 2015-2016 to a surplus of 5 places in 2018-19. Therefore, there is insufficient evidence to substantiate seeking a Primary contribution.

Due to the government restriction on pooling only up to five development schemes under CIL Reg 123, KCC are unable to seek Secondary contributions.

KCC Rights of Way Officer: no objection, as there is no Public Rights of Way within the site or directly affected by the proposed development and there are no projects suitable for developer contribution.

Housing Strategy Manager: no objection, subject to the affordable homes being of the same design and quality standard as the market housing and the tenure would comprise two of the proposed four affordable homes for affordable rent and the other(s) for shared ownership.

[officer comment: the two properties fronting the road would be for affordable rent]

KCC's Ecological Advice Service: no objection, slow worm translocation has been implemented and a badger corridor would be created. A condition for suitable mitigation and enhancement is suggested.

KCC's Senior Archaeological Officer: The site of the proposed development lies in an area of potential associated with Roman and post medieval activity. Roman Road is considered to run along the alignment of a Roman road and there may be remains associated with its construction or use within the application site. Piggy Bank Farm to the east is identifiable as small holdings on the 1st Ed OS map and remains associated with this post medieval complex may survive within the site. The terracing along the southern boundary is also marked on the 1st Ed OS map and therefore may be manmade of some antiquity. A condition is recommended.

Project Delivery Engineer (Drainage): no objection subject to conditions, given the infiltration test results and the detailed design elements of the adjoining scheme show that the design would meet the design detail in the SPD.

Environmental Services: no objection, subject to a condition regarding land contamination investigation and remediation as required.

Streetscene: have made the following comments:

- plots 6 is over the contracted maximum 25m pull out distance
- any collection point should not obstruct the roadway
- indemnity insurance policy would be required for collections if the road is not adopted
- a full and final refuse sweep for all properties on this development.

[officer comment: a collection point has been provided next to plot 5, the swept path analysis has been found acceptable by Kent Highways and Transportation]

Southern Water: no objection and make the following comments:

- A main foul rising main within the site
- Should a foul sewer be found an investigation would be required
- Ensure the long-term maintenance of the SuDS facilities

Neighbours: 49 neighbours were consulted and 103 neighbours were re-consulted on the amended plans. **58** representations to object and **8** in support were received.

The objections are summarised below:

- increase traffic congestion
- obstructive overspill parking
- risk to highway safety
- inadequate parking
- sewerage infrastructure capacity
- risk to badger sett, house sparrows and bats

- cumulative impact of development
- no improvement to local infrastructure and services (incl. health, education, broadband, roads)
- disturbance during construction
- does not meet a local need
- out of character
- no need for development
- inadequate highway capacity
- limited bus service
- loss of private open space
- loss of visual link to Romney Marsh
- loss of light/overshadowing
- noise and disturbance from occupation
- loss of privacy/overlooking
- emergency vehicle access
- storage tanks for LPG or oil
- alternative scheme preferred
- does not meet local housing need
- light pollution
- set a precedent
- loss of food production land
- loss of a private view
- property devaluation
- surface water flooding risk
- boundary access

The support comments are summarised below:

- respect the character of the area
- good design
- improve eyesore
- risk of unauthorised development
- contribute to community
- parking a common problem
- need for speed management
- benefits to rural economy
- enable improved infrastructure and services

Public consultation: the applicant was invited to attend a public parish council meeting on 24.10.2016, the developer presented the proposal and responded to queries raised.

Planning Policy

29. 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, the Chilmington Green AAP 2013 and the Wye Neighbourhood Plan 2015-30. On 9 June 2016 the Council approved a consultation version of the Local Plan to 2030. Consultation commenced on 15 June 2016, this is now closed. At present the policies in this emerging plan can be accorded little or no weight.

30. 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 of towns and villages

EN10 - Development on the edge of existing settlement

EN12 - Private areas of open space

EN23 – Sites of Archaeological importance

EN31 - Important habitats

HG3 - Design in villages

CF21 – School requirements

Local Development Framework Core Strategy 2008

CS1- Guiding principles

CS2 - The Borough Wide Strategy

CS6 - The rural settlement hierarchy

CS9 - Design quality

CS11 - Biodiversity and Geological Conservation

CS12- Affordable Housing

CS13 - Range of dwelling types and sizes

CS18 - Meeting the Community's Needs

CS20 - Sustainable Drainage

Tenterden & Rural Sites DPD 2010

TRS1 - Minor residential development or infilling

TRS2 - New residential development elsewhere

TRS17 - Landscape character and design

TRS18 – Important rural features

TRS19 - Infrastructure provision to serve the needs of new developments

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

Supplementary Planning Guidance/Documents

Affordable Housing SPD 2009

Residential Parking and Design Guidance SPD 2010

Sustainable Drainage SPD 2010

Landscape Character SPD 2011

Residential Space and Layout SPD 2011

Dark Skies SPD 2014

Other Guidance

Informal Design Guidance Notes 1- 4 2015

Local Plan to 2030

SP1 - Strategic Objectives

SP2 - The Strategic Approach to Housing Delivery

SP6 - Promoting High Quality Design

HOU1 - Affordable Housing

HOU4 - Residential Development in the rural settlements

HOU5 - Residential windfall development in the countryside

HOU12 - Residential space standards internal

HOU13 - Homes suitable for family occupation

HOU14 - Accessibility standards

HOU15 - Private external open space

TRA3a - Parking Standards for Residential Development

TRA5 - Planning for Pedestrians

TRA6 - Provision for Cycling

ENV3 - Landscape Character and Design

ENV4 - Light pollution and promoting dark skies

ENV5 - Protecting important rural features

ENV8 - Water Quality, Supply and Treatment

ENV9 - Sustainable Drainage

ENV10 - Renewable and Low Carbon Energy

ENV15 – Archaeology

COM1 - Meeting the Community's Needs

Government Advice

National Planning Policy Framework 2012

Planning Policy Guidance

Technical housing standards – nationally described space standard

32. 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. In respect of this application, paragraph 14 is of a particular relevance.
33. The Core Principles of the NPPF are relevant and in particular paragraphs 49 and 50 regarding sustainable development and the delivery of housing.

Assessment

34. The main issues for consideration are:
- (a) Principle of development
 - (b) Visual amenity
 - (c) Neighbour amenity
 - (d) Highways and parking

- (e) Biodiversity and ecology
- (f) Sustainable drainage
- (g) Cumulative impact
- (h) Affordable housing
- (i) Whether planning obligations are necessary

(a) Principle of Development

35. Paragraph 49 of the NPPF states that “housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.”
36. The Council does not have a five year supply of deliverable housing sites, as documented in the Annual Monitoring Report (AMR) (2015/16). Therefore by extension, paragraph 49 of the NPPF is engaged which states that “relevant policies for the supply of housing should not be considered up-to-date if the LPA cannot demonstrate a deliverable 5 year supply of housing”. The Courts have determined that “relevant policies for the supply of housing” has a fairly broad meaning, so this would include policies which might seek to protect certain areas from development without expressly referencing housing development.
37. It is important to highlight that the Courts have also determined that where policies are “out-of-date” in the context of paragraph 49, it does not mean that such policies should have no weight in decision-making. However, what it does mean in practice is that a reliance on the simple principles embodied in those policies cannot be relied upon and just because a site is physically outside the built confines of a policy TRS1 settlement, is insufficient to justify refusal.
38. Given the need for additional housing in the borough and the significant weight in the NPPF in terms of the delivery of a wide choice of high quality homes (paragraph 50), the provision of additional residential units should be considered. So instead, the application must be assessed to consider whether the proposal would generate harm and adverse impacts which would significantly and demonstrably outweigh the benefits of the development, i.e. its ability to help meet that housing land supply shortfall.

39. The scale of the shortfall against a Five Year Housing Land Supply is also a material consideration here. There is more of a presumption in favour of the proposals and positive weight to be applied to the provision of this new housing. The likelihood of a site actually delivering dwellings within the next five years is also material. As there are no infrastructure or land ownership constraints that might prevent this happening here, there is a positive weighting to be applied in terms of this housing delivery on this site for the ten homes.
40. The starting point remains the adopted Development Plan policies. However, the presumption in favour of sustainable development reflected in paragraph 14 of the NPPF needs to be given considerable weight in the determination of this application, in that relevant Development Plan policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.
41. Policy TRS2 of the DPD states certain 'exception criteria' that could allow development outside of built-up confines, but as the proposals are for mainly market dwellings it would fail to meet any of the exception criteria under policy TRS2.
42. TRS2 is for development beyond the built footprint, whilst the site is undeveloped, it does have continuous development either side, so this policy is given less weight.
43. Policy TRS1 allows for minor residential development or infilling, provided:
 - a) the development can easily be integrated into the existing settlement without the need to substantially improve the infrastructure or other facilities;
 - b) the proposal is of a layout, scale, design and appearance that is appropriate to the character and density of its surrounding area;
 - c) it does not result in the displacement of other active uses such as employment, leisure or community uses in the area; and,
 - d) the proposal would not result in the loss of public or private open spaces or gaps that are important characteristics of the settlement.

Parts a) and b) are given considerable weight as this is consistent with paragraphs 50 and 58 of the NPPF, part c) is consistent with paragraph 22 and 70 does not support the long term protection of sites allocated for employment use and as this is not in active use. Therefore, these parts are given considerable weight. Part d) does not directly relate to any part of the NPPF, however, green spaces can form part of the local distinctiveness.

44. The site is unallocated for development and is not in the SHELAA which forms part of the evidence base of the new Local Plan; therefore it is a windfall site. As this is for 10 units, this is not a significantly large number of units and further to the responses from consultees regarding highways and education, this modest growth can be accommodated without an adverse impact on those matters.
45. Policy CS6 of the Core Strategy identifies Aldington in the rural settlement hierarchy as a tier 3 settlement. These are villages within which a limited amount of new residential allocations will be made. Aldington is included in the third tier as although it scores only moderately well in the sustainability matrix, it does act as a significant local service centre to the rural area in the south eastern part of the Borough.
46. The site is not in active use and since the closure of the abattoir; it is not an employment site and provides no services enjoyed by the community as referred to in Paragraph 7.10 of the SPD.
47. The Tenterden and Rural Sites DPD in paragraph 6.19 states that the key message from the local stakeholder workshops in Aldington was that new housing development should be located north of Roman Road (this site is to the south of Roman Road).
48. The application site lies to the south of Roman Road, there is development on three sides, however, as it is on undeveloped land it is not infilling. Paragraph 7.8 defines the 'built-up confines' of the settlement and the frontage is 38m wide, so this is not a narrow gap, however, is a strong linear development along the south western side of Roman Road and the proposal would continue this. The application site is shallower than Badgers Close so the dwelling on plot 6 would be set between no. 11 and 12 Badgers Close which extends further back. So would allow the proposal to integrate into the existing settlement pattern. The application would not accord with the pre-ample to policy TRS1; however, it must be assessed as to whether the proposal would significantly and demonstrably outweigh the benefits of the development in accordance with paragraph 14, i.e. its ability to help meet that housing land supply shortfall including affordable housing.
49. The NPPF states that there is a need to deliver a wide choice of high quality housing to widen the opportunities for home ownership. This is consistent with policy CS13 that requires a range of dwelling types and sizes to increase local housing choice. There would be a mix of 2, 3 and four bed houses; these would provide a mix of family housing.

50. The following criteria are relevant to whether the proposal would amount to sustainable development and shall be assessed below:

- Physical isolation
- Distance to main local facilities / services
- Quality / number of those facilities / services
- Public transport connectivity
- Quality of pedestrian links to facilities / services
- Landscape quality
- Ecological / biodiversity quality
- Flood Risk
- Would realise an opportunity to deliver a wider social benefit to local community

(b) Visual Amenity

51. The application site is north west of a recently completed residential development in Badgers Close for 12 units, which are two storeys in height, a mix of attached and detached dwellings and garages. The properties along Roman Road to the south are predominantly in a linear pattern of development with a mix of housing types other than Ragstone Hollow on the opposite side of the road.

52. The proposed development would have an access from Roman Road and there would be two pairs of semi-detached, two storey dwellings and a chalet bungalow along the frontage. These would respect the building line and eaves levels of the adjoining buildings and the plot 2 would turn the corner into the access road to create legibility. These units would have high eaves to ridge heights, however, the overall height would complement the new dwellings to the south east and the pitch of the roofs would follow local distinctiveness and allow plain clay roof tiles.

53. The access road would run through the middle of the site then veer south giving access to plots 6 and 7, where the road would narrow.

54. The properties comprise a mix of semi-detached and detached units each with dedicated parking and a private garden. All would have a road frontage and most would have a front garden. They would all be two-storeys in height with fully pitched roofs and the garages would be set back from the front

elevation and the access road to provide a driveway for parking vehicle and a parking court between the two pairs of semi-detached houses. The external materials would be similar to the palette of materials in the surrounding development.

55. The buildings would maintain gaps to the site boundaries or step down to a single storey level; this in conjunction with the gaps between buildings and the access road would complement the existing pattern of development. The proposal is of a layout, scale, design and appearance that is appropriate to the character and density of its surrounding area so complies with policy TRS1 and the NPPF.
56. Aldington is on a prominent ridgeline location, the Landscape Character Assessment states that “the dense arrangement of settlement within Aldington restricts views out from the road.” There are more open views from Knoll Hill to the south. The proposal would maintain the existing hedgerow to the western boundary where there is open countryside and as the ground level of the application site is no higher than the land to the west it would not appear visually prominent when seen from the west. This would comply with policy TRS17 and TRS18 and the NPPF.
57. The application site is private open space, this was created from the historic presence of an abattoir on the adjoining land, and other mainly residential has been built around this. This site was never in community use and had a functional use, whilst this is a break along the front it is not an important characteristic of the settlement. Therefore, the loss of this would not result in demonstrable harm to the pattern of development. Therefore, there would be no conflict with saved policies EN12 and TRS1 and the NPPF.

(c) Residential Amenity

Buildings fronting Roman Road

58. Plot 10 on the frontage would be occupied by a chalet bungalow, this would be set forward of the bungalow at Brockenhurst, however, as the proposed building be set at least 2.5m from the shared boundary and at a slight angle there would be no harmful overbearing impact.
59. There would no side facing windows at the first floor and above to that would overlook the adjoining buildings. The introduction of first floor windows on the rear of the proposed dwellings would result in some overlooking of garden, however, this is an existing relationship from existing properties so would be no more harmful.
60. Aldington Fresh Foods is a shop: the dwelling on plot 1 would be within 1.0m of the shared boundary on the frontage, and then the plot widens. Due to the

gap between the buildings there would be no loss of amenity from overshadowing impact.

No. 12 Badgers Close

61. The rear elevation would face the end of the access road in the development scheme. There would be a 3.0m gap from the end of the road to the shared boundary, and as this would serve one dwelling there would not be undue noise and disturbance from vehicle movements. The garden of no. 12 is to the side and the garage to plot 6 would be at least 3.0m from the shared boundary and have a hipped roof, to reduce any overbearing impact.
62. There would be one first floor window on the side elevation facing no. 12, as this would service a non-habitable room, a condition is suggested to ensure this has a limited opening and is obscurely glazed.
63. Noise and disturbance from construction is an inevitable consequence of all development and would only be for a temporary period. However, to safeguard the amenity of adjoining residential development a condition to restrict hours of construction would be appropriate.

Occupiers

64. The proposal would meet the technical housing standards as the room sizes and internal floor areas would meet the required standards.
65. The garden would be at least 10m in length so would meet the Council's requirements in the Residential Space and Layout SPD. To retain this, it is proposed that enlargements under Class A are removed for all plots other than plots 5 and 6 which have longer gardens.
66. The road would also run along the length of the gardens on plots 2 and 10 and plot 5. Plots 2 and 10 are along the frontage and plot 5 at the rear, the ground floor rooms are dual aspect and the buildings and the garden boundary would be set back between 3.0m to 4.0m from the access road, this would ensure that a landscaping buffer could be planted to mitigate any impact in conjunction with the separation distance.
67. A condition requiring details of the planting to these plots along the access road can be secured by condition as part of the landscaping scheme.
68. There would be some mutual overlooking from side facing windows on the first floor level on the flank walls of plots 5-9, as these would be secondary windows to habitable rooms and for bathrooms, it would reasonable to have these obscurely glazed with a limited opening by condition.

69. The road servicing plots 6, 7 and 8 would narrow, so a collection point has been provided in-front of plot 4. This would ensure that there is satisfactory servicing.
70. The applicant has confirmed that the proposed dwellings would be served by individual oil storage, adjacent to the rear garden sheds and rear garden access gates for the pairs of semi-detached houses and for the detached dwellings the rear of / side of the garage/parking barn serving the unit and their rear access gates.

(d) Highways and parking

71. The proposed new access to Roman Road would have visibility splays that have been demonstrated to be in excess of what is required for a 30mph speed limit and so are acceptable.
72. Based on an increase in vehicle numbers on the public highway, a development of 10 dwellings would not have an adverse impact on highway capacity. It is acknowledged that some of the roads in the surrounding areas are single lane due to parked cars and narrow roads and the site is close to existing road junctions. However, Kent Highways and Transportation have reviewed that application and have stated that the increase in traffic movements would not generate sufficient vehicle trips to warrant a recommendation of refusal based on traffic generation or highway safety.
73. 20 car parking spaces provided through a mixture of surface spaces and a car barn, these would meet the Councils' requirement of two spaces per unit and minimum dimensions. Given the size and number of the units and the proximity of the site to local facilities in Aldington village, bus stops in Roman Road and Forge Hill. Whilst, the bus service is limited, the provision would be acceptable for the size of the development and ensure that there would be no significant overspill parking onto surrounding roads, to warrant refusal, given that two visitor spaces would also be provided.
74. Secure and covered cycle storage could be provided in the garages and sheds in the rear gardens. This is a similar arrangement to neighbouring dwellings so is suitable and further details are not required.
75. The applicant has submitted a revised layout plan and a track drawing is provided for a 10.7m refuse vehicle. Kent Highways and Transportation are satisfied that there would be no overhang of private property from the refuse vehicle track and could manoeuvre within the site.
76. The applicant has confirmed that there would be suitable access for emergency vehicles. The first part of the access road would be 4.8m which meets the required parameters. Where it would reduce to 4.1m the fire

appliance would be within 45m of the further plot (plot 6). This would be satisfactory.

(e) Biodiversity and ecology

77. KCC Ecology have assessed the submitted ecological information which included an ecological scoping survey, reptile translocation details and biodiversity enhancement strategy detailed the following:

- Low numbers of slow worms present with the site
- Evidence of foraging badgers
- 10 species of birds recorded on site (including house sparrow)
- Some limited habitat present for nesting birds

78. The slow worm translocation has been implemented to an offsite receptor site. The grass within the site is regularly mown to prevent any suitable reptile habitat re-establishing and any reptiles re-colonising the proposed development site.

79. A map has been submitted demonstrating that a corridor would be created along the western corridor of the development site to enable badgers continue foraging/commuting within the site. There is a need to ensure that access to the corridor is not restricted/blocked to enable badgers to continue accessing the corridor for the lifetime of the development, this can be secured by condition.

80. Lighting can be detrimental to roosting, foraging and commuting bats and it is likely that bat foraging/commute within or adjacent to the proposed development site. So a condition is recommended to ensure that any impact would be minimised.

81. An ecological mitigation plan has been submitted demonstrating that enhancements can be incorporated in to the development site. If planning permission is granted the enhancements detailed within the plan are implemented prior to the occupation of the development.

(f) Sustainable drainage

82. The information has been provided in the letter and the recent application for 'Badger Close' (Application number 12/01291/AS) has also been reviewed by the Council's engineer, in particular the references to the infiltration test results and the detailed design elements of this scheme. As 'desktop' ground conditions for this adjacent site are similar to that of 'Badger Close' and that

all results from application 12/01291/AS showed fair infiltration rates (all greater than 1 x 10⁻⁵m/s) it would seem reasonable that similar infiltration rates would be available on the application site.

83. The layout of the adjacent site, including garden sizes and communal areas (such as parking areas) are considered comparable in size to the application site and therefore it is 'more than likely' that a policy compliant design can be achieved. Therefore, should the application be successful the risk of not achieving a policy compliant design at detailed design / discharge of condition stage is considered 'low'.
84. Badger's Close is entirely drained to soakaway. A soakaway scheme does not need highway maintenance and this would only require roof drainage to discharge to soakaways.

(g) Cumulative impact

85. Concern has been raised about the cumulative impact of development in the Aldington area on local infrastructure, specifically highways, schools and healthcare. Other residential developments have been submitted in the area since 2012 and granted including:

Application ref.	Address	No. of dwellings	Implemented	Windfall/allocated site
16/01200/AS	Frith Farm, Coopers Lane	3	No	Windfall
16/00847/AS	Goldwell Farm, Goldwell Lane	1	Yes	Windfall
16/00455/AS	Rear of Frithgate, Frith Road	1	No	Windfall
15/01416/AS	Shepherds Cottage, Forge Hill	1	Yes	Windfall
15/00421/AS	Ruffins Hill Farm	1	No	Windfall
14/00681/AS	Lyons Gate	41	Yes	Allocated
14/00358/AS	Land adjoining Shepherds Meadow, Forge Hill	1	Yes	Windfall
12/01291/AS	Badgers Close	12	Yes	Windfall
	TOTAL	56		

This excludes Quarry House which is a care home opposite the Lyons Gate development and the development of the former Aldington HMP approved in 2006 and now built.

86. Over the last five years there has been a net gain of 56 new dwellings in Aldington. 73% of these have been from the allocated site at Lyons Gate. The remaining 27% are from the adjoining development at Badgers Close and single dwellings from prior approvals for conversions of agricultural buildings to dwellings and other infill development.
87. The population increase between the 2001 and 2011 census for Aldington was 27.2% or 267 people. This was one of the largest increases in the borough (fourth after the parishes of Boughton Aluph, Singleton and Kingsnorth); however, this is due to the inclusion of Bonnington and the development of the Aldington HMP for 70 dwellings.
88. The mid-2015 population estimates from the Office of National Statistics (ONS) estimates a population for Aldington of 1,339, this would be an increase of 36.5% since 2001 and 7.3% since 2011, therefore, the growth was slowing, however, it will increase again when Lyons Gate is completed.
89. The incremental increase in the local population from two large developments and other smaller developments has increased demand on local infrastructure and services. However, this modest scheme for ten units would not result in demonstrable harm to these and no objection has been raised by service providers on this basis, to warrant refusal.
90. The impact on highways and education has been considered by the County with the conclusion being that there would be no adverse impact on highway safety and capacity and the primary school has been expanded and there is capacity (this has also been confirmed by the head teacher of Aldington Primary School).
91. As for healthcare and secondary education, new development would place additional pressure on existing services through increased population, creating additional demand. However, at the present time, opportunities to mitigate against these impacts are very limited because of the CIL regulations and the lack of a CIL charging schedule. Until CIL is in place, or a specifically worded planning obligation which is necessary, directly related to the development, and fairly and reasonably related in scale and kind to the development, the Council is not in a position to request such contributions.
92. Comments have been received that recent development has reduced the level of on-street car parking, which would affect the trade for local businesses. The proposed development is within the village not in an isolated location therefore, future occupants are far more likely to walk to the shop (Aldington Fresh Foods is next door), the Post Office is just under 145m away, the primary school less than 500m away and Public House just over 300m away. The increase in the local population would make a positive contribution to these rural businesses and the choice of people to drive to

these local facilities would not necessarily be affected by the proposed development.

(h) Affordable housing

93. The site is in excess of 0.5ha and therefore the scheme should provide 35% affordable housing: as this would be provided at a rate of 40%, this is in accordance with Policy CS12 of the Core Strategy. This would also accord with the emerging local plan policy for affordable housing – Policy HOU1 – which shall seek 40% on rural sites; however, this policy can be afforded little weight at the current time. The mix of affordable housing would also need to be provided in accordance with Policy CS12 which requires a split between social rented (60%) and other forms of affordable housing (40%). This matter will be addressed in the legal agreement.

(i) Planning Obligations

94. Regulation 122 of the Community Infrastructure Regulations 2010 says that a planning obligation may only constitute a reason for granting planning permission for a development if the obligation is:
- (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
95. The planning obligations in Table 1 would be required should the Committee resolve to grant permission. They have been assessed them against Regulation 122 and for the reasons given consider they are all necessary to make the development acceptable in planning terms, are directly related to the development and are fairly and reasonably related in scale and kind to the development. Accordingly, they may be a reason to grant planning permission in this case.

Table 1

	Planning Obligation			Regulation 122 Assessment
	Detail	Amount(s)	Trigger Point(s)	
1.	<p><u>Affordable Housing</u></p> <p>Provide not less than 35% of the units as affordable housing, comprising 60% affordable rent units and 40% shared ownership units in the locations and with the floorspace, number of bedrooms and size of bedrooms as specified. The affordable housing shall be managed by a registered provider of social housing approved by the Council. Shared ownership units to be leased in the terms specified. Affordable rent units to be let at no more than 80% market rent and in accordance with the registered provider's nominations agreement</p>	<p>2 affordable rent units (plots 1 and 2)</p> <p>2 shared ownership units (plots 3 and 4)</p>	<p>Affordable units to be constructed and transferred to a registered provider upon occupation of 75% of the open market dwellings.</p>	<p>Necessary as would provide housing for those who are not able to rent or buy on the open market pursuant to Core Strategy policy CS12, any applicable site-specific policy in the Tenterden and Rural Sites DPD policy, the Affordable Housing SPD and guidance in the NPPF.</p> <p>Directly related as the affordable housing would be provided on-site in conjunction with open market housing.</p> <p>Fairly and reasonably related in scale and kind as based on a proportion of the total number of housing units to be provided.</p>

Planning Obligation			Regulation 122 Assessment
Detail	Amount(s)	Trigger Point(s)	
<p>2. <u>Libraries</u></p> <p><i>Applies to developments of 10 dwellings or more</i></p> <p>Contribution for additional bookstock at libraries in the borough</p>	<p>£48.02 per dwelling</p> <p>Total: £480.20</p>	<p>Half the contribution upon occupation of 25% of the dwellings and balance on occupation of 50% of the dwellings</p>	<p>Necessary as more books required to meet the demand generated and pursuant to Core Strategy policy CS18, Tenterden and Rural Sites DPD policy TRS19, KCC Guide to Development Contributions and the Provision of Community Infrastructure and guidance in the NPPF.</p> <p>Directly related as occupiers will use library books and the books to be funded will be available to them.</p> <p>Fairly and reasonably related in scale and kind considering the extent of the development and because amount calculated based on the number of dwellings.</p>

Human Rights Issues

96. I have also taken into account the human rights issues relevant to this application. In my view the "Assessment" section above and the Recommendations below represent an appropriate balance between the interests and rights of the applicant (to enjoy his 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

97. 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

98. The site is not allocated for development in the development plan. The application is therefore, a windfall site. However, as the Council does not have a five-year housing land supply the application has to be considered in light of the NPPF's presumption in favour of sustainable development.
99. The application site has development on three sides, is not in active use and is on a main road that runs through the village of Aldington. Therefore, this amounts to infilling in the village.
100. The proposal is of a moderate size at 10 units and would not have an adverse impact on local services and infrastructure. The proposal would complement development in the surrounding area and would have no harmful impact on the landscape setting, residential amenity for existing and future occupiers, biodiversity and surface water flooding.
101. It is acknowledged that Aldington has experienced development from a number of allocated and windfall housing sites, however, there is capacity to accommodate this small residential scheme and any disturbance would be for a limited time.
102. No significant and demonstrable harm has been identified to economic, social and environmental matters and the supply of a mix of new residential units including four affordable units would be of benefit and follow the golden thread of sustainable development in the NPPF.

Recommendation

- (A) Subject to the applicant first entering into a section 106 agreement/undertaking in respect of planning obligations related to**
- a. The provision of affordable housing and contributions to libraries**
 - b. Monitoring fee**
- as detailed in table 1, in terms agreeable to the Head of Development Strategic Sites and Design or the Development Control Managers in consultation with the Director of Corporate Law, with delegated authority to either the Head of Development Strategic Sites and Design or the Development Control Managers to make or approve minor changes to the planning obligations and planning conditions, as they see fit.**
- (B) Permit Subject to the following conditions and notes:**

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out in accordance with the plans listed in the section of this decision notice headed Plans/Documents Approved by this decision, unless otherwise agreed by the Local Planning Authority.

Reason: To ensure the development is carried out in accordance with the approval and to ensure the quality of development indicated on the approved plans is achieved in practice.

3. No development shall commence until the applicant, or their agents or successors in title, have secured and implemented:
 - (a) archaeological field evaluation works in accordance with a specification and written timetable which has been submitted to and approved by the Local Planning Authority; and
 - (b) further archaeological investigation, recording and reporting, determined by the results of the evaluation, in accordance with a specification and timetable which has been submitted to and approved by the Local Planning Authority.

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

4. No development shall commence until plans and particulars of a sustainable drainage system for the disposal of the site's surface water has been submitted and approved by the Local Planning Authority. This shall include the following:
 - (a) that surface water runoff from the site is being dealt with appropriately and in line with Ashford Borough Council's Sustainable Drainage SPD;
 - (b) retention or storage of the surface water on-site or within the immediate area in a way which is appropriate to the site's location, topography, hydrogeology and hydrology.
 - (c) surface water runoff should be dealt with within the application boundary.
 - (d) identify any overland flow paths, channelling of flows, or piped flows along with the final point of discharge of the water from the site should be identified.
 - (e) infiltration test results must be provided and tests completed in accordance with requirements from BRE Digest 365, with test locations identified.
 - (f) soakaways should be designed in accordance with the principles of Kent County Councils "The Soakaway Design Guide" – July 2000 and storage requirements identified within the Ashford Borough Council's Sustainable Drainage SPD.

(g) the submitted system shall be designed to (i) avoid any increase in flood risk, (ii) avoid any adverse impact on water quality, (iii) achieve a reduction in the run-off rate in accordance with the Ashford Borough Council Sustainable Drainage SPD document, adopted October 2010. (iv) promote biodiversity, (v) return the water to the natural drainage system as near to the source as possible, (vi) operate both during construction of the development and post-completion, (vii) prevent the discharge of surface water onto the highway.

(h) no drainage systems for the infiltration of surface water drainage into the ground should occur without the express written consent of Ashford Borough Council. It must be demonstrated that there is no resultant unacceptable risk to controlled waters, or groundwater aquifers.

(i) The submitted details shall include identification of the proposed discharge points from the system, a timetable for provision of the system and arrangements for future maintenance (in particular the type and frequency of maintenance and responsibility for maintenance).

The approved system shall be maintained in accordance with the approved details and shall be retained in working order until such time as the development ceases to be in use.

Reason: In order to reduce the impact of the development on flooding, manage run-off flow rates, protect water quality and improve biodiversity and the appearance of the development.

5. No development including any works of demolition or preparation works prior to building operations shall take place on site until a Construction Transport Management Plan has been submitted to, and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period and shall include:
- a) parking for vehicles of site personnel, operatives and visitors;
 - b) loading and unloading of plant and materials including on-site turning for construction vehicles;
 - c) storage of plant and materials;
 - d) programme of works (including measures for traffic management);
 - e) provision of boundary security hoarding behind any visibility zones;
 - f) wheel washing facilities;
 - g) measures to control the emissions of dust and dirt during construction;
- and
- h) banksman where reversing HGVs onto the highway

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and neighbour amenity.

6. Prior to the commencement of development (excluding ground works) written details including source/ manufacturer, and/or samples of fenestration details, bricks, tiles and cladding materials to be used externally shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced and the development shall be carried out using the approved external materials.

Reason: In the interests of visual amenity.

7. No construction activities shall take place, other than between 0730 to 1800 hours (Monday to Friday) and 0730 to 1300 hours (Saturday) with no working activities on Sundays or bank/public holidays.

Reason: To protect the amenity of local residents in accordance with Policy CS1 of the Local Development Framework Core Strategy.

8. Prior to the first occupation of the development full details, of hard and soft landscape proposals, including:

- a) an implementation plan for planting;
- b) planting specification including the species, density and height along the boundaries of plots 2, 4 and 10 adjoining the access road;
- c) boundary fencing;

shall be submitted to and approved in writing by the Local Planning Authority.

The approved landscape scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of the development hereby approved and maintained.

Reason: To ensure the provision, establishment and maintenance of an appropriate landscape scheme in the interests of the visual amenities of the locality.

9. Prior to first occupation, details of the badger-proof fenced corridor shall be submitted and approved in writing by the Local Planning Authority. This shall be installed at the bottoms of gardens above the sett slope and parallel and about 1 – 2 metres from the hedge to the road including details of hedging. This shall thereafter be maintained and not obstructed.

Reason: To divert the animals away from the residence so that the badgers could keep their traditional routes to and from their sett on land nearby and to their foraging areas on the other side of Roman Road, to create a biodiversity feature.

10. Prior to the first occupation of the premises/site, details including plans, shall have been submitted to and approved by the Local Planning Authority in writing for the installation of a High Speed wholly Fibre broadband To The Premises (FTTP) connection to the development hereby approved. Thereafter, the infrastructure shall be laid out in accordance with the approved details at the same time as other services during the construction process and be available for use on the first occupation of the building unless otherwise agreed in writing by the Local Planning Authority (where supported by evidence detailing reasonable endeavours to secure the provision of FTTP and alternative provisions that been made in the absence of FTTP).

Reason: To ensure that the new development in Ashford is provided with high quality broadband services enhancing Ashford as an attractive location in accordance with Policy EMP6 of the Ashford Local Plan 2030.

11. Before the first occupation of the dwellings on plots 5-9 hereby permitted the windows(s) at the first floor level on the flank walls shall be fitted with obscure glazing, fixed shut apart from a top hung opening fanlight whose cill height shall not be less than 1.7 metres above internal floor level, and shall be maintained as such at all times.

Reason: In the interests of the residential amenities of adjacent dwellings.

12. Prior to the occupation of the dwellings the ecological mitigation detailed within the Biodiversity Enhancement Strategy prepared by Martin Newcombe dated November 2016 ref: D123. Aldington (TR060367).R2 must be implemented and retained for the life time of the development site.

Reason: To increase the biodiversity of the site and mitigate any impact from the development.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking or re-enacting or amending that Order with or without modification), no development within Schedule 2, Part 1, Class A shall be carried out on the dwellinghouses permitted on plots 1-4 and 7-10.

Reason: To enable the Local Planning Authority to maintain the size of the gardens to maintain the occupiers living environment.

14. No development shall commence until the proposed vehicular accesses to Roman Road has been constructed in accordance with the approved plan, Drawing No. SK14 rev C, with no obstructions over 0.9 metres above carriageway level within the splays and thereafter shall be permanently maintained.

Reason: The above conditions are required in order that the development should not prejudice highway safety nor cause inconvenience to other

highway users.

15. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plan Drawing No SK11 rev B, for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking /turning areas shall be retained and maintained for their designated purposes.

Reason: The above conditions are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users.

16. All existing hedges or hedgerows shall be retained, unless shown on the approved drawings as being removed. All hedges and hedgerows on and immediately adjoining the site shall be protected from damage for the duration of works on the site. All planting, seeding or turfing approved shall be carried out in the first planting and seeding season following the occupation of the development or the completion of the development, whichever is the sooner.

Any parts of hedges/hedgerows trees or plants which within a period of five years after planting or following first occupation of the development are removed, die or become seriously damaged or diseased in the opinion of the Local Planning Authority shall be replaced in the next available planting season or sooner with others of similar size, species and number, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of visual amenity and retaining boundary features.

17. If unexpected contamination is found at any time when carrying out the approved development it must be reported in writing to the Local Planning Authority. An investigation and risk assessment must be undertaken to deal with contamination of land and/or groundwater, and where remediation is necessary a remediation scheme must be prepared to ensure that the site is suitable for the intended use (by removing unacceptable risks to human health, buildings and other property and the natural and historical environment). Following completion of the remediation scheme a verification report that demonstrates the effectiveness of the remediation carried out must be prepared and submitted for approval in writing by the Local Planning Authority. The proposal shall be completed in accordance with the approved details.

Reason: To ensure that risks from land contamination to the future users of land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

18. The development approved shall be made available for inspection, at a reasonable time, by the local Planning authority to ascertain whether a breach of planning control may have occurred on the land (as a result of departure from the plans hereby approved and the specific terms of this permission/consent/approval).

Reason: In the interests of ensuring the proper planning of the locality, the protection of amenity and the environment, securing high quality development through adherence to the terms of planning approvals and to ensure community confidence in the operation of the planning system.

Approved Plans:

Drawing number	Plan	Date submitted
15.49.201	Plots 1 and 2 Plans and Elevations	28/11/16
15.49.202	Plots 3 and 4 Plans and Elevations	28/11/16
15.49.203	Plot 5 Plans and Elevations	28/11/16
15.49.204	Plots 6 Plans and Elevations	28/11/16
15.49.205	Plots 7 Plans and Elevations	28/11/16
15.49.206	Plots 8 Plans and Elevations	28/11/16
15.49.207	Plots 9 Plans and Elevations	28/11/16
15.49.208	Plots 10 Plans and Elevations	28/11/16
15.49.210A	Proposed Street Elevations	02/03/17
15.49.SK11B	Site Layout	02/03/17
15.49.SK12	Tenure Plan	08/02/17
15.49.SK13	Diagrammatic Site Sections	09/02/17
15.49.SK14C	Refuse Vehicle Tracking Diagram	23/02/17
15.49.SK15	SSL Plan	09/02/17
15.49.SK16	Plot 10 Cart Barn	02/03/17
15.49.111A	Plot 8 Double Garage	02/03/17
15.49.1000	Site Location Plan	19/09/17

Note to Applicant

1. This development is also the subject of an Obligation under Section 106 of the Town and Country Planning Act 1990 which affects the way in which the property may be used.
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:

- Given pre-application advice;
- the applicant/agent was updated of any issues after the initial site visit,
- The applicant was provided the opportunity to submit amendments to the scheme/ address issues.
- The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.

Background Papers

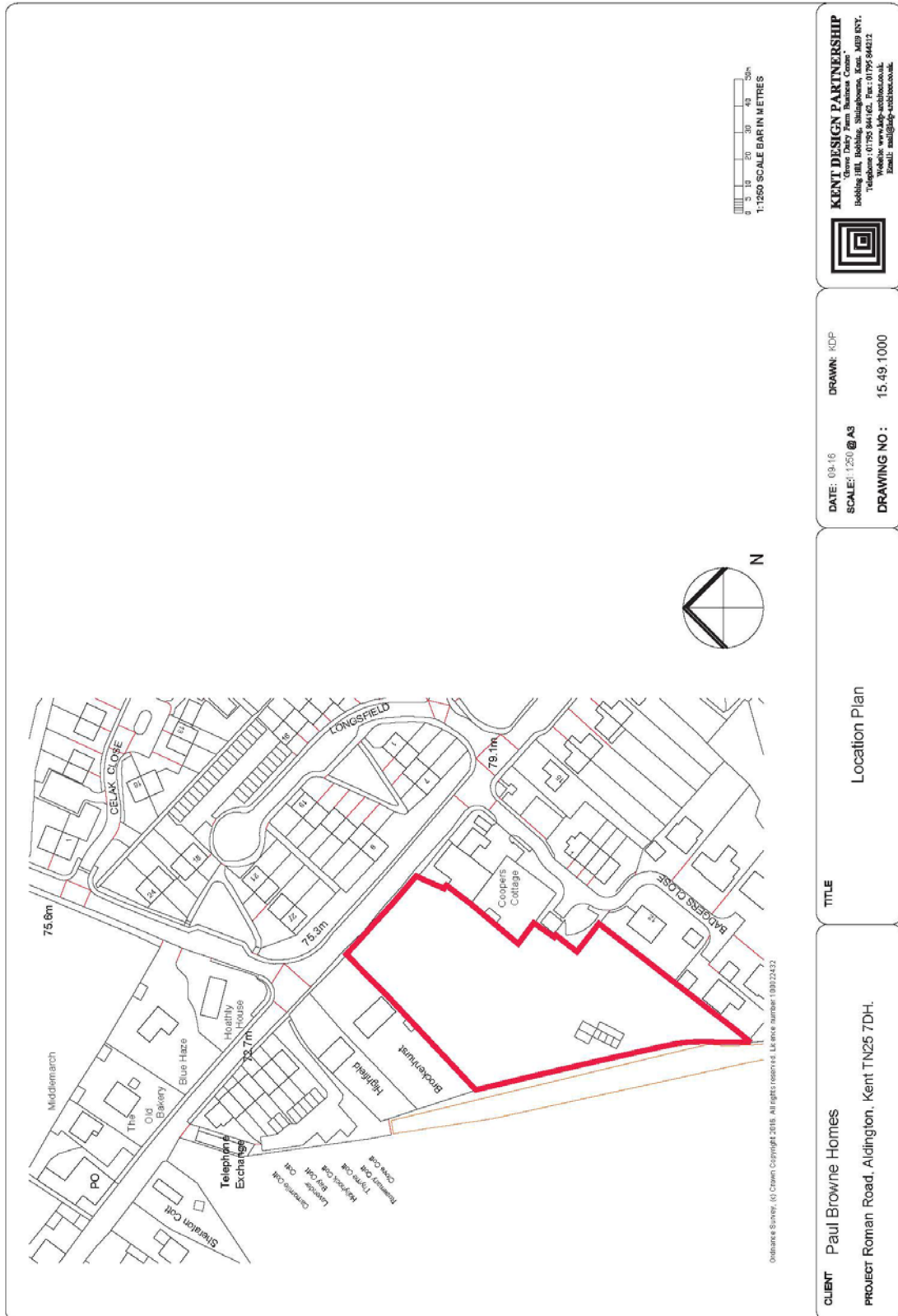
All papers referred to in this report are currently published on the Ashford Borough Council web site (www.ashford.gov.uk). Those papers relating specifically to this application may be found on the [View applications on line](#) pages under planning application reference 16/01412/AS.

Contact Officer: Kelly Jethwa

Telephone: (01233) 330589

Email: kelly.jethwa@ashford.gov.uk

Annex 1



KENT DESIGN PARTNERSHIP
 Grove Dairy Farm Business Centre
 Bobbing Hill, Bobbing, Sittingbourne, Kent. ME9 8NY.
 Telephone: 01795 944162. Fax: 01795 944172
 Email: mail@kdp-robbo.co.uk

DATE: 09-16
 SCALE: 1:1250 @ A3
 DRAWING NO: 15.49.1000

TITLE
 Location Plan

CLIENT Paul Browne Homes
 PROJECT Roman Road, Aidington, Kent TN25 7DH.