

<b>Application Number</b>	16/01853/AS
<b>Location</b>	Land south west of Recreation Ground Road and north and east of Smallhythe Road, Tenterden, Kent
<b>Grid Reference</b>	88605/32902
<b>Town Council</b>	Tenterden
<b>Ward</b>	Tenterden South
<b>Application Description</b>	Variation of condition 6 on planning permission 14/00757/AS in relation to house layout/type on phases 3, 4 & 5; Variation of conditions 52, 54 & 76 on planning permission 14/00757/AS (phases 3, 4 & 5) and removal of condition 53 on planning permission 14/00757/AS
<b>Applicant</b>	Rachel Allwood, Dandara Ltd, KD Tower, Hemel Hempstead HP1 1FW
<b>Agent</b>	None
<b>Site Area</b>	10.15 ha

(a) 121/1R; 2X	(b) X	(c) EA X SW X KCC H&T X KCC PROW – KCC Police X ES - NE – Ramblers X
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## Introduction

1. This application is being reported to planning committee because it is a major application that is not covered by the scheme of delegation. This is because although the variations proposed are relatively minor, the consequence of a S73 application is to grant a fresh new planning permission for the development.

## Site and Surroundings

2. The site forms the TENT1 housing allocation, as defined in the Tenterden and Rural Sites DPD. A full description of the site was given in the report on

application 14/00757/AS for the erection of 250 dwellings on the site. Since then development has commenced. That report can be read by following the link below.

<http://vm-abcapps/committeeSystem/ViewAgenda.aspx?MeetingId=1777>

## Proposal

3. The application is a section 73 application for variation of condition 6 (development strictly in accordance with the plans) together with variation/removal of a number of other conditions in connection with application 14/00757/AS for 250 residential units on land off Smallhythe Road in Tenterden.

4. The proposed amendments to the plans are listed below:

Various minor amendments to the design of units as set out in the matrix of house type changes in Appendix 1. These are required to improve the buildability of the scheme.

Plots 105 and 106 handed (to enable affordable housing to be located adjacent to its parking)

The applicants have explained that Plots 107/108 are affordable dwellings; they are a FOG with parking spaces beneath for both of them and for plot 106. On the approved Adam Architecture layout plot 106 is earmarked as a dwelling for private sale. Under the development agreement with the RSL (MOAT Housing Association), the freehold for plots 107/108 together with the apartment block opposite (plots 109-114) and all the associated parking, gets transferred to MOAT. It would have been really complicated (from a legal perspective) if the third party (plot 106) had rights to park beneath 107/108. The law firm acting for us in relation to the development agreement advised us to flip 105/106 so that plot 106 was also an Affordable dwelling. They felt that the current arrangement would take a long time to agree (if ever).

Two parking spaces removed from under FOG (plot 68) and moved to the side of plot 67

The revised layout shows three parking spaces beneath plot 68 and two in front. With respect to plot 67 (a private dwelling), the applicants have explained that their preferred option is to locate their parking spaces alongside the right hand gable of plot 67 (as shown on the approved layout). There is space if one measures to the physical boundary on site. Unsurprisingly, the registered legal boundary does not reflect reality; this is something that is currently being looked at. Plan B is for plot 67 to park at the

rear of their property, beneath and in front of the FOG. As with plots 107/108 above, this makes it complicated from a legal perspective.

Zebra crossing (at entrance to Leisure Centre Car Park) deleted at the request of KCC H&T although the raised table is to be retained (part of S38 application)

Footpath to east of school playing field deleted and road narrowed to west of plots 1-9

The applicants have explained that this amendment has flowed from their consultations with KCC's Highways Department when working through the S38 application. KCC H&T wanted them to do a tracking exercise to ensure that a 14m long bin lorry and pantechnicon could get around every junction from every direction. In order to comply with this requirement they have had to ease some junctions and lose this section of footpath. The footpath on the other side has been widened to compensate. The levels in this area are also challenging.

Additional on-street parking spaces added around the central green and to the front of plots 96 – 99 (on road and in parking bays)

Surface finish updated to KCC requirements - KCC were not happy with granite setts on the ramps

Additional trees added around the central green

Knee rails deleted opposite plots 14 – 49 as they are needed

Access/turning area at end of Recreation Ground road updated to KCC requirements - In the interest of highway safety, priority is now given to Recreation Ground Road traffic. The current turning circle becomes a turning area as opposed to a roundabout.

Leisure Centre Carpark updated – Minor amendments have flowed from the from the modifications to the access road. The number of parking spaces has been increased by two.

Plots 51 and 52 repositioned southwards very slightly in order to negate the need for retaining walls

Watercourse revised adjacent to plots 51-53 and 71 At the time of submitting this application there was an intention to culvert this section of the ditch for practical reasons. This will not now take place so this element is removed from the application.

Site boundary updated – the changes are barely discernible. Tweaks have been made due to minor anomalies between the topographical survey and the registered boundary.

Annotation for service zones removed – from the plan to declutter the plan.

5. The proposed changes to the wording of other conditions/removal of a condition are as follows:
6. Condition 52 currently reads: "No development shall commence immediately south of the leisure centre until details of the pedestrian connections between the highway within the site and Sandy Lane has been submitted to and approved in writing by the Local Planning Authority and the approved details shall be implemented and available for use before any of the plots on WSL 1-50 are occupied."

It is suggested that this wording is changed as follows:

"No dwellings immediately south of the Leisure Centre (plots WSL1-50) shall be occupied until details of the pedestrian connection between the highway within the site and Sandy Lane have been submitted to and approved in writing by the Local Planning Authority and the approved details shall be implemented and available for use before the plot adjacent of the access (Plot 21) is occupied."

7. It proposes the removal of condition 53 which states:

" No more than 50 dwellings on the site which are accessed from a single access from the existing highway shall be occupied unless and until an appropriate temporary emergency access has been provided in accordance with details previously agreed in writing by the Local Planning Authority in consultation with the Highway Authority and the Fire and Rescue Service"

8. It proposes the variation of condition 54 from:

"No more than 112 dwellings on the site shall be occupied until a) the highway connection between Recreation Ground Road and Smallhythe Road has been constructed and available for public use, b) the highways improvements to Recreation Ground Road and Smallhythe Road have been constructed and available for use by the public and c) the car parking access and turning areas to the west south west and the parking area to the east north east of Tenterden Leisure Centre have been recognised and extended."

To: "The highways connection between Recreation Ground Road and Smallhythe Road shown on plan 5654U/002\_G shall be made available for use by the general public in accordance with details previously submitted to and approved in writing by the Local Planning Authority in consultation with the Highways Authority, when it is agreed by the Highways Authority and developers that it is safe to do so and prior to the last dwelling being occupied. No more than 211 dwellings on the site (112 in Taylor Wimpey phase and 99 in Dandara phases) shall be occupied until:

a) the highway improvements to Recreation Ground Road and Smallhythe Road shown on plan 5644U/022\_G have been constructed and are available for use by the general public in accordance with the details previously submitted to and approved in writing by the local planning authority in consultation with the Highways Authority.

b) The car parking, access and turning areas to the west south-west and the parking area to the east north-east of the Tenterden Leisure Centre have been recognised and extended. A layout plan allowing for the existing access to the Leisure Centre to remain until construction operation has ended and there is no longer a need for large vehicles to access this main part of the site, shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highways Authority."

9. Lastly, it proposes the variation of Condition 76 to remove any reference to the Code for Sustainable Homes, such that it relates only to water as follows:

"Each dwelling shall be constructed and fitted out so that the potential consumption of wholesale water by persons occupying the dwelling will not exceed 110 litres per person per day as measured in accordance with a methodology approved by the Secretary of State.

No dwelling shall be occupied unless the notice for that dwelling of the potential consumption of wholesale water per person per day required by the Building Regulations 2010 (as amended) has been given to the Local Planning Authority."

## Planning History

10. **14/00757/AS** Residential development of 250 dwellings to include creation of a new vehicular access from Smallhythe Road and Recreation Ground Road, new pedestrian access, open space, landscaping and associated works (TENT1). Approved 29/9/15.

Various condition discharges pursuant to the above decision.

## Consultations

**Ward Member:** The Ward Member is a Member of the Planning Committee

**Natural England:** No comment

**Southern Water:** No objections

**Tenterden Town Council:** No objection

**KCC Highways and Transportation:** No objections subject to an informative

**KCC Public rights of Way:** No comment

**KCC Police Crime Prevention:** Has asked that it is contacted by the applicants to discuss crime prevention.

(Officer Comment: the applicant has been notified of the need to contact KCC Crime Prevention)

**Environmental Services:** No comment

**Ramblers:** No comment

**Neighbours:** 121 neighbours were consulted. One objection has been received and two comments:

Support for the removal of condition 52 and variation of condition 54

If condition 78 is removed, what is there to ensure low and '0' carbon construction is applied

Can conditions be reworded so that they refer to different parts of the site

Concern about removal of condition 53 as this secures access for emergency vehicles

Need to avoid through-route from becoming a rat run. Use by emergency vehicles only.

## Planning Policy

11. 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 the Wye Neighbourhood Plan 2015-30 and the Pluckley Neighbourhood Plan 2016 - 30. On 9 June 2016 the Council approved a consultation version of the Local Plan to 2030. Consultation commenced on 15 June 2016 and closed after 8 weeks. Proposed 'Main Changes' to the draft Local Plan were approved for further consultation by the Council on 15 June 2017 and consultation has now commenced. At present the policies in this emerging plan can be accorded little weight.

12. The relevant policies from the Development Plan relating to this application are as follows:-

**Ashford Borough Local Plan 2000**

LE5 – Equipped Public Open Space

LE7 – Play facilities

EN9 – Setting/entrances of towns and villages

EN10 – Development on the edge of existing settlements

EN30 – Nature Conservation Sites

EN31 – Important Habitats

GP12 - Protecting countryside /managing change

EN32 - Important trees and woodland

EN16 – Development in Conservation Areas

EN23 – Sites of Archaeological Importance

GP10 – Conserving and Enhancing Tenterden's Special Character

**Local Development Framework Core Strategy 2008**

CS1 – Guiding Principles

CS2 – The Borough Wide Strategy

CS6 – The Rural Settlement Hierarchy

CS9 - Design Quality

CS10 - Sustainable Design and Construction

CS11 – Biodiversity

CS12 – Affordable Housing

CS13 – Range of Dwelling Types and Sizes

CS15 – Transport

CS18 – Meeting the Community's Needs

CS20 – Sustainable Drainage

**Tenterden & Rural Sites DPD 2010**

TENT1 - Tenterden Southern Expansion

TRS17 – Landscape Character and Design

TRS18 – Important Rural Features

TRS19 – Infrastructure provision to serve the needs of new development

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

**Emerging Ashford Local Plan 2030 Regulation 19 Versions June 2016  
(as amended in July 2017) (Draft)**

Whilst this currently has little weight, the following are emerging policies that are relevant to this proposal.

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

HOU12 – Residential Space standards – internal

HOU13 – Homes suitable for family accommodation

HOU14 – Accessibility standards



HOU15 - Private external open space

EMP6 – Promotion of fibre optic to the premises

TRA3a – Parking standards for residential development

TRA5 – Planning for pedestrians

TRA6 – Provision for cycling

TRA7 – The Road Network and Development

ENV1 – Biodiversity

ENV3 – Landscape Character and Design

ENV4 – Light pollution and promoting dark skies

ENV5 – Protecting important rural features

ENV6 – Flood Risk

ENV7 – Water efficiency

ENV8 – Water Quality, Supply and Treatment

ENV9 – Sustainable Drainage

ENV12 – Air Quality

ENV13 – Conservation and Enhancement of Heritage Assets

ENV14 – Conservation Areas

ENV15 – Archaeology

COM1 – Meeting the Community's Needs

COM2 – Recreation, Sport, Play and Open Spaces

COM3 – Allotments

COM4 – Cemetery Provision

### **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

Sustainable Design and Construction SPD April 2012

Public Green Spaces & Water Environment SPD 2012

Dark Skies SPD 2014

### **Other Guidance**

Informal Design Guidance Notes 1- 4 (2015)

### **Government Advice**

#### **National Planning Policy Framework 2012**

14. 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.
15. The NPPF has at its heart a presumption in favour of sustainable development which should be seen as the golden thread running through both plan making and decision taking.
16. At para 17, the NPPF states that “every effort should be made objectively to identify and then meet the housing, business and other development needs of an area.”
17. At para 17, it states that “planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings”.

## Assessment

18. The main issues for consideration are:
- (a) Principle of development
  - (b) Whether the proposed changes are acceptable when assessed against Section 73 of the Town and Country Planning Act 1990.
  - (c) Whether any changes are required to the legal agreement

### Principle of development

19. The principle of development has been established by planning permission 14/00757/AS (approved September 2015) for the development of 250 residential units on the site, an allocated site in the Tenterden and Rural Sites DPD. A number of pre-start conditions have been discharged and development on the site has commenced.
20. Since the time the original planning permission was approved there have been no material changes in circumstances that affect the principle of the development proposed. This is an allocated housing site and the absence of a five year housing land supply – a material change that has taken place since the source application was first considered - would only tip the balance further in terms of its development.

### Assessment against S73 TCPA 1990

21. Section 73 concerns the determination of applications to develop land without compliance with conditions previously attached.
22. Section 73 (2) states that on such an application the local planning authority shall consider only the question of the conditions subject to which planning permission should be granted and -
- (a) if they decide that planning permission should be granted subject to conditions differing from those subject to which the previous permission was granted, or that it should be granted unconditionally, they shall grant planning permission accordingly and
  - (b) if they decide that planning permission should be granted subject to the same conditions as those subject to which the previous permission was granted, they shall refuse the application.
23. It goes on to say at 73 (4) that this section does not apply if the previous planning permission was granted subject to a condition as to the time within

which the development to which it related was to be begun and that time has expired without the development having been begun.

24. Under 73 (5) it states that planning permission must not be granted under this section for the development of land in England to the extent that it has effect to change a condition subject to which a previous planning permission was granted by extending the time within which –
  - (a) a development must be started;
  - (b) an application for approval of reserved matters (within the meaning of Section 92) must be made.
25. It goes on to say that an application can vary or remove conditions associated with a planning permission. It can be used to see a minor material amendment where there is a relevant condition that can be varied.
26. This proposal is to vary a number of plans and vary/remove conditions on the original full planning permission. Development on the site has started with a number of pre-start conditions discharged. In this case, 73 (5) (a) applies – there would be no extension to the time within which the development must be started.
27. The assessment below considers the acceptability of the proposed changes.

Amendments to layout etc.

28. The changes that are being proposed under condition 6 are minor material amendments. A matrix is attached at Appendix 1 to this report which sets out the changes. The Council's urban designer met with the developer to run through the proposed changes. These changes were required to overcome technical issues and problems regarding the 'buildability' of the scheme. Each change was discussed at length to understand the need and to explore if any alternative options could be resolved. All the changes discussed were genuinely required and fully justified. In terms of design, every care was taken to ensure they did not detract at all from the aesthetic quality of the rich detailing of the scheme. The urban designer was completely satisfied they were in keeping with the spirit of the approved scheme and represent a high quality design solution and does not in any way detract from the quality development required here.
29. Street scene images are shown in Figure 1 of this report.



Figure 1a: Street scene approved by planning application 14/00757/AS



**Figure 1b:** Street scene proposed by this application

30. The approved plans show a footpath cutting across the most easterly street block. It is now proposed that this footpath is deleted. Whilst this would result in some loss of permeability, this is not felt to be significant and its deletion would improve the security of those properties within this street block. I raise no objections to the proposed changes.



**Figure 2a:** Extract of layout plan as amended by this application showing footpath through block deleted. It also shows changes to Leisure Centre parking layout



**Figure 2b:** Extract of layout as approved under 14/00757/AS showing pedestrian route through block

31. A table setting out the changes to plan numbers is included later in this report.

Variation to condition 52

32. The applicants have requested that this condition, concerning the provision of a pedestrian connection, be varied to reflect the phasing of the scheme, now that there are two developers on site.
33. KCC H&T has commented that the pedestrian connection would cause issues with pedestrians being within a live building site which would not be safe and the different build out times would make this difficult to coordinate. On this basis, they support the changes to the wording of the condition.
34. I support the changes to the wording of condition 52 on health and safety grounds.



### Removal of condition 53

35. The original condition had been requested by KCC H&T when it was thought there would be a single developer with a single access (at least in the early phases of development) off Smallhythe Road.
36. The applicants have requested that this condition is removed as the site is now to be delivered by two separate developers so the ability to comply with it resides with another developer. They do not dispute that the two development parcels need to be connected in the long term but consider that it is not necessary to restrict the delivery of dwellings until an emergency access has been provided, as it would be dependent on the adjacent development site. They point out that during the early phases of development, build out of both of the separate development parcels could safely provide emergency access via existing accesses at Smallhythe Road and Recreation Ground and with alternative internal routes. KCC Highways and Transportation raise no objection to the removal of this condition and on this basis I am satisfied that it would not give rise to any traffic or highway safety issues or result in emergency services having difficulty accessing the site.

### Variation to Condition 54

37. This, too, is a highways condition, which was imposed by the highway authority. It requires the provision of a vehicular connecting route within the site; the delivery of highway works in Recreation Ground Road and changes to the Leisure Centre parking area prior to the provision of 112 dwellings.
38. The applicants are looking to change the threshold for triggering these works to 249 dwellings (in the case of the connection between Smallhythe Road and Recreation Ground Road) and 211 dwellings (112 Taylor Wimpey; 99 Dandara) for other highway works. The reason given is that both sites will now be brought forward at the same time.
39. KCC Highways and Transportation has indicated that they would not support construction traffic using a route that is subject to improvements and hence they agree to a delay for the improvements. Whilst officers concur with this approach in terms of the delivery of off-site highway works, they are concerned about the 249-unit trigger for achieving a road connection within the site, which is considered too late in the process.
40. To secure that all highway works identified in Condition 54 are achieved, officers are recommending an alternative wording for the amended condition - that a trigger point of 211 units is used in all cases as set out in the amended condition below:

“No more than 211 dwellings on the site shall be occupied until:

- (a) The highways connection between Recreation Ground Road and Smallhythe Road shown on plan 5654U/002\_G has been constructed and is available for use by the general public in accordance with the details previously submitted to and approved in writing by the Local Planning Authority.
- (b) The highway improvements to Recreation Ground Road and Smallhythe Road shown on plan 5644U/022\_G have been constructed and are available for use by the general public in accordance with the details previously submitted to and approved in writing by the Local Planning Authority.
- (c) The car parking, access and turning areas to the west south west and the parking area to the east north east of the Tenterden Leisure Centre have been reorganised and extended. A layout plan allowing for the existing access to the Leisure Centre to remain until construction operation has ended and there is no longer a need for large vehicles to access this main part of the site, shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highways Authority.”

#### Variation of Condition 76

- 41. This condition relates to the Code for Sustainable Homes, which has now been deleted by Central Government and its requirements incorporated into the Building Regulations. On this basis, I raise no objections to the amended wording, which retains those elements of the code that relate to water and should still be controlled by way of a planning condition.

#### **Planning Obligations**

- 42. 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
- 43. A new planning permission is issued when a S73 application is granted. The new permission sits alongside the original planning permission. Given that there has been no material change in circumstances since this proposal was

first approved under 14/00757/AS, the same obligation under the s106 agreement for planning permission 14/00757/AS will also need to apply to the new planning permission. In addition the agreement will need to include a provision to provide the Local planning Authority with clarity in respect of which planning permission – either 14/00757/AS or 16/01853/AS - is being implemented.

## **Human Rights Issues**

44. 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**

45. 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**

46. Section 73 of the TCPA 1990 allows Local Planning Authorities to consider whether planning permission should be granted subject to conditions differing from those subject to which the previous permission was granted.
47. In this case, I consider that the proposed development is broadly in accordance with the development plan as a whole: the site is an allocated housing site in the Tenterden and Rural Sites Development Plan and the absence of a 5-year housing land supply only tips the balance in favour of its development.
48. On the basis that there has been no material change since this planning permission was first approved in October 2015, I am satisfied that the principle of development has already been established and the proposed development is acceptable in principle.

49. I am also satisfied that the proposed changes to the design and layout submitted under condition 6 are minor in nature and would not result in a dilution in design quality.
50. The proposed amendments to the wording of conditions / removal of a condition are acceptable with an amendment by officers to lower the threshold for the triggering of the provision of the vehicular connection route within the site. The site is now two development land parcels which can be developed in tandem without causing highway safety concerns and the delay to the provision of the various off-site highway works would help limit potential damage to them from construction traffic.
51. On this basis I recommend that subject to the applicant first entering into an agreement/deed of variation to clarify which approval is being implemented, the proposed development constitutes sustainable development in accordance with national and local planning policy.

## Recommendation

- (A) **Subject to the applicant first entering into an agreement/deed of variation requiring the obligations in a unilateral undertaking relating to 14/00757/AS to apply to this permission and an obligation provision to provide clarity in respect of which planning permission – either 14/00757/AS or 16/01853/S – is being implemented in terms agreeable to the Head of Development, Strategic Sites and Design in consultation with the Director of Law and Governance, with delegated authority to the Head of Development, Strategic Sites and Design to make or approve changes to the obligations and planning conditions (for the avoidance of doubt including adding additional planning conditions or deleting conditions) as she sees fit.**
- (B) **Permit subject to the following conditions**

### Conditions on grant

- 1 The development shall be carried out in accordance with the phasing plans as approved under 14/00757/CONA/AS and 14/00757/CONG/AS or such other phasing plan which may be approved in writing by the Local Planning Authority subsequently.

**Reason:** In the interests of the proper planning of the development.

- 2 Prior to the commencement of each phase of development hereby approved a programme of works for each phase of the development, confirming the phases of development and their sequence of implementation, and identifying within each phase all areas to be developed or landscaped, shall be submitted to and approved

in writing by the Local Planning Authority. Each phase of the development shall be carried out in accordance with the approved details and programme unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** In the interests of the proper planning of the development.

- 3 The open space and replacement wildflower meadow on the southern boundary of the site shall be constructed and landscaped in accordance with details previously submitted to and approved in writing by the Local Planning Authority as part of the first phase of any development on the site.

**Reason:** To ensure the early replacement of the wildflower meadow and the provision of open space for the new residents in the early stages of the scheme in the interests of the amenity of the area and the occupiers of the new dwellings.

- 4 The on-site play area shall be constructed and landscaped in accordance with details previously submitted to and approved in writing by the Local Planning Authority under 14/00757/CONV/AS in accordance with the phasing agreed under condition 2. The details to be submitted shall include future management arrangements and the play area shall be maintained in accordance with the approved details.

**Reason:** In the interests of visual amenity and to ensure that the area is properly maintained

- 5 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.

- 6 The development within Phase 1 shall be carried out using the external materials approved under 14/00575/CONA/AS; and the development within phases 2-5 shall be carried out using the external materials approved under 14/00575/CONL/AS unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** In the interests of visual amenity and to ensure that the high quality detailing is secured.

- 7 With respect to (a) to (n) below, the development shall be implemented in accordance with details approved by 14/00757/CONA (for phase 1-2); 14/00757/CONH/AS; 14/00757/CONK/AS; 14/00757/CONM/AS and 14/00757/CONO/AS (for phases 3 - 5).

- (a) 1:20 sectional details through: window reveals and cills; eaves, fascias, soffits and barge boards; ridge, bays and dormer windows and decorative brickwork
- (b) 1:20 vertical and horizontal sections through windows
- (c) 1:20 sectional details through porches, entrance canopies and supporting brackets(including materials and finish, details of any supporting posts and related brick plinths and roofing materials)
- (d) 1:20 details of any architectural features on the buildings including decorative hanging tiles, corbelling dentil courses and similar
- (e) 1:100 sectional details to show the internal ceiling heights of the dwellings.
- (f) Details of rainwater goods, balconies, including final colour finish
- (g) 1:50 scale and sections sufficient to identify all external gas and electricity meters, their colour and the relationship of such meters to proposed adjacent ground levels whether hard or soft landscaped
- (h) Details of any other external fittings to dwellings and their locations (including aerials, dishes and amenity lighting)
- (i) The location, height and design of any brick boundary wall, pier and coping
- (j) The location and height of all proposed fences and gates including style, materials, detailing and final finish colour
- (k) Details of any proposed extract vents and flues
- (l) Precise details of type of render and the location of all render expansion joints and means of preventing water run off onto the rendered surface
- (m) Details of over gutter roof ventilation
- (n) Details of external storage areas

Thereafter, all dwellings buildings and structures within each phase to which the details of construction (a) – (n) inclusive relate shall be constructed in accordance with the details of (a) – (n) inclusive as approved by the Local Planning Authority in writing relating to the relevant phases and shall not be altered unless otherwise previously approved by the Local Planning Authority in writing.

**Reason:** Further details are required in order to

- a) ensure that the external fine detail of dwellings and buildings/structures is of a high design quality
- b) the development complies with adopted space standards,
- c) to ensure that the completed development is of a quality sufficient to preserve and enhance the adjoining Conservation Area and,
- d) in the interests of visual amenity.

- 8 Prior to the commencement of any superstructure works (i.e. damp proof course and above) for any of the buildings in a phase as agreed under Condition 2, control panels shall be constructed for phases 1-2 and photographs submitted to the Local Planning Authority and for phases 3-4 in accordance with details submitted under 14/00757/CONX/AS and **the panels** retained on site until the external elevations in that phase have been completed. These panels shall measure at least 2m x 2m, sufficient to demonstrate the typical details approved under Condition 8 for each of the dwelling types proposed for that phase, sufficient to act as a reference point for the details that shall then be incorporated into the dwellings and structures on the site

**Reason:** To ensure that the development meets the standard of high quality design purported in the Design and Access Statement and supported throughout the consultation process.

- 9 No flues, vents, grilles or meter boxes shall be installed on the elevation of any of the dwellings which front a highway or public space without the prior written consent of the Local Planning Authority.

**Reason:** In the interest of visual amenity.

- 10 The sash windows to the elevations of house types shall be fully operational and functioning sliding sash windows and these shall not be changed to alternative functioning / opening windows without the prior written approval of the Local Planning Authority.

**Reason:** In the interests of visual amenity and to ensure a high quality development.

- 11 The windows and frames of all of the dwellings hereby approved shall be constructed from timber. 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) these shall not be altered

without the prior written approval of the Local Planning Authority.

**Reason:** In the interests of visual amenity and to ensure a high quality development.

- 12 The boundary treatments approved under 14/00757/CONA/AS for phases 1-2 and under 14/00757/CONK/AS for phases 3-5 shall be provided prior to first occupation of any of the dwellings within that phase.

**Reason:** In the interests of the visual amenity of the development to ensure that the boundary treatment is appropriate to that phase of the development; re-inforcing character and helping to achieve richness and variety.

- 13 Prior to the commencement of the development hereby permitted within each phase identified in the phased programme of works approved by the Local Planning Authority pursuant to Condition 2, precise details of all hard landscaping used in the public realm for each such phase shall be submitted to and approved by the Local Planning Authority in writing. The details of hard landscaping for that phase shall be provided in accordance with the strategy set out on pages 46-48 of the Design and Access Statement 'Hard Landscape Strategy'; 'Hard Landscape Materials Schedule' and 'Hard Landscape Materials Palette', dated May 2014, and amended.

The details shall include:

- (a) A coloured up plan at 1:100 scale for that phase showing details of hard landscaping;
- (b) Written details of materials, including source/manufacturer of, and samples of block paving, setts; kerbs; flag paving and coloured surfacing to be used in the surface treatment.

**Reason:** In the interests of the visual amenity of the development to ensure that the hard landscaping is appropriate to that phase of the development; reinforcing character and helping to achieve richness and variety.

- 14 All external lighting (building lighting and bollard lighting within public open spaces) within each phase of the development shall be implemented in accordance with the details approved under 14/00757/CONA/AS (Phases 1 and 2) and 14/00757/CONM/AS (Phases 3-5) unless otherwise agreed by the Local Planning Authority in writing. The lighting shall be provided prior to first occupation on any of the dwellings within that phase.

**Reason:** In the interests of the visual amenity of the development to limit the impact of lighting on sensitive local receptors, light emanating from the scheme and to comply with the adopted Dark Skies SPD 2014



- 15 (a) 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 street name signage shall be installed within any public highway land unless otherwise agreed to in writing by the Local Planning Authority.
- (b) No dwelling hereby permitted shall be occupied unless and until a scheme for the provision of all street name signs (whether they are within public highway land or not) for the phase identified by the phased programme of works approved by the Local Planning Authority pursuant to Condition 2 within which that dwelling is situated has been submitted to and agreed by the Local Planning Authority in writing (in consultation with Kent Highway Services). Such scheme shall comprise of the following:-
- (i) Details of the location of all street name signs for the streets within and servicing the relevant phase;
- (ii) Details of the precise positioning of street name signs to be attached to the elevations of buildings through submission of a 1:100 scale drawing within the relevant phase;
- (i) Details of vandal proof fixings for street name signs shown as being affixed to perimeter railings within the relevant phase;
- (ii) Copies of the easements to be granted to the Local Planning Authority in relation to the locations within the relevant phase where street name signs are to be affixed to railings to facilitate the initial installation and periodic maintenance of such signs by the local authority.
- (c) The scheme for the provision of street name signage within the relevant phase shall be implemented (including the grant of easements as referred to in b) iv) above) as approved by the Local Planning Authority prior to the occupation of any dwelling within the relevant phase unless otherwise approved by the Local Planning Authority in writing. Thereafter such street name signage shall be retained unless otherwise agreed by the Local Planning Authority in writing.

**Reason:** In order to de-clutter and improve the visual appearance of the public realm and to help limit damage to street name signs generally with attendant implications for long term maintenance at public expense.

- 16 Prior to the occupation of the dwellings on plots TW28 – TW34 (inclusive) the bollards shown on plan 5654U/002\_G and measures to prevent supermarket shopping trolleys being brought onto the site from the adjoining supermarket shall have been provided in accordance with details previously submitted to and

approved by the Local Planning Authority in writing. The bollards shall thereafter be retained in place and maintained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** In the interests of highway safety and the visual amenity of the area.

- 17 Prior to the occupation of the opening of the road in front of plots WSL76-WSL81 (inclusive) shown on plan 5654U/002\_G a vehicular barrier shall have been provided in accordance with the details approved under 14/00757/CON/AS. The barrier shall thereafter be retained in place and maintained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** In the interests of highway safety and the visual amenity of the area

- 18 Prior to first occupation of each phase of the development, details of the Controlled Parking Zone shall be submitted to and agreed in writing by the Local Planning Authority. These details shall include any signs, lines and any other highway apparatus associated with the CPZ, and their siting within that phase of the development. The CPZ shall be implemented in accordance with these details unless otherwise agreed by the Local Planning Authority in writing.

**Reason:** To ensure that streets remain free of clutter in the interests of visual amenity.

- 19 Within 6 months of the commencement of the development hereby permitted details of public art to be provided within the development shall be submitted to and approved in writing by the Local Planning Authority in the form of a "Public Art Brief".

Such Public Art Brief shall include:

- (a) details of proposed public engagement with the production of the artwork to be provided,
- (b) details of the location type and form of such public art,
- (c) a timetable for the manufacture and installation of the public art within the development, and;
- (d) details of the arrangements for the ongoing maintenance thereof.

The public art shall be implemented retained and maintained in accordance with the details approved by the Local Planning Authority unless otherwise agreed by the Local Authority in writing.

**Reason:** In the interests of ensuring the most appropriate locations for public art are secured in the interests of good planning and urban design.

- 20 Prior to the commencement of the development hereby permitted within each phase identified in the phased programme of works approved by the Local Planning Authority pursuant to Condition 2, full details of facilities to accommodate the storage of refuse and material for recycling for each dwelling and its collection by refuse vehicles shall be submitted to and approved by the Local Planning Authority in writing. The approved details shall be implemented before the occupation of each dwelling to which they relate. 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 development shall be carried out to preclude the availability or use of these facilities.

**Reason:** To ensure satisfactory arrangements are put in place and retained in perpetuity for the collection and storage of refuse and recycling

- 21 Prior to the commencement of the development hereby permitted within each phase identified in the phased programme of works approved by the Local Planning Authority pursuant to Condition 2, full details of a hard and soft landscaping scheme for each phase (which may include entirely new planting, retention of existing planting or a combination of both) shall be submitted to and approved in writing by the Local Planning Authority. Details of boundary treatment in relation to plot WSL99 should not limit the visibility splays to the adjacent junction.

**Reason:** In order to protect and enhance the amenity of the area.

- 22 All hard and soft landscape works approved under condition 22 shall be carried out in accordance with the approved details. For each phase works shall be carried out prior to the occupation of any part of the relevant phase of the development or in accordance with a programme previously agreed in writing with the Local Planning Authority.

**Reason:** In order to protect and enhance the amenity of the area.

- 23 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.

- 24 The planting details submitted for the phase which includes the southern boundary (Green Edge) of the site shall include provision for a new boundary treatment comprising native hedgerow and native hedgerow trees. The approved details shall then be carried out in accordance with the requirements of conditions 22-24 inclusive.

**Reason:** To ensure an appropriate boundary treatment at the southern edge of the developed part of town and in the interests of the amenity of the area.

- 25 Prior to the soft landscaping works approved under condition 22 being commenced a 'soft landscaping implementation notice' shall have been served on the Local Planning Authority in writing stating the date of commencement of landscaping works relating to that phase and the anticipated date of completion of the soft landscaping works within the relevant planting season.

Within 10 working days of the completion of the approved soft landscaping works other than for street trees a 'soft landscaping completion notice' shall have been served on the Local Planning Authority in writing in respect of the relevant phase. Such notice shall identify that phase by reference to a plan and state the date on which the plot landscaping works were considered as being completed in accordance with Condition 22

**Reason:** To enable the local planning authority to monitor soft landscaping works for compliance with the approved soft landscaping details

- 26 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. Any parts of hedges or hedgerows removed without the Local Planning Authority's prior written consent or which die or become, in the opinion of the Local Planning Authority, seriously diseased or otherwise damaged within five years following the final landscaping plot completion notice for each phase shall be replaced as soon as is reasonably practicable and, in any case, by not later than the end of the first available planting season, with plants of such size and species and in such positions as may be agreed in writing with the Local Planning Authority.

**Reason:** To ensure the continuity of amenity afforded by existing hedges or hedgerows.

- 27 The proposed ponds shown on plan 5654U/002\_G shall be constructed in accordance with details to be submitted to and approved in writing by the local planning authority prior to the commencement of the relevant phases of development.

The scheme shall include the following features:

- Native plant species of local provenance
- New roads around the pond should have small /dropped curbs to allow safe passage of amphibians

- Tree protection measures
- Levels

**Reason:** To ensure that the proposed ponds are developed in a way that contributes to the nature conservation value of the site in accordance with national planning policy by providing suitable habitats for wildlife.

- 28 Prior to the occupation of 113 dwellings on the site or the Recreation Ground Road access to the site having been brought into use whichever is the sooner, the landscaping proposals shown on plan 25638-001-040 D shall have been implemented in accordance with details that shall have been previously submitted to and approved in writing by the Local Planning Authority. 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 and to help assimilate the development into the area.

- 29 In this condition a “retained tree or shrub” is an existing tree or shrub which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of first occupation of each phase

- (a) No retained tree or shrub shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned in any manner, be it branches, stems or roots, other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. All trees works shall be carried out in accordance with BS3998 Recommendations for Tree Work).
- (b) If any retained tree or shrub is cut down, uprooted, destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

**Reason:** Pursuant to Section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and locality.

- 30 All trees planted shall be protected against stock and rabbits when planted in accordance with details that shall have been previously agreed with the Local Planning Authority and such protection shall be maintained at all times.

**Reason:** In the interests of good forestry and amenity.

- 31 No cutting operations shall be carried out between 31 March and 31 August in any year.

**Reason:** In the interests of good forestry and to protect wildlife to accord with the requirements of the Wildlife and Countryside Act 1981.

- 32 A landscape management plan for the replacement wildflower meadow, including long term design objectives, management responsibilities and maintenance schedules, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of Phase 1 of the development. The landscape management plan shall be carried out as approved unless previously agreed otherwise in writing by the Local Planning Authority.

**Reason:** To ensure the new landscaped areas are properly maintained in the interest of the amenity of the area.

- 33 A landscape management plan relating to each phase of the development, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas and public footpaths, other than small, privately owned, domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of that phase of the development. The landscape management plan shall be carried out as approved unless previously agreed otherwise in writing by the Local Planning Authority.

**Reason:** To ensure the new landscaped areas are properly maintained in the interest of the amenity of the area

- 34 The public open space shown on plan s106-6A shall be laid out and managed in accordance with the details approved under conditions 22, 23, 33 and 34 and shall be retained available for use by the public unless previously agreed in writing by the Local Planning Authority.

**Reason:** To ensure the provision of on-site public open space sufficient to replace the existing wildflower meadow to the south of the Tenterden Leisure Centre and to meet the needs of the future residents of the development.

- 35 Prior to the commencement of the Three Fields Character Area as shown on page 28 of the Design and Access Statement dated May 2014 of the development, a detailed survey relating to the proposed path layout within the TPO woodland shall be submitted to and approved in writing by the Local Planning Authority. The survey shall include the precise position as well as condition of the trees within the area as well as identifying trees that are to be removed and construction method of the paths to ensure that the retained trees are not harmed. The development shall then be carried out in accordance with the approved details.

**Reason:** Pursuant to Section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and locality.

- 36 Prior to the development of each phase, a public realm study of the key junctions and typical road sections of that phase shall be submitted to and approved in writing by the Local Planning Authority.

The study shall include, but not be limited to the following:

- How anti-social parking can be self-managed;
- Surface treatments;
- Delineation of spaces;
- Delineation of controlled parking areas,
- Street planting (location and species); and
- Swept path analysis.

The detailed design of the public realm shall then be carried out in accordance with the details approved under this condition and the full design submitted to and approved in writing by the Local Planning Authority prior to the occupation of any dwelling on that phase. The approved design shall subsequently be implemented in accordance with the approved details.

**Reason:** To ensure that a high standard of urban design is delivered

- 37 No trenches for underground services or foundations shall be commenced under the canopies of trees which are identified on the approved plans as being retained and within 5 metres of any hedgerows also shown to be retained without the prior written consent of the Local Planning Authority. Any trenches for underground services should be in accordance with the current National Joint Utilities Group guidelines.

**Reason:** To prevent damage to trees and hedgerows on the site.

- 38 Prior to the commencement of the development hereby permitted within each phase identified by the phased programme of works approved by the Local Planning Authority pursuant to Condition 2, details of final levels for each phase of the development including slab levels of the buildings, road levels, the levels of planted areas, full plan and cross-section details of any proposed earthworks have been submitted to and approved in writing by the Local Planning Authority.

These details shall include any proposed grading and mounding of land areas and full details of existing and final levels throughout the development also showing the levels of the proposed development in relation to the existing ground levels of the

properties along Bridewell Lane and Six Fields Path.

The development shall then only be carried out in accordance with the approved details.

**Reason:** In the interests of visual amenity of the surrounding area

- 39 The approved scheme shall be fully implemented prior to the occupation of the final dwelling in accordance with the ecological enhancements approved under 14/00757/CONB/AS (phases 1-2) and 14/00757/CONF/AS (phases 3-5). and thereafter maintained.

**Reason:** In order to ensure the development builds in opportunities for beneficial biodiversity as part of good design.

- 40 Herpatile exclusion fencing shall be erected around the perimeter of each phase in accordance with the details approved under 14/00757/CONB/AS and 14/00757/CONF/AS. The fencing shall thereafter be retained as an effective barrier preventing herpatiles from entering each phase of the site and shall remain in situ until the completion of that phase of the development.

**Reason:** To ensure that European and UK protected species are not harmed as a result of the development.

- 41 The approved scheme shall be carried in accordance with the detailed mitigation strategy approved under 14/00757/CONA/AS; 14/00757/CONB/AS and 14/000757/CONF/AS. All works shall then proceed in accordance with the approved strategy with any amendments agreed by the Local Planning Authority in writing.

**Reason:** To ensure adequate protection of and mitigation of the effects of the development on GCNs which are a European Protected Species.

- 42 Any works that might affect Badgers or their habitat; shall be carried out in accordance with a detailed mitigation strategy shall be submitted to, and approved in writing by the Local Planning Authority. All works shall then proceed in accordance with the approved strategy with any amendments agreed by the Local Planning Authority in writing.

**Reason:** To ensure adequate protection of and mitigation of the effects of the development on Badgers which are a European Protected Species.

- 43 The development shall be carried out in accordance with the summary and conclusions relating to protected species in the Ecological Assessment by Ecology Solutions Ltd May 2014.

**Reason:** To ensure that European and UK protected species are not harmed as a result of the development.



- 44 The areas shown on the approved plans as vehicle parking space, garages and turning areas shall be provided, surfaced and drained in accordance with details previously submitted to and approved in writing by the Local Planning Authority before the occupation of the dwelling/s to which they relate, and shall be retained for the use of the occupiers of, and visitors to, the development, and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 2015 (or any other Order or any subsequent Order revoking or re-enacting that Order) shall be carried out on those areas of land so shown or in such a position as to preclude vehicular access to those parking spaces and turning areas.

**Reason:** Development without provision of adequate accommodation for the parking of vehicles is likely to lead to parking inconvenient to other road users.

- 45 The vehicle turning areas hereby approved shall be provided prior to the phase of the development to which they relate being occupied or brought into use and thereafter the area shall be retained available for this purpose.

**Reason:** So that vehicles may enter and leave the site in a forward gear in the interests of highway safety.

- 46 Prior to the commencement of the development hereby permitted within each phase identified by the phased programme of works approved by the Local Planning Authority pursuant to Condition 2, details of the construction of any non-adopted private roads which are to be accessed by refuse vehicles shall be submitted to and approved in writing by the Local Planning Authority. The details shall be in accordance with paragraphs 9.1 and 9.1.1 of Ashford Borough Council's document "Land adoption and public service provision in Ashford- a guide for developers". The relevant non-adopted roads shall then be constructed and maintained in accordance with the approved details.

**Reason:** In order to allow refuse vehicles to be operated in this location.

- 47 (a) Before the first occupation of each and every dwelling hereby permitted the following works between each dwelling and the nearest carriageway shall be completed as follows:
- i) Footways and/or footpaths shall be completed, with the exception of the wearing course;
  - ii) Carriageways shall be completed, with the exception of the wearing course, including the provision of a turning facility beyond the dwelling together with related:

- (1) highway drainage, including off-site works,
- (2) junction visibility splays,
- (3) street lighting, street nameplates and highway structures if any.

(b) The final wearing course shall be applied within one year of the final dwelling of each phase being occupied.

**Reason:** In the interests of highway safety.

45 Pedestrian visibility splays 2 m x 2 m with no obstruction over 0.6 m above the access footway level shall be provided at each junction and communal car parking entrance prior to the first use of each access to which it relates is brought into use. The visibility splays shall be subsequently maintained free of obstruction

**Reason:** In the interests of highway safety.

49 The bicycle storage facilities approved on plan 5654U/002\_G shall be provided prior to the occupation of any part of the development hereby approved which they serve and shall thereafter be retained unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To ensure the provision and retention of adequate off-street parking facilities for bicycles in the interests of highway safety.

50 The pedestrian routes into the site from Bells Lane, Recreation Ground Road and Smallhythe Road shall be retained in perpetuity and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 2015 (or any other Order or any subsequent Order revoking or re-enacting that Order) shall be carried out so as to preclude use of the routes by pedestrians.

**Reason:** In order to provide greater connectivity between the site and its surroundings for pedestrians pursuant to Tenterden and Rural Sites DPD policy TENT1.

51 No dwellings immediately south of the Leisure Centre (Plots WSL1 – 50) shall be occupied until details of the pedestrian connection between the highway within the site and Sandy Lane have been submitted to and approved in writing by the Local Planning Authority and the approved details shall be implemented and available for use before the plot adjacent to the access (plot 21) is occupied.

**Reason:** To ensure adequate connection to the existing pedestrian network in the interests of the existing community and the future residents of the development.

- 52 No more than 211 dwellings on the site shall be occupied until:
- (a) The highways connection between Recreation Ground Road and Smallhythe Road shown on plan 5654U/002\_G has been constructed and is available for use by the general public in accordance with the details previously submitted to and approved in writing by the Local Planning Authority.
  - (b) The highway improvements to Recreation Ground Road and Smallhythe Road shown on plan 5644U/022\_G have been constructed and are available for use by the general public in accordance with the details previously submitted to and approved in writing by the Local Planning Authority.
  - (c) The car parking, access and turning areas to the west south west and the parking area to the east north east of the Tenterden Leisure Centre have been reorganised and extended. A layout plan allowing for the existing access to the Leisure Centre to remain until construction operation has ended and there is no longer a need for large vehicles to access this main part of the site, shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highways Authority.

**Reason:** In the interest of highway and pedestrian safety and to ensure the development is integrated with the town centre and accessible by sustainable modes of transport.

- 53 No dwellings shall be occupied on the site unless and until arrangements have been made with Kent County Council for the re-phasing of the East and West Cross in accordance with details that have previously been submitted to and approved by the Local Planning Authority in writing in consultation with Kent Highways and Transportation.

**Reason:** To accommodate the additional traffic generated by the development and in the interests of highway safety and convenience.

- 54 No dwellings shall be occupied from Smallhythe Road until the footway from the Tesco site entrance to the southern junction has been widened to 2m.

**Reason:** In order to provide suitable pedestrian facilities along Smallhythe Road in the interests of highway safety.

- 55 Prior to the erection of plots TW43-TW61(inclusive) the existing Public Right of Way AB32 shall have been diverted and be available for public use in accordance with any approved diversion order to be granted by Kent County Council and shall thereafter be retained in situ and free from obstruction in perpetuity

**Reason:** In the interests of preserving the amenity of its users and the functioning of the countryside.

- 56 The construction of each phase of the development shall be carried out in accordance with the Code of Construction Practice approved under 14/00757/CONC/AS (Phase 1 and 2) and 14/00757/CONP/AS (Phases 3-5) and BS5228 Noise Vibration and Control on Construction and Open Sites and the Control of dust from construction sites (BRE DTi Feb 2003) unless previously agreed in writing by the Local Planning Authority.

**Reason:** To protect the amenity of local residents during and following development in accordance with Policy EN1 of the Local Plan.

- 57 Prior to the commencement of the development hereby permitted within each phase identified by the phased programme of works approved by the Local Planning Authority pursuant to Condition 2, underground ducts shall be installed before any of the buildings hereby permitted are occupied, to enable telephone services, electricity services and communal television services to be connected to any premises within the application site without recourse to the erection of distribution poles and overhead lines and notwithstanding the provisions of Article 3(1) 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 distribution pole or overhead line within the application site shall be erected without the express consent of the Local Planning Authority.

**Reason:** In the interests of visual amenity.

- 58 All footpaths shown on approved plan 5654U/002\_G shall be surfaced with materials details of which shall previously be submitted to and approved in writing by the Local Planning Authority. The paths shall then be constructed in accordance with the approved details. All footpaths shall be completed and available for use prior to the occupation of the dwelling(s) to which it relates. All footpaths shall be completed in accordance with the approved details prior to the occupation of the final unit on the site and thereafter shall be kept open to the public at all times.

**Reason:** In the interests of public safety, convenience and amenity and to ensure the satisfactory completion of the approved layout for the site.

- 59 Prior to the occupation of each building forming part of the development hereby approved the works for the disposal of sewage serving that building shall be provided on the site in accordance with details previously submitted to and approved by the Local Planning Authority in writing unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To ensure proper sewage disposal and avoid pollution of the surrounding area.

- 60 The development shall be occupied when information has been submitted to the Local Planning Authority which confirms that adequate capacity has been provided off site to serve the development. This information shall include corroboration of the adequacy of the capacity from Southern Water.

**Reason:** To avoid pollution of the surrounding area.

- 61 Prior to the occupation of units TW18 – TW27 (inclusive) shown on plan 5654U/002\_G, the drainage connections shown on plan 25638/004/001J shall have been installed in accordance with details previously submitted to and approved in writing by the Local Planning Authority.

**Reason:** To improve the drainage capacity in this part of the town and in the interests of the amenity of the occupiers of adjoining dwellings.

- 62 Prior to the commencement of each phase as identified in the phased programme of works approved by the Local Planning Authority pursuant to Condition 2 plans and particulars of a sustainable drainage system (including the details set out below) for the disposal of the surface water for each such phase shall be implemented in accordance with 14/000757/CONA and 14/000747/ConU/AS and approved by the Local Planning Authority in writing.

The submitted system shall comprise of measures to retain or store surface water on-site or within the immediate area in a way which is appropriate to the relevant phase's location, topography, hydrogeology and hydrology.

The submitted system shall be designed to:

- (a) avoid any increase in flood risk,
- (b) avoid any adverse impact on water quality,
- (c) achieve a reduction in the run-off rate in accordance with the Ashford Borough Council Sustainable Drainage SPD document, adopted October 2010,
- (d) promote biodiversity,
- (e) enhance the landscape,
- (f) improve public amenities,
- (g) return the water to the natural drainage system as near to the source as possible and

- (h) operate both during construction of the development and post-completion.

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

The system for the disposal of surface water within each phase shall be provided in accordance with the details and timetable approved by the Local Planning Authority in writing in relation to the relevant phase. Once provided the system shall be maintained in accordance with the details approved by the Local Planning authority in writing and shall be retained in working order until such time as the relevant phase ceases to be in use. If the proposed surface water discharge point is to be the existing public sewer the applicant must provide written confirmation from Southern Water (or successor undertaker) of their agreement to the proposals.

**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 pursuant to Core Strategy Policy CS20 Sustainable Drainage.

63 The details hereby permitted under 14/00757/CONA and 14/00757/CONU in respect of the following shall be implemented :

- (a) Surface water drainage plan for within that phase clearly indicating channels, pipes, culverts, ponds, hydraulic controls and any other drainage features.
- (b) Drainage calculations to demonstrate capacity of swales and other drainage features for 1 in 30 year rainfall event and 1 in 100 rainfall event with consideration of climate change.
- (c) Drainage calculations to support the determination of the release rates and specification of release rates at each outfall.
- (d) Cross-sectional and longitudinal information of pipes, culverts and swales indicating the relationship with the highway, including and not limited to invert and cover levels.
- (e) Further information on proposed maintenance regimes for vegetated areas in relation to drainage features which have the potential to impact the highway.

Thereafter the development within the relevant phase shall be implemented in accordance with the approved details relating to that area of use unless otherwise agreed by the Local Planning Authority in writing

**Reason:** In the interests of highway safety and drainage

- 64 Details of the location and type of rainwater butts to be installed on each dwelling shall be submitted to and approved in writing by the Local Planning Authority and thereafter provided and connected to a rainwater downpipe. The rainwater butts shall thereafter be retained.

**Reason:** To allow for the storage of rainwater on site for watering of soft landscaping and thereby reduce the demand for mains water on site

- 65 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) the attached and detached car barns shown on plan 5654U/002\_G 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 or internal structures / obstructions 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.

- 66 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 or parking areas below residential accommodation without the prior permission of the Local Planning Authority.

**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.

- 67 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 development shall be carried out within Class A of Part 1, Class A of Part 2 and Part 40 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 character and amenities of the locality and in the interests of visual amenity.

- 68 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 windows, or similar openings shall be constructed in the first floor of the south elevation of plots TW28, TW93, WSL97, the first floor of the east elevation of plots TW99 and WSL18 and the first and second floor of the south west elevation of plot WSL39, other than as hereby approved without the prior written consent of the Local Planning Authority.

**Reason:** In the interests of the amenity of occupants of the adjoining property in accordance with Policy EN1 of the Local Plan.

- 69 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) shall be occupied as single dwelling houses hereby 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 future occupiers of the development

- 70 No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of historic landscape survey relating to each phase of the development in accordance with a written specification and timetable which has been submitted to and approved in writing by the Local Planning Authority.

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

- 71 The applicant, or their agents or successors in title, shall secure the retention, integration and conservation of specific historic landscape features in accordance with the written specification and timetable relating to each phase of the development approved under 14/00757/CONA/AS (phases 1-2) and 14/00757/CONE/AS (Phase 3-5).

**Reason:** To ensure that features of historic landscape interest are properly conserved.

- 72 The development shall take place in accordance with the archaeological field evaluation works for each phase approved under 14/00757/CONA/AS and 14/00757/CONE.

Following on from the evaluation, any safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological investigation and recording shall be carried out in accordance with a specification and timetable relating to the relevant phase of the development which



has been previously submitted to and approved in writing by the Local Planning Authority.

**Reason:** To ensure appropriate assessment of the archaeological implications of any development proposals and the subsequent mitigation of adverse impacts through preservation *in situ* or by record.

- 73 The applicant, or their agents or successors in title, will implement a programme of heritage interpretation measures relating to each phase of the development in accordance with the details approved under 14/00757/CONA/AS and 14/00757/CONN/AS.

**Reason:** To ensure that appropriate conservation and interpretation of the heritage assets within the application site is achieved and that information on the assets is publically accessible

- 74 Each dwelling shall be constructed and fitted out so that the potential consumption of wholesale water by persons occupying the dwelling will not exceed 110 litres per person per day as measured in accordance with methodology approved by the Secretary of State.

No dwelling shall be occupied unless the notice for that dwelling of the potential consumption of wholesale water per person per day required by the Building Regulations 2010 (as amended) has been given to the Local Planning Authority.

**Reason:** In order to confirm the sustainability of the development and a reduction in the consumption of water.

#### Notes 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 The site will be subject to a Section 278 Highway Agreement with Kent County Council Highways.
- 3 It is expected that from summer 2015 Kent County Council will have a statutory obligation to approve the design of, and adopt SUDS on new residential developments in Kent. I would recommend the applicant contact their Flood Risk Management Team before embarking on the detailed design of the SUDS elements. Contact details are below:-

Flood Risk Manager | Kent County Council. Planning and Environment,  
Invicta House, County Hall, Maidstone, Kent, ME14 1XX t: 01622 221691 | e:

max.tant@kent.gov.uk | [www.kent.gov.uk](http://www.kent.gov.uk).

- 4 The applicant/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:03303030119](tel:03303030119)) or [www.southernwater.co.uk](http://www.southernwater.co.uk).
- 5 The applicant is reminded that planning consent does not confer a right to disturb or divert any public right of way at any time without the express permission of Kent County Council's PROW and Access Service.
- 6 It is noted in para. 12.7 of the FRA that the 100 year flood meadow water levels are designed to be at least 300mm below the lowest floor level adjacent. We would request that this freeboard level of 300mm is applicable only to non-sleeping accommodation and increased to a minimum of 600mm for any ground floor sleeping accommodation. This is in order to reduce the likelihood of ingress of flood water into the new dwellings from the flood meadows.

The EA has requested that where new bridges or culverts are to be installed for access across the ordinary watercourses on the site, that they be designed to accommodate the critical 100 year flood flow (including an allowance for climate change). This is in order to reduce the likelihood of blockages occurring as a result of insufficiently sized culvert pipes or bridge soffits being set too low, which may result in water backing up and flooding adjacent land and possibly dwellings on the site. We would also encourage an element of freeboard to be included in the culvert or bridge design in order to reduce flood risk. However we would not expect this recommendation to be implemented in the surface water storage areas at the southern end of the site, where flows are attenuated via hydrobrakes.

With regard to the sustainable drainage design proposed for the site, the EA would encourage greater use of pervious paving, where practical in order to provide further opportunities for treatment and conveyance of surface water. In addition we would recommend the use of grey water recycling and rainwater harvesting to reduce potable water consumption and reduce surface water discharge.

Any watercourse within and adjacent to the boundary of the site would be classed as an 'ordinary watercourse' and comes under the terms of the Land Drainage Act 1991, (as amended by the Flood and Water Management Act 2010), whereupon any culvert, diversion, weir dam or like obstruction to the flow of the watercourse requires a flood defence consent (also known as a 'land drainage consent') from Kent County Council. In the absence of any agreement to the contrary, maintenance of the watercourse is the

responsibility of the riparian owner. Applications for consent should be made to Kent County Council (suds@kent.gov.uk; main switchboard number is 0845 8247 247).

The applicant/agent is advised to seek the input of the Kent Police Crime Prevention Design Advisors (CPDAs) to ensure that all efforts are made to incorporate the principles of Designing out Crime (A Kent Design Guide for Developers Designers and Planners) into the high quality design of any proposal.

The contact details of the Kent Police CPDAs are ; John Grant & Adrian Fromm, Kent Police Headquarters, Sutton Road, Maidstone ME15 9BZ email: pandcr@kent.pnn.police.uk Tel No- 01622 653209/3234

## 7 **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/agent was updated of any issues after the initial site visit,
- was provided with pre-application advice,
- the agent responded by submitting amended plans,

**Plans and documents approved by this decision**

Plan Title	Plan No 5654U-	Plan Title	Plan No 5654U-	Plan Title	Plan No 5654U-
Location Plan and Application Boundary	000A	W-3-2-H v.A	036C	Apartment Block 1 Ground Floor Plan	080F
Site Plan  Amended site plan for Dandara site	001A  200.01P 5	W-3-2-H v.A1  Plot 50  Plot 132	037C  326.06  343.06	Apartment Block 1 First Floor Plan	081E
Site Plan with Unit Types	002G	W-3-2-H v.A2	038C	Apartment Block 1 Second Floor Plan	082E
Site Plan showing Tenure	003C	W-3-2-H v.B  Plot 49  Plot 97	039D  322.06B  322.16B	Apartment Block 1 Elevations	083E
Site Plan showing Storey Heights	004C	W-3-2-H v.C  Plots 19-20  Plots 25 & 26  Plots 27 & 28  Plot 115 - 117	040C  330.07  332.07  333.07  340.08	Apartment Block 2 Ground Floor Plan	084E
Site Plan - Floor Levels and Entrances I.	005-1C	W-3-2-H v.D	041E	Apartment Block 2 First Floor Plan	085D
Site Plan - Floor Levels and	005-2C	W-4-2-C v.A	042C	Apartment Block 2 Second Floor Plan	086D

Entrances II.					
Existing Site Plan and Sections  Amended Street scenes for Dandara site	006  201.012 01.0220 1.03201. 04	W-4-2-C v.B  Plots 105 - 106  Plots 34-35 & 101-102  Plots 103-104  Plots 66-67	043D  304.07A  304.08A  304.16A  306.06A	Apartment Block 2 Elevations	087E
N-1-2-C v.A Affordable	010.0B	W-4-2-C v.C  Plots 92&93  Plots 81-82	044C  318.06  322.08A	Apartment Block 3 Floor Plans	301.11A
N-2-2-C v.A Affordable  Plots 11-12; 13-14; 15-16; 69-70 &71-72	010C  308.06A	W-4-2-C v.D  Plots 55-56  Plots 83 & 84  Plot 89	045D  318.08A  314.09B  317.06		
N-2-2-C v.A2  Plot 73	012C  309.06A	W-4-2-H v.A  Plot 94  Plots 54 & 96	046D  312.06A  312.16A		
N-2-2-C v.B Affordable	013C	W-4-2-H v.B  Plots 39 and 95 (KOL)	047D  304.06A	Apartment Block 3 Elevations	301.12A
N-2-2-C v.B1 Affordable	014C	W-4-2-H v.C,C1	048E	Apartment Block 4 Floor Plans	300.11A

N-2-2-C v.B2  Plots 135, 136,137,138	014.1C  342.07	W-4-2.5-H v.A Plans	049D		
N-2-2-C v.B3  Plots 135, 136,137,138	014.2C  342.07	W-4-2.5-H v.A Elevations	050B		
N-2-2-C v.D Affordable  Plots 34-35 & 101-102  Plot 10	015B  304.08A  335.06	W-4-2.5-H v.B Plans	051D	Apartment Block 4 Elevations	300.12B
N-2-2-C v.D1 Affordable  Plots 105- 106  Plots 103 - 104  Plots 17 - 18	016B  304.07A  304.16A  331.06	W-4-2.5-H v.B Elevations	052B	Apartment Block 5  Ground Floor Plan	336.10
N-2-2-C v.D2 and v.D3	017C	W-4-2.5-H v.C Plans  Plots 30 and 31	053D  302.07A	Apartment Block 5  First Floor Plan	336.11
N-2-2-C v.D4 Affordable  Plots 66-67	017.1A  306.06A	W-4-2.5-H v.C Elevations	054B	Apartment Block 5 Elevations	099C

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N-2-2-C v.E1	019C	W-4-2.5-H v.D Plans  Plot 45  Plot 41	055D  324.07  324.17	Apartment Block 5 Elevations 1 and 2	336.12A  336.13A
N-3-2-C v.A	020D	W-4-2.5-H v.D Elevations  Plot 45  Plot 41	056B  324.07  324.17	Apartment Block 6 Plans	339.09
N-3-2-H v.A  Plots 55-56  Plots 83-84  Plot 19 - 20  N-3-2-H (A2)  Plot 100	021C  313.08A  314.09B  330.07  337.06A	W-4-2.5-H v.E Plans	057D	Apartment Block 6 Elevations	339.10A
N-3-2-H v.B  Plots 74-75  Plots 32-33 and 77-78	022D  303.07A  303.08A	W-4-2.5-H v.E Elevations	058C		
N-4-2-H v.A and v.A2  Plots 42-43; 85-86	023C  315.06	W-4-2.5-H v.F Plans  Plot 21	059D  329.07		
N-4-2-H v.B  Plots 30 and 31	024C  302.07A	W-4-2.5-H v.F Elevations	060B	FOG 1 Plans	071D

Plots 81-82	322.08A				
N-4-2-H v.B1	025D	W-4-2.5-H v.G Plans  Plots 87-88 & 90-91	061D  316.09A	FOG 1 Elevations	072C
N-4-2-H v.B2  Plot 76	026D  319.06A	W-4-2.5-H v.G Elevations  Plots 87-88 & 90-91	062B  316.09A	FOG 2 v.A	073D
N-4-2-H v.C  Plot 29	027D  334.06A	W-5-2.5-H v.A Plans	063D	FOG 2 v.B	074D
N-4-2-C v.A  N-4-2-C (B)  Plots 36&37  Plots 47&48	028D   325.06A  325.16A	W-5-2.5-H v.A Elevations	064A	FOG 2 v.C  Plots 107 & 108	075A  338.06A
N-4-2.5-H v.A	029C	W-5-2.5-H v.B Plans  Plot 40  Plots 46, 52	065D  310.07A  310.17B	FOG 3  Plot 68	076D  307.06A
N-4-2.5-H v.B	030D	W-5-2.5-H v.B Elevations	066A	Substations	077
W-2-1.5-H	031D	W-5-2.5-H v.C Plans  Plots 44, 80 &98	067D  321.07B	Cycle Stores and Refuse Stores  Cycle stores and Refuse Enclosures for Dandara site	078  221.01 A  205.02A



W-3-2-C v.A and v.A2 Affordable  Plot 22  Plots 133 and 134	032C  327.06  341.06	W-5-2.5-H v.C Elevations  Plots 44, 80 &98	068A  321.07B	Carports  Carport details	079  608.01  608.02
W-3-2-C v.A1  Plot 79  Plots 23-24  Plots 17&18	033C  320.06  328.07  331.06	W-5-2.5-H v.D Plans  Plots 38,53 and 99	069D  311.07B		
W-3-2-C v.B	034C	W-5-2.5-H v.D Elevations	070A	REFUSE VEHICLE SWEPT PATH ANALYSIS	25638-001- 046 REV B
W-3-2-C v.C and v.C2	035C			DRAINAGE STRATEGY LAYOUT	25638/004/001 REV J
Tree Protection Plan	PTPP1 – Rev C	Tree Protection Plan	PTPP2 –Rev C	ADOPTABLE OPEN SPACE PLAN	5654U S106_06-A

<b>Approved Documents</b>	
Tent1a Land at Tenterden Travel Plan by Peter Brett Associates (Project Ref: 25638/003/Rev: - May 2014)	Illumination Impact Profile – Land at Tenterden, Kent by Hoare Lea Lighting (16-1602199-150514-Lg-Tenterden IIP-01 P2 ) dated May 2014
ARBORICULTURAL ASSESSMENT JFA/REF/KEN 1824/Rev B October 2014	Land at Tenterden Kent – Ecological Assessment by ecology solutions ltd 5607.EcoAs.vf2 May 2014

TENT 1A Planning Application, Design and Access Statement, Tenterden, Kent – May 2014	
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## Background Papers

All papers referred to in this report are currently published on the Ashford Borough Council web site ([www.ashford.gov.uk](http://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 16/10853/AS.

**Contact Officer:** Katy Magnall

**Telephone:** (01233) 330259

**Email:** [kmagnall @ashford.gov.uk](mailto:kmagnall@ashford.gov.uk)

Annex 1

LAND SOUTH WEST OF RECREATION GROUND ROAD AND NORTH AND EAST OF SMALLHYTHE ROAD, TENTERDEN - PHASES 3, 4 & 5																										
CHANGES TO HOUSE TYPES																										
Plot no's and changes	Apt block 4 Plots 1-9	10	11-16, 69- 72	17 & 18	19 & 20	21	22	23-24	25-26	27-28	29	30-31	32-33, 74- 75, 77-78	34-35, 101- 102, 105- 106	36 - 37	38, 53, 99	39 & 95	40	41	42-43, 85- 86	44, 80 & 98	45	46, 52	47-48	49	50
Old drawing number: 5654/	92D, 93C, 94C, 95D	15B	10C	16B, 32C	21C, 40C	59D, 60B	32C	32C	40C	34C	28D	25D, 48E	22D	10C, 16B, 43D	22D	47D, 69D, 70A	46D, 69D, 70A	65D, 66A	55D, 56B	23C, 28D	67D, 68A, 69D, 70A	55D, 56B	65D, 66A	27D	39D	37C
New drawing number: LN33.	300.11A, 300.12B	335.06	308.06A	331.06	330.07	329.07	327.06	328.07	332.07	333.07	334.06A	302.07A	303.07A, 303.08A	304.07A,30 4.08A	325.06A	311.07B	304.06A	310.07A	324.17	315.06	321.07B	324.07	310.17B	325.16A	322.06B	326.06
Changes to internal layout to DCLG Technical housing standards	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Revised following meeting with Mark Chaplin (ABC)	✓		✓								✓	✓	✓	✓	✓	✓	✓				✓	✓	✓	✓	✓	✓
Drawn up in semi-detached or terrace forms as being built			✓	✓	✓			✓	✓	✓		✓	✓	✓	✓					✓				✓		
Window replaced with 'Tax feature'				17	✓	✓	✓	✓				30				53, 99	95									
Windows and or doors revised	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓		53, 99		✓	✓	✓	✓	✓	✓	✓	✓	✓
Plot handed		✓		17	19	✓		23	25	28			32,74, 77	34, 101, 105			95	✓		43	44, 98	✓		47	✓	
Leadwork deleted below windows									✓	✓	✓															
Ashlar render bands deleted					19							31	✓								42,43				✓	
Extent of render revised																									✓	
Window heads changed/co-ordinated	✓	✓	✓	✓	19	✓	✓	✓			✓		✓	✓		53, 99	95	✓	✓	42,43	✓	✓	✓	✓	✓	✓
Porch amended			✓								✓														✓	
House type revised to match site plan (i.e. semi or detached)				17	✓			✓	✓	✓			✓	✓							43				✓	
Chimney revised			✓	18	19								32,33, 77,	34, 101,												
Changed to cottage																									✓	
Roof pitch altered			✓								✓														✓	
House type changed														101	✓	38	39				85,86				✓	✓
Door surround/canopy revised	✓					✓										53, 99	95		✓			✓			✓	✓
Eave detailing revised																	95									
Club features tiles added or revised	✓																									✓
Rooflights revised, added or deleted																✓		✓			✓		✓			
Bin store revised																										
First floor changed to weatherboarding																										
Dormers deleted and or replaced with rooflights						✓																		✓		
Bay Deleted					19																					
Barge boards introduced										✓																✓
Windows introduced or deleted on side elevation					19													95								
Utility room door introduced on side elevation						✓										53,99		✓	✓		✓	✓	✓			
Quoins deleted on rear elevation																		✓								
Bay details revised																53, 99		✓								✓
Finshes amended on rear elevation			✓								✓															✓
Finished amended on front elevation			✓																							✓
Fanlight deleted to casement doors (generally on rear)	✓	✓		18	20			✓				31		34, 105											✓	✓
Fanlight deleted to casement doors on rear and sidelights added						✓																				✓
Sidelights added to casement doors on rear													✓						✓			✓				
Roof design changed					19																					

	51	54 & 96	55-56	Apt block 3 Plots 57- 65	66-67	68	73	76	79	81-82	83-84	87-88, 90- 91	89	92-93	94	97	100	103-104	107-108	Apt block 6 109-114	115-117	Apt block 5 118-131	132	133-134	135-138	Carports
Plot no's and Changes																										
Old drawing number: 5654/	47D	46D	45D, 21C	88D, 89C, 90C, 91C	17.1A, 43D	73D	12C	24C	33C	44C, 24C	42C, 69D, 70A	45D, 61D, 62B	45D	44C	46D	39D	21C	10C, 43D	71D, 72C	101C, 102A	35C	96C, 97B, 99C, 100A	37C	17C, 33C	14.1C- 14.2C	79
New drawing number: LN33.	304.16A	312.16A	313.08A	301.11A, 301.12A	306.06A	307.06A	309.06A	319.06A	320.06	322.08A	314.09B	316.09A	317.06	318.06	312.06A	322.16B	337.06A	304.16A	338.06A	339.09- 339.10A	340.08	336.10- 336.13A	343.06	341.06	342.07	212.01- 212.09
Changes to internal layout to DCLG Technical housing standards	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Revised following meeting with Mark Chaplin (ABC)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Drawn up in semi-detached or terrace forms as being built			✓		✓					✓	✓	✓		✓				✓			✓			✓	✓	
Window replaced with 'Tax feature'			56		66						84					✓										
Windows and or doors revised	✓	✓		✓	✓		✓		✓		✓	87,88,90	✓		✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓
Plot handed	✓		55					✓				88			✓		✓	103					✓		134	
Leadwork deleted below windows			55							82		87,88,90	✓	✓							✓					
Ashlar render bands deleted			56					✓		81							✓									
Render extended on rear elevation			56														✓									
Window heads changed/co-ordinated	✓	✓	56	✓	✓		✓		✓		84				✓	✓	✓	✓		✓			✓	✓	✓	✓
Porch amended							✓				83															
House type revised to match site plan (i.e. semi or detached)					67			✓			84	87,88,90	✓	✓			✓	✓			✓			133	137	
Chimney revised							✓							✓			✓			✓		✓				
Changed to cottage																										
Roof pitch altered	✓	✓				✓	✓								✓	✓										
House type changed												91						104	✓							
Door surround/canopy revised	✓	✓		✓											✓	✓				✓		✓	✓			
Eave detailing revised	✓	✓													✓					✓		✓	✓			
Club features tiles added or revised				✓							83												✓	✓		
Rooflights revised or deleted						✓					✓									✓						
Bin store revised						✓																				
First floor changed to weatherboarding																				✓						
Dormers deleted and or replaced with rooflights												87,88,90														
Bay Deleted																								✓		
Barge boards introduced												87,88,90	✓								✓		✓			
Windows introduced or deleted on side elevation																										
Door introduced on side elevation																									✓	
Quoins deleted on rear elevation																										
Bay details revised																				✓		✓				
Detailed design drawings (incl. roof changes)																										✓
Finishes amended on rear elevation							✓																			
Finished amended on front elevation							✓													✓						
Fanlight deleted to casement doors (generally on rear)				✓	66			✓		✓						✓							✓	✓		
Fanlight deleted to casement doors on rear and sidelights added																										
Sidelights added to casement doors												87,88,90														
Front door style revised						✓														✓						
Roof design changed																										

Note: Where house types have been changed, these are based on house types already approved for use on the site. No new house types have been introduced.