

Application Number	17/01446/AS
Location	Land North East of 74, North Street, Biddenden, Kent
Grid Reference	85181/38818
Parish Council	Biddenden
Ward	Biddenden
Application Description	Outline planning application for the erection of up to 110 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point from North Street. All matters reserved except for means of access to North Street.
Applicant	Gladman Developments Ltd
Site Area	10.73 hectares

(a) 213/310R (b) Biddenden - R (c) KHS - X, KCC SuDS - X, EA - X, SWS - X, KCCE - X, PROW - X, KCCDC - X, KAS - X, Housing - X, EH - X, ES - X, BTOD - X, CSCF - X, NHS - X, POL - X, KWT - X, WKPS - R

Introduction

1. This application is reported to the Planning Committee because it involves the erection of more than 10 dwellings and therefore is classified as a major development that requires determination by the Planning Committee under the scheme of delegation.
2. A valid appeal to the Planning Inspectorate has been lodged for non-determination of the application within the agreed timeframe. Therefore, this report contains the recommendation that would have been made to Members should the application have still been able to be determined by the Council. It will form the basis of the Councils Statement of Case to the Inquiry to be held in due course.

Site and Surroundings

3. The broadly cone shaped site is located to the north east of the village edge of Biddenden, and is relatively flat with a gentle slope falls down towards the north-east. The surrounding landscape is also gently undulating. The land then rises towards a ridge which runs along the A262 to the south of Biddenden. The boundary abuts the dismantled Kent and East Sussex railway line, where there is a tree line. The site has three stretches of frontage to North Street (A274) between existing dwellings. There are some infill developments to the south and open countryside to the east beyond the public right of way (PROW) AT12.
4. The site is an irregularly shaped single field of improved grassland adjoining North Street which is the one of the main roads that runs through the village. There are some mature trees present within the site including four veteran trees. Four field ponds are also located within the site, with many more in the surrounding landscape.
5. The site lies within the Biddenden and High Halden Farmlands Landscape Character Area and reflects some of the key characteristics such as views being restricted by tree cover, the presence of oak trees within hedgerows, field ponds and the presence of the dismantled Kent and East Sussex Railway. Biddenden is sited on flatter land at around 45-50m Above Ordnance Survey (AOD), which rises towards a ridge (approximately 60 AOD) which follows the A262 to the south of Biddenden.
6. There are other PROW routes within the vicinity of the site such as AT11, AT13, AT13A and AT24.
7. The north-eastern edge of the Biddenden Conservation Area is located approximately 35m south-west from the site. There are Grade II listed buildings on the opposite side of North Street and to the south east in the conservation area.
8. The site is located within flood zone 1 and is not subject to any other landscape or environmental designations. PROW AT12 is along the southern boundary of the site, and links to the wider footpath network. There is established no recreational activity associated with the site.
9. A site plan is attached as Annex 1 to this report.



Figure 1: Aerial site Location Plan

Proposal

10. Outline planning permission is sought for the erection of up to 110 dwellings (including 35% affordable housing), new green infrastructure, car parking, attenuation basin, vehicular access point from North Street and associated ancillary works. All matters are reserved for future consideration with the exception of the proposed means of access onto North Street from the site.
11. Detailed layout and design would form part of reserved matters application(s). However this outline planning application states that a key objective is to deliver a mix of housing, offering 1 bedroom to 5 bedroom accommodation on 4.12 hectares of the site area (39% of the site area), with 6.28 hectares (59% of the site area) for green infrastructure including retained landscaping features/habitats, informal natural greenspace and pedestrian connections to the existing PROW, and the remaining 0.30 hectares (3% of the site area) for a sustainable drainage system (SuDS).



Figure 2: Proposed Indicative Masterplan

12. During the course of the application the following amendments were submitted:
- traffic calming scheme on North Street to allow the 30mph speed limit to be extended
 - along the eastern side of North Street new footway works within the adopted highway to widen this from its current width of between 1m and 1.2m to a width of 1.8m between the site and the junction with Townland Close
 - new bus stops and clearways to ensure that bus stops are within 400m of all of the site
 - emergency access provision
 - dropped kerbs and tactile paving each side of the footways to the new site access
13. In support of the application, a number of documents have been submitted which set out the applicant's position and have been summarised below:-

Environmental Report:

14. The Phase 1 Report confirms that there are negligible land quality risks associated with historical land uses. In addition, there is a negligible risk of unforeseen contamination associated with foreign material, which can be incorporated into topsoil from agricultural activities.

15. A Phase 2 geo-environmental ground investigation should be undertaken to provide geotechnical and environmental information to inform development of the site at the reserved matters stage.

Access, Transport & Highways

16. Access would be achieved via a priority junction from North Street. A Stage 1 Road Safety Audit has been undertaken on the proposed access arrangements. In light of this, an uncontrolled pedestrian crossing point across the new access with dropped kerbs and tactile paving would be implemented to assist safe pedestrian movement.
17. The Transport Assessment states that the proposals would not have a material impact on the local highway network. The site is well located in relation to sustainable transport options and is well positioned in relation to the local and strategic highway network. Biddenden has good public transport links to the surrounding areas and local centres of employment, with a range of employment, leisure, retail and community facilities.
18. The proposals retain the existing public rights of way (AT12) and informal footpaths that connect the site to the surrounding area. A range of improvements are proposed to enhance sustainable transport modes, including the provision of two new bus stops, and extension of the 30mph speed limit as agreed with Kent County Council.
19. A Framework Residential Travel Plan has also been prepared and is presented as a standalone document within the Planning Application documents.

Ecology

20. The site comprises approximately 10.7 ha of cattle grazed improved grassland with hedgerows and mature trees bounding the site. A number of mature / veteran trees are also present scattered within the site. Four waterbodies are situated within the site with a further 27 located within the local area. Fifteen hedgerows are present on-site, none of which are classified as 'important' under the Hedgerow Regulations, however, all except one, are classified as Habitats of Principle Importance. The improved grassland was found to be of low intrinsic and conservation importance with no rare or notable species recorded.
21. Habitats which provide foraging and commuting opportunities for badgers are present on-site, however no evidence of badgers was found, and this species does not pose a constraint to development.
22. Seasonal bat surveys have identified low numbers of common and widespread bat species using the site, with the majority of activity recorded being that of common

and soprano pipistrelle bats. Boundary features would be retained, buffered and enhanced, along with the retention of all mature and veteran trees, and the provision of green infrastructure and the creation of attenuation and four waterbodies within the green infrastructure would benefit the local bat population.

23. Presence/likely absence surveys are being undertaken for the hazel dormouse and no evidence of dormouse has been found.
24. A 'medium' population size class of great crested newts (GCNs) has been identified on site. To prevent an offence being caused, a trapping and translocation exercise would be executed under a Natural England mitigation license. Four additional ponds would be provided within the green infrastructure, along with a range of enhancements to benefit GCN, ensuring the Favourable Conservation Status of this species is maintained.
25. The proposed development would retain the majority of all trees and hedgerows, enhancing them with native planting which would yield fruiting bodies and create refuge for a range of wildlife. A proportion of the improved grassland and pond P3 would be lost in order to facilitate development, along with a small section of hedgerow H7. To mitigate for these losses, 6.58ha of green infrastructure would be provided along with four replacement waterbodies, attenuation and creation of new hedgerows along the northern and southern boundaries of the development area.

Arboriculture

26. The proposals identify the retention and incorporation the vast majority of the existing tree cover. The area of potential development including the site access road would avoid the majority of the existing trees which are to be a significant feature of the site. All four of the Veteran trees found during the initial assessment are to be retained with sufficient standoff distances to ensure any potential impact is minimised.
27. A length of hedgerow is to be removed to provide access into the site and sufficient visibility splays to ensure safe passage of vehicles both into and from the site. New hedgerow planting would be undertaken in a similar position to provide direct mitigation for the loss identified and an attractive frontage to the new development. The only tree loss required to enable the development is a single low quality oak tree (T56) found to be in extensive decline located centrally within the site through the positioning of the access road linking the eastern and western development parcels. This minor loss would allow the undisturbed retention of the centrally positioned pond currently supporting a population of great crested newts. New tree planting shown as part of the development framework plan would significantly outweigh this minor loss and offer greater value in term of the future treed landscape.

28. The development of this site in terms of arboriculture would be considered beneficial due to the minimal losses identified, extensive tree planting proposed and the opportunity to prolong the lives of many aged and veteran trees through the introduction of a targeted management plan. Any future Reserved Matters application will however need to further consider the standoff distances and change of use in terms of public access of the site and provide a method of protecting the trees throughout the course of the development process to ensure these important assets are retained and enhanced for future generations.

Flood risk and drainage

29. The Environment Agency flood map shows that the site is located within Flood Zone 1; which is land considered to be at low risk of fluvial (river) flooding. The FRA has considered the potential impact of the development on surface water runoff rates, given the increase in impermeable areas post-development. These rates have been calculated, and it has been demonstrated that surface water can be managed, such that flood risk to and from the site following development would not increase. This would be achieved through restricted discharge rates and an appropriately sized detention basin, with outfall to the culvert in the north of the site.
30. The FRA demonstrates that the proposed development would be operated with minimal risk from flooding and would not increase flood risk elsewhere.

Foul drainage

31. The Sewerage Undertakers duties to provide connections and carry out improvement works to its existing network apply to all new development.
32. The proposed development can be effectually drained without causing any detriment to the public sewerage system. Matters relating to foul drainage have been properly assessed and are comprehensively addressed in other primary legislation, meaning there is no impact which would make the development unacceptable in planning terms in the absence of a condition.

Air quality

33. Consultation was undertaken with the Environmental Health Officer (EHO) at Ashford Borough Council (ABC), between 29th June and 4th July 2017, in an attempt to agree an appropriate methodology for the air quality assessment. It is considered that a full air quality assessment, to consider road traffic emissions, would not be required.
34. A review has been undertaken, in accordance with relevant guidance, to consider the potential for impacts during both the construction and operational phases of

the proposed development. This review suggests that any effects should be not significant.

Noise

35. The submitted Noise Assessment confirms that there would be no unacceptable adverse impact from noise. Whilst there would be some audible noise from North Street, the proposals can be designed at the reserved matters stage to mitigate against this. The results indicate that standard thermal glazing should ensure that internal noise guidelines levels are met in living rooms for proposed dwellings located in the western part of the site, closest to and in direct line of sight of North Street.

Archaeology

36. No prehistoric finds or features are recorded within the site. Two Palaeolithic hand axes are recorded c. 300m south-west of the site. There is no further information regarding how they were found or their origin, but they are considered most likely to be surface finds. No Romano-British finds or features are recorded within the site or in the 1km study area. There is no evidence to suggest that below-ground archaeological remains are present within the site.

Heritage

37. No designated heritage assets are located within the site. The route of the former Kent and East Sussex Railway branch between Tenterden and Headcorn is located within the eastern boundary of the site, and the railway has been dismantled since 1954. Any below-ground remains of a now-demolished outbuilding associated with the former Elmstone House or the former railway are not considered to be heritage asset.
38. An objection was raised in relation to an indicative tree on the former railway line. However, it is agreed that no planting will take place on the undesignated heritage asset.
39. Gladman have agreed to remove their proposed planting along the former railway line, and would provide some on-site interpretation as to the history of the route. A survey of any extant railway features could be undertaken prior to a reserved matters application that would inform the detailed design of the proposed route. This is considered to be a heritage benefit and should be given weight in the planning balance.

Landscape

40. Overall, landscape effects are considered to be predominantly localised. The proposal identifies the distinctive components of the site and retains the vast majority of key landscape features that contribute to the site and the immediate landscape character. This would provide a mature setting for the proposed development. The proposal provides a large amount of green infrastructure which has a potential to enhance the site's overall biodiversity and would increase public access to the site.
41. In visual terms, the site has a limited visual envelope due to the existing boundary vegetation, and effects on sensitive receptors are limited to a small number of residential receptors immediately adjacent to the site and users of the PROW which leads through the southern part of the site.
42. The site has the ability to accommodate a development of the scale and type proposed, without causing any unacceptable landscape and visual harm. The development proposal demonstrates a well-considered approach to the landscape and the context of the site.
43. **[HDMSS comment:** The preliminary appraisal undertaken by the landscape advisers to the Council, Land Management Services, concludes the following:

"The overall conclusion to this preliminary assessment is that development would result in impacts, principally on rural landscape character and visual amenity, but these would be relatively localised. The principal concern in relation to this development is the quantum, scale and layout of the proposal in the context of the existing village."]

44. The applicant carried out a public consultation prior to the submission of the application comprising a press release, press advert and leaflet drop, and secondly, a dedicated website. This commenced in August 2017.

Planning History

45. There is no planning history for this site.
46. Application 17/00258/AS has been granted for planning permission for 45 dwellings on the opposite side of the road on land to the rear of Rose Cottage. The site is a proposed allocation in the submission version of the Local Plan to 2030.
47. The application site was a 2014 site submission for the Ashford Local Plan 2030, and was initially shortlisted for consideration. It was not selected as an allocation as it was considered that it would lead to a visual protrusion into the countryside

and be visible from surrounding sites. Additional representations were made during the 2017 Main Changes consultation promoting the site as an 'omission' site.

Consultations

Ward Members: The Ward Member, Councillor Bell, is not a member of the Planning Committee. Councillor Bell objects to the application and has made the following comments:

- village has delivered new housing
- inadequate infrastructure and services
- no railway station
- no major employers
- capacity of utility services
- reducing bus and rail services
- poor cycling infrastructure
- North Street footway inadequate
- traffic congestion
- impact on sense of place and community
- unsuitable development

Biddenden Parish Council: object and have made the following comments:

- important open green space
- risk to trees/hedges
- harm to wildlife
- harm to character
- harm to landscape setting
- premature of new Local Plan
- harm to heritage assets

- surface water flooding
- cumulative impact of development
- inadequate infrastructure and services
- traffic congestion
- risk to highway safety from the new access
- inadequate access for emergency and refuse vehicles

They have requested planning contributions towards fixtures and fittings for a heritage centre, heritage shelter and notice boards to mitigate the impact of the development.

Kent Highways and Transportation: initially had a holding objection and made the following comments:

- traffic calming and reduction to 30mph required
- visibility splay inadequate for 40mph road
- improve the existing width of the footway
- widen footway along North Street to a 1.8m, a footway widening plan is required
- a secondary emergency access would be required
- internally a loop road would be required
- new pair of bus stop clearways are required within 400m of existing
- a Stage 1 safety audit has raised an issue regarding the pedestrian crossing facilities, revised drawings are required
- the PICADY output results for the High Street / A262 junction do not actually reflect the true modelling results as in the Junctions 8 summary outputs and therefore need updating
- need to include 17/00258/AS as committed development
- CrashMap for personal injury accident data is out of date
- vehicle tracking for an 11.2 metre long refuse vehicle and an 11 metre long rigid vehicle need to be provided

Re-consultation: no objection following the submission of additional information and plans submitted, subject to conditions for construction management plan, access, footway widening and bus stops.

KCC Flood & Water Management: no objection, subject to conditions for a drainage scheme, its implementation and maintenance and verification report, and have made the following comments:

- the receiving network has not been maintained and is in a poor condition
- part of the site has flow paths towards North Street, part of which may convey water to the pond associated with 'the Coach House'
- risk of flooding offsite could be an issue and being that these areas of concern are outside of the red line

[HDM&SS comment: KCC have no objection, therefore, they are satisfied that on or off site flooding would not increase as a direct result of the development despite the lack of downstream maintenance on an existing system. The maintenance of the flow paths could be addressed through the reserved matters when layout is considered.]

Environment Agency: no comments

Natural England: no comments

Southern Water: no objection, subject to conditions for foul and surface water disposal, and have made the following comments:

- would increase flows into the wastewater sewerage system and as a result increase the risk of flooding in and around the existing area
- additional local infrastructure required
- long term maintenance of the SUDS facilities
- arrangements for adoption by any public authority or statutory undertaker
- adequacy of the proposals to discharge surface water to the local watercourse

KCC's Ecological Advice Service: no objection, subject to conditions, and have made the following comments:

- proposed ecological mitigation measures (for all species and sites) are brought together into a single document, along with the any updated surveys (as necessary)

- accepted that a breeding bird survey is not required as the habitats would not provide unique breeding opportunities past the hedgerows and trees; which would be retained within the current development proposals and the Green Infrastructure would provide opportunities to provide ecological enhancements for breeding birds

KCC Public Rights of Way and Access Service: no objection, subject to a condition for the upgrading of the surfacing to the existing public footpath, and have made the following comments:

- public footpath AT12 runs through the site
- increased use addressed through surface improvement of the footpath
- mitigate the loss of these views by ensuring the footpath runs within an area of open green space and through the retention of existing vegetation and the provision of structural tree and hedgerow planting

KCC Developer Contributions: no objection subject to planning obligations for primary and secondary schools, community learning, youth service, libraries and social care.

KCC Archaeology: no objection subject to conditions for a field evaluation, programme of heritage interpretation and post excavation and publication work, and have made the following comments:

- lies within an area with little known prehistoric or Roman activity. The church of All Saints Biddenden is considered to be of 13th century date and it is possible that medieval activity may survive within the application site
- the dismantled Kent and East Sussex Railway line is a non-designated heritage asset as an archaeological site and a historic landscape feature. It should be retained and its alignment preserved
- this is a historic routeway and should not be subject to planting and the alignment should be enhanced

[**HDM&SS comment:** the applicant has agreed to remove the planting and provide some onsite interpretation]

Housing: no objection and has made the following comments about the requirements:

- 35% affordable housing delivered of which 60% would be affordable rent and 40% shared ownership
- based on 25% 1 bed, 40% 2 bed, 30% 3 bed houses and 5% 4 bed houses

- 2 bed houses should be 4 bed spaces, 3 bed houses should be 5 bed spaces and 4 bed houses should be 6 bed spaces as a minimum
- the affordable housing should be integrated into the development to ensure a balanced tenure mix on the development

Environmental Health: no objection, subject to condition in relation to foul drainage, noise, air quality, dust and noise mitigation during construction.

Environmental and Contracts (Street Scene & Open Spaces Officer): no objection and the scheme should comply with the Council's 'Recycling and Waste Collection Policy'.

Project Delivery Engineer (Drainage): no objection and comments and conditions from KCC are supported.

Culture and the Environment (Open Space): no objections and have made the following comments:

- improve the drainage of the sports pitches
- fund project for improvements to the Cheeselands play area
- contributions towards changing facilities at Conningbrook Lakes Country Park
- PRoW footpath AT12 to be designed within a corridor access routes linking to the PROW footpath AT12
- pedestrian access should be created opposite the North Street development 17/00258/AS. This allows for an opportunity to link up with PROW footpath AT10, which would be accessible from this development
- the informal open space must contain at least one large area of mown grass which allows for informal recreation e.g. a kickabout space. The location of proposed ponds and SUDS features does not allow for this and therefore their sizes and locations require reconsidering

[HDM&SS comment: the outstanding matters would be addressed through the layout and pedestrian access which are reserved matters]

NHS Canterbury and Coastal and NHS Ashford Clinical Commissioning Groups: no objection, subject to a planning obligation for a contribution to extensions to Ivy Court GP surgery in Tenterden.

Kent Police: no objection and suggest the principles and physical security requirements of Crime Prevention through Environmental Design (CPTED) are incorporated.

Kent Wildlife Trust: no objection and support the comments of KCC Ecology and their suggested conditions.

Weald of Kent Protection Society: object and have raised the following matters:

- overdevelopment
- increase traffic congestion
- disproportionate increase of the village by 34% (155 dwellings including approved 45, against existing 450 properties)
- inadequate public infrastructure

Neighbours: Neighbours: 213 neighbours were consulted. 310 representations to object were received. The objections are summarised below:

- inadequate public infrastructure including school, doctors surgery, dentist, public transport, policing, pharmacy, local clubs, car park at Headcorn station, accident and emergency, childcare
- disproportionate development for village (30%-40% increase in dwellings)
- increase traffic congestion
- harm to wildlife
- loss of countryside
- may not be owner occupiers
- access risk to highway and pedestrian safety
- overdevelopment
- energy efficiency of homes

[**HDM&SS comment:** the reduction in energy emissions is covered by Building Regulations]

- provide affordable housing

[**HDM&SS comment:** need to provide 35% affordable housing]

- improvements to utility infrastructure including broadband, sewerage, electricity
- few shops and services in the village
- have agreed to 45 new homes (17/00258/AS)

- no need for development
- reduced migration following Brexit
- housing need should be agreed locally

[**HDM&SS comment:** public consultation has taken place on the new Local Plan]

- further housing should be considered for the next plan period
- new homes unaffordable for local people
- no local employment
- increase in vehicular noise and harm to air quality

[**HDM&SS comment:** proposed mitigation in the submitted report can be secured by condition]

- surface water flooding
- harm to heritage assets
- overlooking to 60, 62, 62a, the Coach House, Elmstone House North Street
- loss of a private view

[**HDM&SS comment:** not a material consideration]

- reliance on private motor car
- narrow and incomplete footways

[**HDM&SS comment:** proposed as part of the highway improvement works]

- loss of trees and hedgerow
- loss of valued landscape
- alternative scheme preferred i.e. less units, local needs housing, in larger town
- pedestrian crossings required

[**HDM&SS comment:** proposed as part of the highway improvement works at access]

- prevent alternative uses for the dismantled railway

[**HDM&SS comment:** proposed to be used as a footpath link from North Street to the PROW]

- unallocated site
- cumulative impact of development
- harm to the character of the area
- loss of agricultural land
- prevent the restoration of the steam railway

[**HDM&SS comment:** the site layout is a reserved matter so could accommodate this, however, at this time there is no project secured for an eastward extension]

- affect the viability of an adjoining farm

[**HDM&SS comment:** not a material consideration]

- risk to highway safety at junction of Tenterden Road and A262

[**HDM&SS comment:** junction analysis confirms that there is existing highway capacity with additional movements from the development]

- use of dismantled railway as a cycle path

[**HDM&SS comment:** the site layout is a reserved matter so could accommodate this, however, at this time no project by the Parish Council or KCC]

- harm to tourism
- property devaluation

[**HDM&SS comment:** not a material consideration]

- not consistent with Biddenden's Future: Community-Led Plan 2013
- coalescence of settlements
- light pollution
- reduction in train services from Headcorn station

[**HDM&SS comment:** following a consultation DfT announced that Headcorn would continue being served by at least two trains per hour throughout the day]

- crime and anti-social behaviour risk
- need smaller affordable housing
- increase in residential development in the wider area including Headcorn, Tenterden, Maidstone

- highway works on private land

[**HDM&SS comment:** further detailed design would be required under the S278 agreement with the Highways Authority]

Planning Policy

48. 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. The new Ashford Local Plan to 2030 is now undergoing examination and as such its policies should now be afforded weight, in accordance with paragraph 216 of the NPPF. The relevant policies from the Development Plan relating to this application are as follows, together with the Submission Local Plan policies which are a relevant material consideration but not yet part of the statutory Development Plan:-

Ashford Local Plan 2030 (submission version December 2017)

SP1 - Strategic Objectives

SP2 - The Strategic Approach to Housing Delivery

SP6 - Promoting High Quality Design

SP7 - Separation of Settlements

HOU1 – Affordable Housing

HOU3a – Residential Development in the rural settlements

HOU5 - Residential windfall development in the countryside

HOU12 - Residential space standards internal

HOU13 - Homes suitable for family occupation

HOU14 - Accessibility standards

HOU15 - Private external open space

HOU18 - Providing a range and mix of dwelling types and sizes

EMP6 – Promotion of Fibre to the Premises (FTTP)

TRA3a - Parking Standards for Residential Development

TRA5 - Planning for Pedestrians

TRA6 - Provision for Cycling

TRA7 - The Road Network and Development

ENV1 - Biodiversity

ENV3a - Landscape Character and Design

ENV4 - Light pollution and promoting dark skies

ENV5 - Protecting important rural features

ENV7 – Water Efficiency

ENV8 - Water Quality, Supply and Treatment

ENV9 - Sustainable Drainage

ENV13 - Conservation and Enhancement of Heritage Assets

ENV15 – Archaeology

COM1 - Meeting the Community's Needs

COM2 – Recreation, Sport, Play and Open Spaces

Ashford Borough Local Plan 2000

GP12 - Protecting the countryside and Managing change

EN9 - Setting and entrances of towns and villages

EN10 - Development on the edge of existing settlement

EN12 - Private areas of open space

EN23 – Sites of Archaeological importance

EN27 - Landscape conservation

EN31 - Important habitats

EN32 – Important trees and woodland

HG3 - Design in villages

LE5 – Equipped public open space.

LE6 – Off-site provision of public open space.

LE7 – Play facilities.

LE9 – Maintenance of open space.

CF6 – Standard of construction of sewerage systems.

CF7 – Main drainage in villages.

CF21 – School requirements

Local Development Framework Core Strategy 2008

CS1- Guiding principles

CS2 - The Borough Wide Strategy

CS6 - The rural settlement hierarchy

CS8 - Infrastructure Contributions

CS9 - Design quality

CS11 - Biodiversity and Geological Conservation

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

TRS1 - Minor residential development or infilling

TRS2 - New residential development elsewhere

TRS17 - Landscape character and design

TRS18 – Important rural features

TRS19 - Infrastructure provision to serve the needs of new developments

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

Supplementary Planning Guidance/Documents

Residential Parking and Design Guidance SPD 2010

Sustainable Drainage SPD 2010

Landscape Character SPD 2011

Residential Space and Layout SPD 2011

Dark Skies SPD 2014

Biddenden Parish Design Statement 2008

Other Guidance

Informal Design Guidance Notes 1- 4 2015

Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets Second Edition (December 2017) (GPA 3)

Government Advice

National Planning Policy Framework 2012

Planning Policy Guidance

Technical housing standards – nationally described space standard

Consultation draft revised National Planning Policy Framework 2018

49. Members should note that the determination must be made in accordance with the statutory Development Plan unless material considerations indicate otherwise. A significant material consideration is the National Planning Policy Framework (NPPF). The NPPF effectively provides that less weight should be given to the policies above if they are inconsistent with the NPPF (para. 215). The following sections of the NPPF are relevant to this application.

Relevant sections:

- Core planning principles

- Chapter 4 - Promoting sustainable transport
- Chapter 6 - Delivering a wide choice of high quality homes
- Chapter 7 - Requiring good design
- Chapter 10 - Meeting the challenge of climate change, flooding and coastal change
- Chapter 11 - Conserving and enhancing the natural environment
- Chapter 12 - Conserving and enhancing the historic environment

Assessment

50. The main issues for consideration are:

- (a) Background
- (b) The principle of the development
- (c) Landscape character and visual impact
- (d) Heritage and impact upon heritage assets
- (e) Transport and highway safety
- (f) Ecology and biodiversity
- (g) Drainage and sewerage
- (h) Trees and landscaping
- (i) Affordable housing and housing mix
- (j) Residential amenity
- (k) Other matters
- (l) Whether planning obligations are necessary

(a) Background

51. The submission Local Plan has considered and validated the essential land use planning strategy adopted by the Council, as being the right strategy to apply, namely focusing growth in and near the built-up area of Ashford, as well as in the

main rural settlements in the hierarchy, based on sustainability considerations and seeking to recognise the character and important qualities of the villages and the countryside. The land use planning strategy in both the adopted and emerging plan documents is sound and justified. Biddenden is not considered to be one of the higher tier settlements.

52. The submission Local Plan of December 2017 includes a site allocation in Biddenden under policy S27 for up to 45 units, including a community building. Full planning approval has been granted for 45 units on this site albeit with a different site boundary to allow for mitigation measures and an office building. The scheme would also take its access from North Street and would involve highway improvement works for traffic calming and reducing the speed limit from 40mph to 30mph as is now also proposed for this application.
53. Submission Local Plan site policy S27 states that development in that location would be to the rear of existing detached properties in a linear form with residential development of up to 45 units located on the southern half of the site on approximately 2.3 hectares in area. This would result in an approximate density of 20 dwellings per hectare (dph), which reflects the density of adjoining properties and would be suitable for a setting adjoining the countryside.
54. The inclusion of S27 in the submission Local Plan (rather than the current application site) demonstrates that the Council are of the view that the S27 site is the better located and preferable, sustainable site for a major new housing development in Biddenden, of the two submitted for consideration. Members should note that the application site has been previously considered and deemed unsuitable through the Local Plan process and the cumulative impact if both sites are developed within the Plan period, would equate to approximately an additional 155 dwellings being provided within this part of the village involving these two sites alone. It is not considered that Biddenden can visually and functionally accommodate development of that scale within the plan period.
55. The application site is an omission site, BD20a submitted at the 'Main Changes' consultation. The update report from November 2017 was an addendum to the Sustainability Appraisal (SA) Environmental Reports of May 2016, published and consulted upon (under Regulation 13 of the 2004 Regulations¹) alongside the Regulation 19 Version Ashford Local Plan 2030 and the July 2017 SA Addendum, published to accompany the Local Plan 'Main Changes'. This explains, that the site was rejected as a potential allocation as "development on this large site, would extend the built settlement substantially to the north-east with the potential for negative impacts to on-site biodiversity, ponds /TPOs and the landscape setting of the wider countryside. Development would not be in keeping with the current low density and intermittent built form. The visibility of the site from the main road would create a negative impact due to the lack of

screening here, and particularly on the setting of the Conservation Area and the neighbouring listed buildings.”

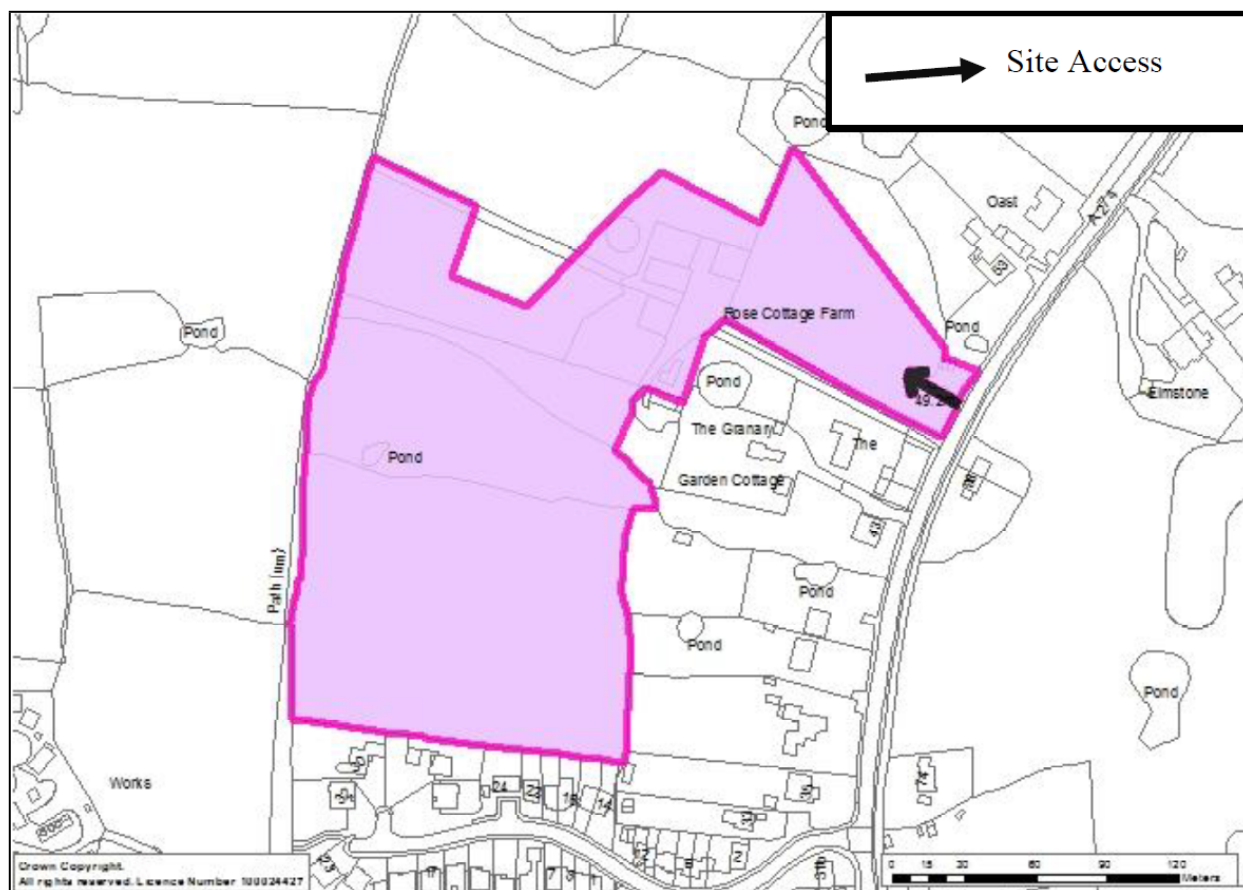


Figure 3: Proposed policy S27 Submission Local Plan

(b) Principle

5 year housing land supply, the Development Plan and the submission Local Plan

56. Ashford was previously identified as one of four growth areas in the South East of England. This role was defined within the RPG9 (2001) and the South East Plan (2009) (SEP) and promoted an urban focus to development (policy SP3). Within the then Emerging Core Strategy was a requirement to deliver 16,770 new dwellings in the plan period 2006-2021, as well as associated land uses – which were to be provided within the Ashford Growth Area. The remainder of the proposed housing, some 1,180 dwellings, would be provided within the rural areas, as identified by policy CS2 of the Core Strategy. This limited growth around the rural settlements ensured the continued protection of the character of the rural settlements and the attractive landscapes within which they sit.

57. Following on from the adoption of the Core Strategy, the Council produced the Tenterden & Rural sites DPD (TRSDPD) which sought to distribute 1,000 residential units across the rural area up to 2021. The third tier of smaller settlements such as Biddenden were last in the hierarchy, due to them performing least well in sustainability terms, e.g. with the narrowest range of shops and services.
58. The Council accept that there has been a shortfall in housing delivery over the past few years. The Core Strategy was adopted in July 2008 and sought to allocate a high number of houses (and employment sites) which were predicated on the delivery of significant new infrastructure. The international financial crisis commenced in 2008 with a consequential contraction of the housing market and in Ashford the slowdown in housing growth. Delivery of M20 junction 10a funding was withdrawn and large sites within and around Ashford stalled. This led to a shortfall of delivery against the Core Strategy requirement. The Council has taken significant steps especially in the last three years to significantly boost the supply of sites for housing that can come forward in the relevant 5 year period. Infrastructure constraints have also been resolved i.e. the construction of J10a is now substantially underway.
59. Section 38 (6) of the Planning & Compulsory Purchase Act 2004 states that applications should be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. Section 70 of the Town and Country Planning Act 1990 is concerned with the determination of planning applications and provides that regard must be had to the provisions of the development plan, so far as they are material, and any other material considerations. The site is not allocated for development in the adopted Development Plan and is not proposed for allocation in the submission Local Plan to 2030 now undergoing examination. It is an omission site therefore, and it is a potential windfall site in the countryside.
60. The site adjoins the built-up confines of Biddenden which is identified as one of the villages where minor residential development or infilling would be acceptable. As this development would not be in the defined 'built confines' it would not comply with policy TRS1 of the Tenterden & Rural sites DPD and due to the number of units would also fail to comply with emerging Policy HOU3a of the Local Plan 2030.
61. The site abuts the village to the south and the entire site is previously undeveloped land. Therefore, policy TRS2 would be relevant and the proposals would not meet any of the exemptions in policy TRS2:
 - a) it is an agricultural dwelling, justified under PPS7, or,
 - b) it is a re-use or adaptation of an existing rural building of architectural or historic interest, justified under policy TRS13, or

- c) it is a replacement dwelling that is justified under policy TRS3, or,
- d) it is a 'local needs' scheme on an exception site justified under policies TRS4 or TRS5.

Hence, the scheme is contrary to this policy of the adopted Development Plan. Compliance with policy HOU5 of the submission Local Plan is considered below, as it would be next to Biddenden which is an identified settlement in HOU3a.

- 62. It is not open to the Council simply to refuse this application as a matter of principle on the basis that the site lies outside of the built-up confines of Biddenden. The Council must consider if the development would result in harm or other adverse effects which would be contrary to development plan policies and the emerging policies or other policies (eg the NPPF) which are material considerations.
- 63. The Council now considers it can demonstrate a deliverable five year housing land supply in accordance with paragraph 47 of the NPPF. This is based on a robust assessment of the realistic prospect of housing delivery on a range of sites in the adopted Development Plan and the Submission Local Plan to 2030, sites with planning permission, and other unallocated sites, taking account of the deliverability tests in Footnote 11 to paragraph 47 of the NPPF and the associated national Planning Practice Guidance and the detailed evidence base that supports the Submission Local Plan. Consequently, for the purpose of assessing applications for housing, the 'tilted balance' contained within paragraph 14 of the NPPF where schemes should be granted permission unless the disadvantages of doing so significantly and demonstrably outweigh the benefits, need not be applied pursuant to paragraph 49 of the NPPF.
- 64. The submission Local Plan is based on the guidance in the NPPF which requires the identification of objectively assessed housing needs for housing market areas. The housing target in the submission Local Plan is set to meet the most up to date objectively assessed housing need for the borough.
- 65. The submission Local Plan is now at a relatively advanced stage and the housing target and the draft allocations have been examined by hearing. The submission Local Plan sets out a clear strategy for meeting both the overall need and the need for a deliverable five year housing land supply, through allocations and policy wording. Having carefully assessed the sites included in the July 2017 revisions, the Council is prepared to grant planning permission for draft allocations ahead of adoption of the Local Plan in appropriate circumstances, as has been demonstrated on the draft allocation S27 granted under 17/00258/AS for 45 units in Biddenden.

Residential development

66. The site is previously undeveloped land which lies in the countryside beyond the existing built-up edge of the settlement of Biddenden. The land is classed as grade 3 (good to moderate) value on the Agricultural Land Classification (England). The site has not been allocated within the current or the submission Local Plan for any kind of development.
67. Policy CS1 of the adopted LDF Core Strategy 2008 (LDF CS) establishes a number of key planning objectives for development to adhere to including the promotion of high quality design, the protection of the Borough's high quality built and natural environments, protection for the countryside, landscapes and villages from the adverse impacts of growth, the promotion of strong rural communities, and the conservation and enhancement of the Borough's historic environment and built heritage. The policy does not restrict housing supply. It identifies the strategic principles which should be applied to development proposals to steer development in a sustainable way. Such an approach adopts sound planning principles and is consistent with the aims of the NPPF which seeks to deliver sustainable development. Full weight should be given to it.
68. Policy CS2 of the LDF CS sets out the Borough Wide Strategy and formally states Ashford's 'Growth Status' and the need for land to supply 16,770 new dwellings and related uses. The policy also sets out the rest of the borough's need for 1,180 new dwellings to be identified by 2021. These aspects of Policy CS2 are no longer up-to-date in light of the revised approach to setting the housing requirement in the Borough, however, they are similar to policy SP2 in the submission Local Plan which is consistent with bullet point 1, paragraph 7 of the NPPF. In the supporting text to policy CS2, paragraphs 2.37 and 2.38 emphasise that development should be at an appropriate scale to the role of a rural settlement. The proposed development is not smaller scale development or at an appropriate scale for Biddenden. If allowed it would result in a significant increase in the population of the Parish of Biddenden of approximately 257 persons (assumed occupancy of 2.34 persons per unit) or an uplift of 9.8% (based upon Office for National Statistics data which estimates that the mid 2016 population of Biddenden at 2,634 people within the Biddenden ward). The scale of the proposed development should be viewed both of itself and in the context of the cumulative impact of the proposed allocations for Biddenden in the submission Local Plan. In conjunction with the approved scheme for 45 units, which would yield approximately 105 new residents, this could result in a cumulative uplift in population of 13.8% from both schemes, which would not be appropriate to a settlement of this size. In accordance with sustainability principles, policy CS2 seeks only smaller scale developments in the smaller settlements, directing larger developments to more sustainable locations. The application is not a smaller scale development and is therefore contrary to policy CS2.

69. Policy CS6 of the Core Strategy identifies Biddenden in the rural settlement hierarchy as a tier 3 settlement. These are villages within which a limited amount of new residential allocations will be made. In Biddenden, this was in order to prevent harmful impacts on its landscape setting along with other issues .. This is not to restrict development within the countryside per se, rather direct it sustainably throughout the Borough and including rural settlements. Policy CS6 requires developments to be tested against the rural settlement hierarchy, which is based on sustainability principles. Biddenden is in the lowest identified tier of settlements and development of this scale, especially when taken cumulatively with the submission Local Plan allocations, would conflict with the settlement hierarchy and therefore policy CS6.
70. As a third tier settlement, the approved scheme and draft allocation for 45 units is a sustainable amount of housing and population growth for the village, as opposed to the 110 units now proposed for this one site in addition to the allocated site. Such a quantum of development in one location and in one phase would represent an overdevelopment which would be disproportionate for Biddenden. Such an approach would undermine the overall settlement strategy in the Borough.
71. The preamble to policy TRS1 states that *“The scale and quantity of housing development proposed should be not be out of proportion to the size of the settlement concerned and the level of services there in order to ensure a sustainable pattern of development is maintained”*.
72. This policy is again permissive of allowing minor residential development requiring it to be delivered in a way that is consistent with a range of criteria to ensure that development comes forward in a sympathetic and sustainable way. This policy reflects the hierarchy based on sustainability considerations:
- a) the development can easily be integrated into the existing settlement without the need to substantially improve the infrastructure or other facilities;
 - b) the proposal is of a layout, scale, design and appearance that is appropriate to the character and density of its surrounding area;
 - c) it does not result in the displacement of other active uses such as employment, leisure or community uses in the area; and,
 - d) the proposal would not result in the loss of public or private open spaces or gaps that are important characteristics of the settlement.
- This is consistent with the aims of the NPPF. The development is in conflict with this policy as the application site is not within the built-up confines of Biddenden.
73. Policy TRS2 of the TRS DPD relates to proposed new development elsewhere, i.e. outside of the built confines in the rural areas. This policy identifies locations where housing would be unsustainable. The policy remains sound and is

consistent with the NPPF. This policy is consistent in particular with paragraph 55 of the NPPF.

74. The intention underlying the policies, to ensure that housing development of any significant scale is directed to land in the more sustainable locations remains valid and sound. The proposal would be a departure from current development plan policies TRS1 and TRS2 and would conflict with the land use strategy for the rural areas which is reflected in these policies.
75. The proposed development would fail to adhere to these key principles (see further below). The scale of the development proposed significantly exceeds any adopted Plan provision for Biddenden. In addition, the site is clearly located outside the built confines of the village and is therefore located within the countryside. As a result of the points noted above, the development would be contrary to both the Development Plan and the NPPF.
76. Policy HOU5 of the emerging Local Plan to 2030 on housing developments outside settlements provides a set of criteria against which proposals close to settlements identified for residential windfall development in HOU3a should be considered. This policy is consistent with the guidance in the NPPF and is a relevant material consideration which should carry some weight at present. The proposed development does not comply with a number of elements of HOU5. The policy seeks to permit in summary:
 - a. scale of development is proportionate to the level of service provision in nearest settlement
 - b. within easy walking distance of basic day-to-day services
 - c. safely accessed from the local road network and traffic can be accommodated
 - d. located where it is possible to maximise public transport, cycles and walking to access services
 - e. conserve and enhance the natural environment and conserve heritage assets
 - f. high quality design and meets particular requirements as to the landscape, the setting of the settlement, landscape buffer, local character and built form, amenity of nearby residents, and biodiversity.
77. With regard to the environmental dimension, the fifth core planning principle of the NPPF includes the provision to “take account of the different roles and character of different areas, ... recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.”

78. The site is previously undeveloped land as defined by the NPPF and there would be a physical environmental impact from the built form. Whilst the site does not lie within any nationally-designated landscape area, this would be a large scale of development which would have to integrate with the existing settlement. In landscape character and visual terms it cannot.
79. The Council recognises the social and economic benefits of providing housing in terms of meeting need (especially affordable housing) and generating employment, for example, during construction. In addition, future residents would buy goods and utilise nearby services providing economic benefits to the locality. Furthermore, contributions towards infrastructure can be sought from this residential development, to support it by increasing capacity of local services and can be sought through a planning obligation and this would not lead to the loss of employment, leisure or community facilities.
80. Core Strategy Policies CS1, CS2 and CS6 and TRSDPD policies TRS1 and TRS2, and emerging policies in the Submission Local Plan SP1, SP2, HOU3a and HOU5 seek to deliver housing sustainably in rural locations that enable them to integrate into the existing settlement. Biddenden has a specific physical built form and the impact on this is assessed below.
81. The other criteria are assessed in the remainder of the report, in light of the guidance set out in the NPPF, the Development Plan and any other material considerations.

(c) Landscape character and visual amenity

82. There would be a substantial landscape character impact and an urbanising effect from the construction of 110 dwellings on the setting to Biddenden. This is a historic Wealden village and the rural landscape surrounding the village, is typical of the wider countryside.
83. Policy CS1 sets out the guiding principles of development and seeks to ensure that sustainable development and high-quality design are at the centre of deciding planning applications. This then sets out a number of criteria with the criteria of primary relevance to this topic being:
 - a. Development that respects the environmental limits that protect the high quality built and natural environment of the Borough, minimises flood risk, provides for adequate water supply, and protects water and air quality standards;
 - b. Protection for the countryside, landscape and villages from adverse impacts of growth and the promotion of strong rural communities;

- c. New places - buildings and the spaces around them - that are of high quality design, contain a mixture of uses and adaptable building types, respect the site context and create a positive and distinctive character and a strong sense of place and security;

- 84. Policy CS9 refers specifically to design quality and requires proposals to be of a high-quality design and to demonstrate a positive response to a number of design criteria, the first being 'character, distinctiveness and sense of place'.

- 85. Policy TRS17 of the TRS DPD requires that development in the rural areas is designed in such a way that it protects and enhances the particular landscape character area within which it is located, and, where relevant, any adjacent landscape character area. Proposals are required to have particular regard to the following:
 - a) Landform, topography and natural patterns of drainage
 - b) The pattern and composition of trees and woodlands
 - c) The type and composition of wildlife habitats
 - d) The pattern and composition of field boundaries
 - e) The pattern and distribution of settlements, roads and footpaths
 - f) The presence and pattern of historic landscape features
 - g) The setting, scale, layout, design and detailing of vernacular buildings and other traditional man made features
 - h) Any relevant guidance given in an AONB Management Plan or in a Landscape Character SPD.

- 86. Saved Policy GP12 of the Ashford Borough Local Plan 2000 (ABLP) applies to the Borough's villages and rural areas. It is a guiding policy to protect the countryside for its landscape and scenic value (it is no longer consistent with national policy to protect the countryside for its own sake). Policy EN27 seeks to protect important landscape features from development and support enhancement measures. This is consistent with section 11 of the NPPF and the core principles. Policy TRS18 of the TRSDPD is concerned with the protection and where possible the enhancement of rural features, this would be consistent with para. 109 and is accorded a significant level of weight.

- 87. Protecting the landscape and scenic value of the countryside is consistent with the NPPF, including in particular the environmental considerations as specified in the NPPF (notably paragraphs 17 and section 11 - Conserving and Enhancing

the Natural Environment). Along with policy TRS17 and emerging policy ENV3a, these policies seeks to protect the landscape and scenic value of the countryside.

88. Turning to national planning policy, as a material consideration, paragraph 17 of the NPPF sets out the core planning principles that should underpin both plan-making and decision-taking. These include:
- be genuinely plan-led, empowering local people to shape their surroundings;
 - take account of the different roles and character of different areas, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;
 - contribute to conserving and enhancing the natural environment;
 - always seek to secure high quality design;
89. Development of the application site at the scale proposed would not protect the countryside, landscape character or visual amenity (as is considered further below) and as a substantial development would represent a significant departure from the adopted development plan including Policy CS1 at A, C and D. The proposal would conflict with Policy CS1 of the Core Strategy overall.
90. Policy CS1(C) of the LDF CS aims to protect the character of the countryside, landscape and villages from the adverse impacts of growth. This is further endorsed by emerging plan policy SP1 of the submission Local Plan which sets out similar core planning principles for development within the Borough.
91. Policy TRS17 also states that existing features that are important to the local landscape character shall be retained and incorporated into the proposed development. Policy ENV3a of the submission Local Plan is not significantly different in its approach to landscape character and design.
92. The site does not fall within the AONB. It is within the Biddenden and High Halden Farmlands Landscape Character Area. Landscape analysis set out within the Council's adopted Landscape Character SPD (2011) states the key characteristics are:
- Undulating landscape
 - Mixed farmland with agricultural intensification providing loss of hedgerows and small scale field pattern
 - Equestrian land use

- Frequent field ponds, narrow streams and sedges
 - Busy A roads with ribbon development provide an urbanising effect
 - Historic settlements of Biddenden and High Halden situated around distinctive churches
 - Frequent scattered farms and manors
93. The Ashford Landscape Character Assessment (2009) states that the sensitivity of the landscape is moderate, and that the landscape is in a moderate condition, and seeks to ensure that development conserves and improves the landscape character.
94. The applicant's submitted Landscape and Visual Appraisal concludes that the site and the immediate landscape is of medium landscape value. It also states that the land is not designated and whilst individual landscape elements such as the trees and hedgerows have a certain value, it contends that the landscape of the site is not considered to be particularly distinctive. It says that the site lies within the close context of the existing settlement edge. Therefore it has capacity to accept well planned and designed change/ development of the type proposed.
95. It is agreed that the site carries no landscape designations. However, the site does reflect elements of local landscape character that are important to the rural village edge setting of Biddenden. It is removed from the main village settlement as from the western boundary to the North Street (A274) this boundary comprises isolated dwellings and farms, with substantial breaks in built form. The development would not form a natural extension to the existing village, as development on the western side of North Street is sparser than the opposite side of North Street.
96. This is however, a site which benefits from a relatively high degree of visual enclosure. There are limited near views from the A274 and settlement edge. The woodland belt on the eastern boundary largely limits views to the proposed development to filtered views in the winter. Nevertheless there would still be significant localised harm to the landscape character and setting of Biddenden village.
97. Paragraph 109 of the NPPF has regard to conserving and enhancing the natural environment stating that:-
- “The planning system should contribute to and enhance the natural and local environment by:

- *protecting and enhancing valued landscapes, geological conservation interests and soils*

98. The Courts have found that the consideration of whether a site is a valued landscape should include consideration of whether it has demonstrable physical attributes to warrant such a description.
99. The site reflects the key characteristics of the Landscape Character Area; principally the mature oak trees (including 4 veteran trees), pond and the wooded eastern boundary. In the light of this, this is in good rather than moderate condition as asserted by the applicants and is a landscape of 'medium value' using the Guidelines for Landscape and Visual Impact Assessment (GLVIA) criteria. It comprises a valued landscape for the purposes of paragraph 109 of the NPPF, given the characteristics of the site within its landscape context.
100. The character of the site is typically rural as it is a grazing field with no development. Development at this northern edge of the village is sparser and the buildings have a frontage to North Street. The edge of the village is a transition area to the open countryside with a decrease in the extent of the built form and natural landscape features being the dominant physical forms rather than the built form.
101. The development would result in the loss of the existing agricultural landscape, which would be a significant change, although the proposals would retain some of the most important landscape features associated with the site and 59% of the site would be given over to green infrastructure.
102. However, the southern boundary is the location of the PROW AT12, as it crosses the site. Whilst this would be retained and landscaping could be enhanced, the experience for users would become that of walking through a suburban edge, rather than the open existing pasture land even with a 10-15m landscaped area between the footpath and the development edge. The public enjoyment and experience of the rural landscape would be diminished when using this PROW. The quantum of development would not be sympathetic to the rural settlement edge location. The concentration of the built form would have a suburban or urban character and this increases the assessment of the harm as a consequence of the development.
103. This would be contrary to the guidance contained within the Biddenden Village Design Statement which seeks to maintain the compactness of the village and the approaches into the village which are characterised by "a considerable area of open land, with the soft edge to the village maintained by the many large gardens along this road. Open land has also been retained at the edge of the village centre along the other main roads."

104. The proposed development of the site would form an insular, self-contained block which has no immediate relationship with the existing settlement edge and would be of a scale which would significantly increase the size of the rural village. It would fail to form a natural extension to the existing settlement and could not integrate well within in built environment terms. The development would alter the settlement pattern significantly and unacceptably by changing the nature of the existing village edge.
105. The wooded eastern boundary does limit views from the wider countryside to the east and impacts are assessed generally as minor adverse, although the effects on Footpath AT12 as it crosses the site here are rightly assessed as more significant. The assessment of visual effects concentrates mainly on near views from the settlement edge and roads. As development would be concentrated in the southern part of the site, views from the A274 would be restricted to glimpses through breaks in the boundary vegetation.
106. However, from the proposed access road which would cater for two way traffic movements and footways either side the site would be significantly more visible and the urbanising effect would encroach into the street scene.



Figure 4: view from AT12 across the site to the western boundary

107. This would lead to the loss of the existing trees and hedges for the access, however, a majority of the tree and hedge coverage would be retained and enhanced.
108. A development of this scale would represent a substantial extension of built development into open countryside in the context of the village. Increased vehicle movements associated with the development would also impact on rural character. The quantum and layout of development would be inappropriate to this rural settlement edge location, where there would be a substantial incursion into the countryside.
109. In light of the above, the development would fail to protect or enhance the character of the valued landscape within which it would be located, would be at odds with the important and established character of the rural edge and would

result in a visually harmful form of development due to the proposed location, quantum and layout.

110. The environmental harm generated by the proposed scheme would outweigh any limited social and economic benefits that may arise as a result of granting planning permission. Therefore, in the context of the three dimensions of sustainable development in the NPPF, this would not constitute sustainable development.
111. As a result the development would fail to comply with polices GP12, EN9, EN10, EN12, EN27, CS1, CS9, TRS17 and TRS18, and it would also be contrary to the guidance contained within the Council's adopted Landscape Character Assessment SPD and the Biddenden Village Design Statement. The development would also fail to comply with emerging policy SP1, ENV3a and ENV5. The development would also fail to conserve or enhance the natural environment and a valued landscape which is contrary to paragraph 109 of the NPPF and adversely change the experience of PROW AT12, and would not comply with paragraphs 56 and 64 of the NPPF which opposes development of poor design that fails to take the opportunities available for improving the character and quality of an area.

(d) Heritage and impact upon heritage assets

112. Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 states that 'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'
113. It is one of the core principles of the NPPF that heritage assets should be conserved in a manner appropriate to their significance. Chapter 12 of the National Planning Policy Framework at para 129 sets out that the local planning authority should identify and assess the particular significance of any heritage asset and take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
114. The setting of a heritage asset is defined in Annex 2 of the NPPF as:
- "The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."*

115. A “heritage asset” is defined in Annex 2 of the NPPF as:

“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).”

116. Paras 131-135 set out the framework for decision making in planning applications relating to heritage assets and this assessment takes account of the relevant considerations in these paragraphs.

117. Para. 132 of the NPPF, states that great weight should be given to the conservation of designated heritage assets and that significance can be harmed or lost through development within the setting of a heritage asset.

118. Policy CS1(B) of the LDF CS aims to conserve and enhance the historic and built heritage of the borough and CS9(A) relates to the character, distinctiveness and sense of place. This has been taken forward in policy TRS17 which recognises that regard should be given to the presence and pattern of historic landscape features and the setting scale, layout design and detailing of man-made features in criteria f) and g).

119. This is further endorsed by emerging plan policy SP1 of the submission Local Plan which sets out similar core planning principles for development within the Borough.

120. Historic Environment Good Practice Advice in Planning Note 3 provides guidance on heritage assets this again emphasises the setting as the surroundings in which a heritage asset is experienced as well as visual impressions.

121. North Street is one of the three approach roads into Biddenden with open space around the conservation area. Development has grown out from All Saints Church and the village is on the intersection of a number of tracks. This is the medieval core of the village when the village economy was based on agriculture. The field boundaries have remained consistent. The largest change to the site’s environs was in 1905 when the East Sussex Railway was opened within the eastern boundary of the site, which ran between Tenterden and Headcorn, before closing in 1954. The railway is now dismantled (HER ref. MKE 2852). The site of Biddenden station was located about 70m north of the site (HER ref. MKE 8294). Post war development in Biddenden was primarily located to the south-west of the site and expanded further to the west.

122. No designated heritage assets are located within the site and the closest boundary of the Biddenden Conservation Area is located about 35m south-west

of the site. Biddenden Conservation Area contains 31 listed buildings of which three are Grade I Listed, two are Grade II* Listed, and the remainder are Grade II Listed. Further Grade II Listed buildings are recorded along North Street, adjacent to northern and western boundaries of the site. These include 2 and 4 Headcorn Road, The Laurels/ Tow House and 66 and 68 North Street, Barn and Oasthouse adjoining 53 to the north, The Willows, and 41 North Street. The dismantled railway line is a non-designated heritage asset relating to the communal and historic value of Biddenden and the branch steam lines that were built in this part of Kent.

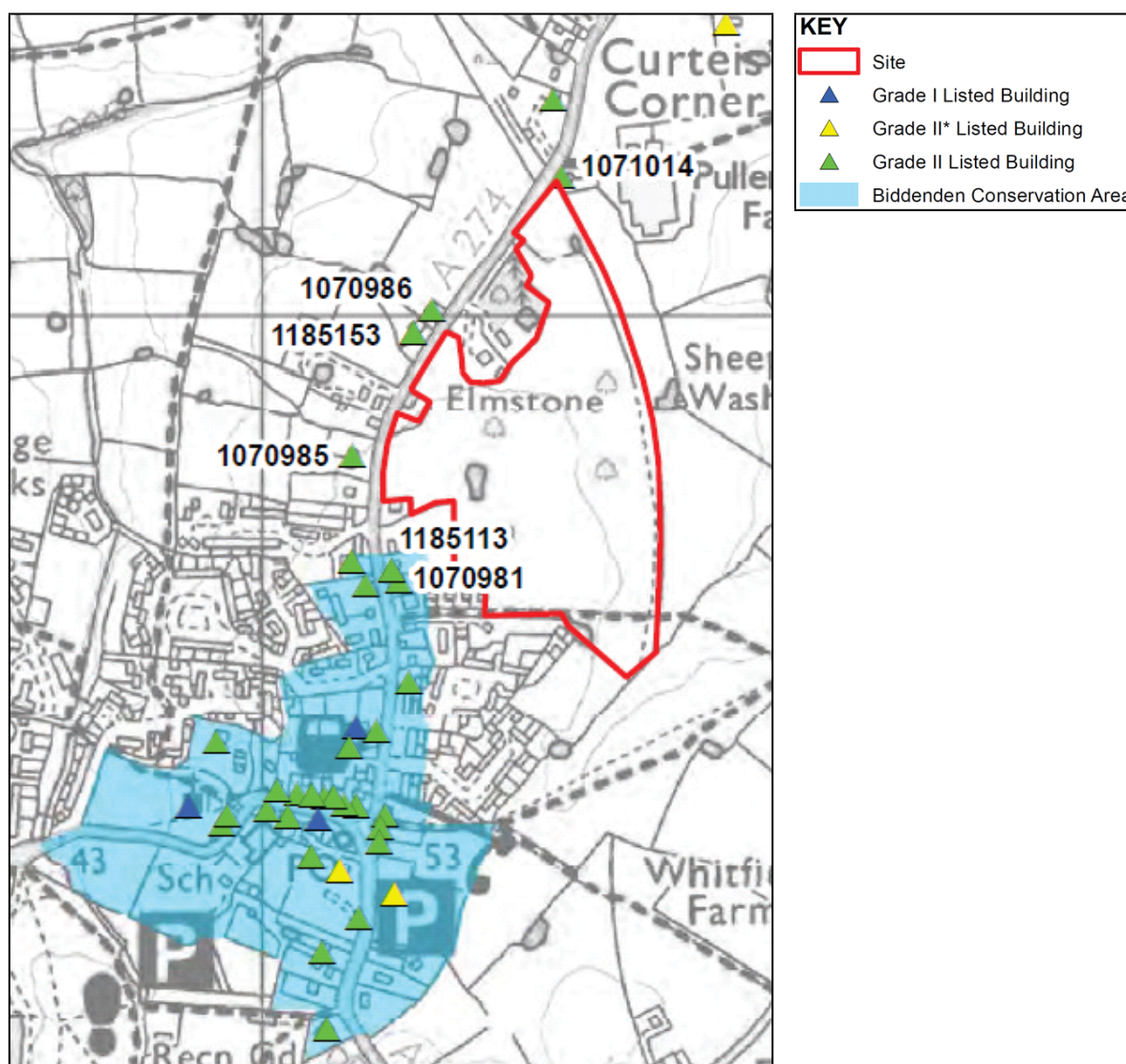


Figure 5: Heritage assets

123. The western side of North Street has a more continuous ribbon of development. The eastern side which includes the application site has sparser development with intermittent buildings. The grain of development along this part of North Street has changed with infill development along the western side, however, the gaps between buildings on the eastern side of North Street have stayed intact

and become a feature of the village allowing the route of the dismantled railway to remain apparent in the landscape.

124. Barn and Oasthouse adjoining 53 to the north and The Willows, are Listed Buildings on the opposite side of the road. The intervening highway forms the gateway into the village and the proposed vehicular access would open up the application site when seen from North Street. These buildings are seen within the context of a closer grain of development. The proposal would not harm the setting of these heritage assets due to the separation distances and their setting being maintained.
125. 2 and 4 Headcorn Road adjoin the northern end of the site. This part of the site would be used for green infrastructure. Whilst there would be a formalisation to paths for accessibility, the changes to the setting would be minor and would have no harm to the setting of the pair of cottages. The aesthetic value of the building and its historical setting along the road would not be harmed.
126. The Grade II Listed The Laurels/Tow House and 66 and 68 North Street are located about 60m-65m west of the site. There is inter-visibility between the rear of the residential garden plots and the agricultural land beyond The garden space and the open, undeveloped aspect has remained unchanged for nearly 200 years and allows the buildings to be appreciated in historically intact semi-rural surroundings which directly relate to the historic agricultural economy of Biddenden and the interest of the buildings as 17th and 18th century rural dwellings. This contributes to the ability to appreciate and experience the significance, specifically the legible historic interest, of the listed buildings.
127. The grade II listed 41 North Street is located about 35m west of the site on the western side of the road. There is clear inter-visibility and a direct visual relationship present between the site and this heritage asset, though there are no known historic/functional relationships. The open, undeveloped land opposite the building allows it to be appreciated in historically intact semi-rural surroundings which directly relate to the building's significance, specifically its legible historic interest as an 18th century rural dwelling. The proposed development retains an area of open green space directly opposite the building but beyond this modern built form will be clearly appreciable. The erosion of the majority of open agricultural land and suburbanising effect of residential development opposite the listed building will result in a level of harm (less than substantial) to the significance of 41 North Street.
128. The proposed development would result in a change to the setting of these listed buildings due to the loss of openness to the adjoining field and the suburbanisation of this part of their setting. The gardens of the listed buildings form part of the spatial relationship between the main buildings and the countryside to the east. The area of the site in closest proximity to these listed

buildings would be retained as public open space, with the existing trees and hedgerows also to be retained, however, the loss of openness and suburbanisation would be harmful to their setting.

129. From the development framework (drawing no. 7896-L-02 REV G), the buffer would include a footpath in the proposed buffer with residential development beyond this.
130. The conservation area boundary is approximately 35m from the site. This part of the conservation area has residential properties some of which would have been associated with agricultural activity. The Biddenden Village Design Statement states that "Biddenden's built environment bears witness to the great variety of local building styles used over the centuries to suit contemporary fashions and skills. The architectural importance of Biddenden is reflected in the fact that there are well over one hundred listed buildings in the parish, representing more than ten per cent of all dwellings." Expansion in the village has taken place and this has been confined to the west of the village with a post-war estate between North Street and Sissinghurst Road with a range of dwellings types and the more recent Mansion House Close development to the northwest of the conservation area. This has maintained with the open relationship to the countryside to the east to preserve its setting as a Wealden village especially from the routes into the village.
131. The setting of the conservation area is experienced from the approach on North Street travelling north to south and from east to west into this from PROW AT12. The traditional buildings are of a local vernacular, with irregular plot shapes and field boundaries. There is a distinctive grain with the built and natural environment of the countryside contributing to its significance.
132. The proposed quantum of residential development to the north east of the conservation area, would result in changes to the setting of the conservation area, given the urbanisation of this part of the village. However, the proposed separation gap, retained and enhanced landscaping and buffer gap, to the development would not result in harm to the significance of the conservation area.
133. Less than substantial harm to the significance of the designated heritage assets (The Laurels/ Tow House and 66 and 68 North Street and 41 North Street and their setting has been identified. In line with para 134 of the NPPF it is necessary to weigh this against any public benefit. Furthermore, under the Planning (Listed Building and Conservation Area) Act 1990 special regard is given to preserving the setting of the heritage assets. A less than substantial level of harm has been identified to the heritage assets above from the change in relationships from the introduction of this number of residential units in this location.

134. The public benefit would mainly be the increase in housing supply including affordable housing. There would be no heritage benefits as the proposals would not sustain or enhance the significance the heritage assets and the contribution of their setting, reduce or remove risks to the heritage assets or secure the optimum viable use of the heritage assets in support of their long term conservation.
135. The provision of housing would have significant benefits due to the scale of the proposal. However, it is precisely due to the number of units, in this undeveloped part of the village on a gateway route, that the harm identified from the proposal to the setting of the heritage assets would result from the loss of this open space which makes a valuable contribution to how the buildings are read from public vantage points along North Street and PROW AT12 and the relationship to the countryside outside the built settlement. Whilst layout is a reserved matter and measures could be used to mitigate the impact, as has been suggested with gaps and planting, the encroachment of this extent of development would lead to the loss of the historical landscape character.
136. The harm to the significance of the designated heritage assets (The Laurels/ Tow House and 66 and 68 North Street and 41 North Street) is not outweighed by the public benefit identified and therefore permission should be refused. As a result the development would fail to comply with policies CS1, CS9, and TRS17. The development would also fail to comply with emerging policies HOU5 and ENV13. Due regard has been given to the provisions of Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990.
137. The site of the application lies within an area with little known prehistoric or Roman activity. The church of All Saints Biddenden is from 13th century although it could be of earlier origins. It would have been the focus of medieval settlement and it is possible that medieval activity may survive within the application site. Whilst there may be low potential for prehistoric and post medieval archaeology, due to the size of the proposal a fieldwork evaluation would be required.
138. In accordance with Paragraph 135 of the NPPF the effect of the development on the significance of a non-designated heritage asset should be taken into account. The dismantled Kent and East Sussex Railway line is a local heritage asset. It is not designated but it is highlighted on the HER (HER No: TQ 84 SW 13) as an archaeological site and a historic landscape feature. This branch line was established in the early 20th century but was unsuccessful and closed in the mid-1950s. Although short-lived, this is still an important local heritage asset and a distinctive historic landscape feature. As such it should be retained and its alignment preserved. The route would be used as part of the footways for the green infrastructure, the landscaping of this needs to be carefully considered if

any at all and the alignment retained to preserve this section of the route. This could be addressed through the reserved matters.

(e) **Transport and highway safety**

Highway works

139. Policy CS15 of the Core Strategy states that development that would generate significant traffic movements must be well related to the primary and secondary road network, and this should have adequate capacity to accommodate the development. It states that new accesses onto the road network will not be permitted if a materially increased risk in accidents or traffic delays would be likely to result. The NPPF also states that development should ensure that a safe and suitable access can be achieved for all people.
140. It is proposed to create a vehicular access onto North Street by way of a new standard T, give way junction. This would be 5.5m wide, a 10m junction radii for large vehicles such as refuse freighters and footways either side including tactile paving. The road has a 40mph speed limit and the required visibility splays for this can be achieved. It is proposed to extend the existing 30mph speed restriction northwards past the site. As current speeds are higher, it is proposed to install traffic calming features in North Street and the applicant has agreed to this.
141. A formal footway along the eastern side of North Street is proposed by widening the existing footpath from its current width of between 1m and 1.2m to a width of 1.8m between the site and the junction with Townland Close. KCC have confirmed that they only require this on currently adopted highway so no third-party land would be required and it has been confirmed by the applicant that all of the new footway works would be contained within the adopted highway. This would improve the quality of pedestrian connectivity to the village.
142. The required Stage 1 Road Safety Audit was undertaken on the proposed site access off North Street. This confirms that there were no personal injury collisions from 01.01.2012 to 31.12.2016, 350m north and south of the site. So there would not be a trip hazard to cross to either side of the footway on the proposed vehicular access a crossing point with tactile paving have been provided and KCC Highways are satisfied that this junction could be negotiated by a refuse freighter.
143. New bus stops and clearways have been requested to ensure that bus stops are within 400m of all of the site. Plans have been submitted showing the proposed bus stop locations and markings. This provision can be secured by a Grampian

style condition to ensure that new northbound and southbound bus stops are provided within close proximity of the site access.

144. The initial transport statement stated that the proposal would result in 52 additional trips in the morning peak hour and 53 in the afternoon. The traffic surveys were carried out in June which is not a 'neutral' month for traffic surveys. So the applicant has agreed with KCC to factor the background traffic by 10% and re-analyse the junction analysis included as part of the Transport Assessment which included detailed assessments for the site access to North Street and the High Street/Tenterden Road junction and these would both operate within capacity even taking into account the additional traffic flows from the 45 unit scheme under 17/00258/AS.
145. KCC have requested an emergency vehicular access to the site as it has over 50 dwellings. The emergency access has been provided through the provision of a footway / cycleway running parallel to the main site access 3.5m wide, to allow an emergency vehicle to utilise it.



Figure 6: Highway works

146. The proposed development would comply with the requirements of the development plan policies CS1 and CS15 and the NPPF and emerging policies SP1, HOU3a, HOU5 and TRA7 in terms of highway safety and capacity issues..
Public right of way
147. PROW AT12 runs from North Street to the east, crossing the southern part of the site. The proposed development would have a significant impact on the footpath. Users of the route currently experience expansive views across the surrounding countryside which would be affected by the proposed development. The PROW surface would be upgraded and the route maintained to provide connectivity to the countryside and the proposed footpaths through the site to the north would provide improved walking access to open space within the development. The effect on the character and amenity from the PROW is relevant in relation to the

consideration of impacts on landscape character and visual amenity and the change in the appearance of the PROW would contribute to the urbanising effect of the residential development.

Sustainable location

148. Within Biddenden there is an hourly bus service between 06:20 to 23:00, Monday to Saturday to Maidstone, Headcorn and Tenterden with a bus stop 550 metres from the centre of the site around a 7 minute walk. Occupants would be able to gain access to facilities such as the convenience shop, post office, hairdresser, primary school, public house, restaurants, sports clubs.
149. There is a continuous footway route from the application site along North Street to the shops and services in the village, which would be widened to 1.8m between the site and the junction with Townland Close for improved pedestrian access. New bus stops and clearways within 400m of all of the site would also improve access to public transport. Therefore, the site has accessibility to some services. Other services, employment, comparison shopping and schools would require the use of a private motor car or the bus service.
150. However, as a third tier settlement Biddenden has a lower range of goods and services, does not have a railway station and there are no dedicated cycleways in the village, which makes this village less sustainable to accommodate this level of development. Hence this proposal undermines the planning strategy to “actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable” in line with the NPPF’s 11th core planning principle,

(f) Ecology and biodiversity

151. Guiding Principles set out within policy CS1 seek to ensure the protection of the natural environment and the integration of green elements enhancing biodiversity as part of high quality design. Against these overarching objectives, Policy CS11 specifically requires development proposals to avoid harm to biodiversity and seeks to maintain and, where practicable, enhance and expand biodiversity. This is also included within emerging policy ENV1. Policy CS9 and emerging policy SP6 seek to ensure that natural features of interest are incorporated to celebrate local distinctiveness as well as respond to landscape character and help to minimise the ecological footprint of Ashford’s growth over time. These policies pre-date, but are aligned with, the section 7 of the NPPF on the importance of good design and section 11 which relates to conserving and enhancing the natural environment.
152. The site comprised approximately 10.7 hectares of cattle grazed improved grassland with hedgerows and mature trees bounding the site, a double line of

trees the length of the eastern boundary and a large number of mature / veteran trees were scattered across the site. Field margins are largely absent, however there are pockets of tall ruderal and scrub along parts of the boundaries. Four waterbodies were present on-site with an additional 26 waterbodies located within 250m of the boundary.

153. KCC Ecology have assessed the submitted ecological information which included an ecological appraisal, surveys of bats, dormice, GCNs and reptiles and response letter dated 27.11.2018 the findings are as follows:

- record of many common and widespread bird, bat and reptile species, and also more rare species
- commuting and foraging opportunities for badgers, dormice and reptiles
- no evidence of badgers and dormice
- onsite ponds provide suitable breeding habitat for GCNs and amphibians
- GCNs and slow worms recorded
- commuting and foraging opportunities for bats, and numerous mature trees within the site provided roosting opportunities
- no unique bird breeding opportunities past the hedgerows and trees which would be retained
- grassland habitats were under constant grazing through the season from livestock, so highly unlikely to be used by ground nesting birds and no foraging opportunities

154. Only one tree (T3) with bat roosting potential would be removed and a survey, aerial assessment and examination by endoscope no evidence of bats was found so the removal of this tree is acceptable. However, the survey work was carried out in August 2017, therefore, this was true at this time although further surveys would be required prior to the felling of this tree to ensure that the situation is unchanged, which can be ensured by condition.

155. All the other trees and a large proportion of the hedgerows would be retained for corridors, foraging and nesting habitats for wildlife. In addition to a large proportion of Green Infrastructure, the proposals would have opportunities to provide ecological enhancements from the ponds, native landscaping, hedgerow enhancements. KCC Ecology recommend conditions for a biodiversity method statement, external lighting, ecological design strategy and landscape and ecological management plan which would be taken into consideration within the design of the application.

156. Pond 3 would be entirely lost, however, as layout is a reserved matter and the loss could be mitigated in ecological terms with connective structures such as amphibian tunnel or ditches. This can be addressed through the reserved matters and mitigation measures have been recommended and can be secured by condition.
157. The development would not be harmful to protected species and their habitats and ecology and biodiversity can be enhanced through the appropriate use of conditions. The proposed development would comply with the requirements related to ecology and habitats of the development plan policies GP12, EN31, CS1, CS9, CS11, TRS17 and the NPPF and emerging policies SP1, SP6, ENV1 and ENV5.

(g) Flooding, drainage and sewerage

Flooding

158. The site is in Flood Zone 1 and at low risk from flooding due to watercourses. There parts of the site with high to low risk of surface water flooding which includes the ponds and in the northern portion of the site.
159. There are onsite culverts some of which would be retained these measures are proposed:
- 4m easement free from development along either side of the onsite culverts
 - maintenance to keep the culverts clear
 - finished floor levels a minimum of 150mm above external levels

Surface water

160. Whilst this is an outline application 21.18% of the 4.12 hectare developable area would have hardstanding areas and roofs, this has the potential to increase surface water run-off.
161. The applicant has submitted a drainage strategy. The SuDs measures include:
- Water butts
 - Detention basins
 - Permeable paving
 - Filter strips

- Swales
162. The calculated runoff rates and attenuation volumes would be reviewed at detailed design stage. A discharge rate to comply with the requirements of the SuDS SPD would be necessary.
163. KCC SuDS are satisfied that the applicant has thoroughly investigated the downstream culverted and ditched network. Whilst this has identified matters downstream, which may cause a flooding risk, as this is outside the ownership and control of the application it would be for the individual land owners to maintain under Riparian ownership with a duty to ensure that the ditch adjacent to their boundary is clear and well maintained to receive upstream flows (as part of Land Drainage Act).
164. The topographical drawing appears to show that part of the site has flow paths towards North Street, part of which may convey water to the pond associated with 'the Coach House'. The drainage strategy should maintain natural flow paths where possible.
165. At the detailed design stage, the drainage system should be modelled using FeH rainfall data in any appropriate modelling or simulation software. Overall, they are satisfied that after reviewing the strategy supplied the development can be constructed without increasing the risk of flooding from surface water.
166. The Council's technical consultees have requested the provision of information which has now been received. Formal additional comment have not been received at the time of writing this report. However, it is considered that this could be dealt with by condition or at the detailed reserved matters stages through the provision of a fully detailed drainage strategy in any event. I am satisfied that this can be adequately dealt with and therefore I do not consider this to be a reason to warrant refusal of planning permission.

Sewerage

167. There are two public sewer networks within North Street, one travelling north from outside number 72 and one heading south adjacent to number 70. Biddenden Wastewater Treatment Works is situated approximately 360 metres due west of the site. A foul drainage system would be constructed and connected to the existing public foul sewer network.
168. Analysis of the topography of the site as well as cover and invert levels on the public sewerage network indicates that a pumping station would need to be constructed to receive the developments foul water flows or drained under gravity. The details of these can be secured at the reserved matters stage.

169. Foul drainage would be discharged into the existing foul sewer. A connection to the mains sewer would be required and Southern Water have confirmed that they would need to provide further capacity for the development. A condition to ensure this is in place before occupation is suitable.
170. The development would not be harmful to flood risk, drainage and foul water through the use of appropriate conditions. The proposed development would comply with the requirements of the development plan policies CF6, CF7, CS20, and the NPPF and emerging policies HOU5, ENV8 and ENV9.

(g) Trees and landscaping

171. There are a large number of trees of differing ages around the peripheries, incorporated into the hedgerows, surrounding ponds and bisecting the site. The majority are Oaks, however species such as field Maples exist. The dismantled railway has a double row of parallel trees, along the length of the eastern boundary and includes Ash, Oak, field maple, goat willow and hawthorn. Four veteran trees were recorded (T27, T30, T46 and T59). The trees are formally protected under TPO 24 of 2017, for 42 individual trees and two groups of trees.
172. Fifteen mixed species hedgerows were present along the north, west and southern boundaries. Four of these hedgerows (H5, H9, H10 and H14) were tall structures with little to no gaps, which were dominated by mixed native species. All of the hedgerows within the application site, with the exception of H4, contained over 80% native species. The majority of trees and hedges would be retained with additional planting.
173. The following tree works would be required on the site:
- remove T56, Oak tree in centre of site for east-west access road
 - remove T15 and T53, Ash trees on the western boundary
 - tree surgery work to the surrounding tree cover (Trees T17 to T19 and T48 to T52) as part of the landscape strategy
174. The Tree Officer has raised concerns about the removal of T56. T46-T59 is a landscape feature that runs on a north-south axis and has a number of Category A trees. Through the centre of the feature there are two lower grade trees – T55, U category Ash tree and T56, C category Oak tree. It is accepted that there would be a requirement for an east to west access road and may have the least impact in terms of the BS5837:2012 categorisation of the trees. In addition, the location of the access road would allow for the full retention of non- category U trees in the pond area. However, to retain this tree line feature, T56 should be

retained and as the road layout is a reserved matter this can be addressed at this stage.

175. The loss of the other Ash trees would be acceptable as tree coverage along the western boundary to the existing dwellings at no. 98 and 100 North Street would be retained. A section of the hedge on the road frontage would be removed and as there would be only one entrance this would maintain the otherwise continuous boundary hedge.
176. The development would be acceptable in terms of the direct impact on the trees and hedges on the site through the use of appropriate conditions. The proposed development would comply in this particular respect with the requirements of the development plan policies GP12, EN10, EN32, CS1, CS9 and TRS17 and the NPPF and emerging policies SP1, SP6, HOU3a, HOU5, and ENV5. Consideration must also be given to the landscape character and visual amenity effects from the adverse changes in relation to existing trees and hedges.

(h) Residential amenity

177. The application site is located behind existing residential properties that front onto North Street. A single access would be provided north of no. 74 North Street. The detailed design is not for consideration at this outline stage of the application, as these matters are reserved. It is therefore not possible to judge conclusively whether the development would result in any material harm to neighbour amenity.
178. The site area proposed for the new dwellings would provide enough space so that new buildings could be located away from the access road and existing buildings to mitigate harm to future and existing occupiers.
179. Notwithstanding this, the illustrative master plan shows that the development would be set back from the site boundaries to allow for existing vegetation to be retained and enhanced creating a buffer between the proposed and the existing built development. Further, given that the majority of the neighbouring properties have large gardens, consistent with the character of the rural edge of the settlement, the development could be arranged so that it was not lead to overshadowing and overlooking.
180. In terms of the future occupiers of the development, should planning permission be granted, the reserved matters applications would need to show that the dwellings themselves would meet with the prescribed space standards room sizes in the technical housing standards and gardens would comply with the Residential Space and Layout SPD. Furthermore, the layout would need to ensure that reasonable levels of privacy would be achieved.

(i) Affordable housing and housing mix

181. The site is in excess of 15 units and therefore the scheme should provide 35% affordable housing under the adopted development plan policy. This will be provided in accordance with Policy CS12 of the Core Strategy, so up to 39 units. The mix of affordable housing requires a split between social rented (60%) and other forms of affordable housing (40%). This matter would be addressed in the legal agreement.
182. Whilst the emerging local plan policy HOU1 seeks 40% affordable housing on rural sites, as this application was submitted prior to the submission to the Planning Inspectorate in December 2017, greater provision is not being required. It is noted, however, that at the recent Charing inquiry this applicant increased the level of affordable housing offered from 35% to 40%. No similar offer has been made in relation to this application.
183. On the existing policy CS12 basis, the proposal would need to provide for 21% affordable social rented and 14% shared ownership in order for it to comply. If planning permission were to be granted for this development then this would be set out within the necessary S106 legal agreement.
184. The applicant's proposed maximum 35% affordable housing does not specify the mix of affordable housing and thus it is not possible to conclude at present that it meets the requirements of policy CS12. The Council's Housing team have provided a requirement of the unit mix and tenure needed and this could be taken forward in a legal agreement. The provision of affordable housing would be a significant benefit of the scheme.
185. The units would need to be designed to be integrated into the development and have the same quality and appearance as the market housing, and clustered in groups of 12 rather than all being concentrated in one area, as required under the Affordable Housing SPD 2009.

(k) Other matters

Socio/Economic benefits

186. The proposed development would create an economic benefit from construction, with employment to contactors, local tradespeople, their spending in the local area and in the supply chain. Whilst for a temporary period this would have some benefit.
187. The increase in the local residential population would increase expenditure in the local economy as this will comprise people who have moved from elsewhere. However, no evidence has been submitted to suggest that local shops are

struggling through a lack of custom. Other development has been granted planning permission which would deliver these benefits. The lack of need for new residents to support local services and facilities affects the weight which is to be given to these benefits. These local economic factors would apply to any large scale development site in the area and is not an overriding factor to warrant a departure from the Development Plan on this particular site.

Air quality

188. The proposed impact would not be significant on air quality from the existing levels in terms of nitrogen dioxide (NO₂) fine particulate matter. Although there is an opportunity to mitigate any impact from low nitrogen dioxides boilers and electric vehicle charging points by condition.

Noise

189. The impact of noise would be dependent on the final design, and whilst Building regulations would have standards on thermal and noise insulation to avoid conflict the development could be designed to reduce conflict particularly from traffic noise from North Street and the internal road(s).

(I) Whether planning obligations are necessary

190. 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
191. The planning obligations in Table 1 are required should the Committee resolve to grant permission. I have assessed them against Regulation 122 and for the reasons given consider they are all necessary to make the development acceptable in planning terms, are directly related to the development and are fairly and reasonably related in scale and kind to the development. Accordingly, they may be a reason to grant planning permission in this case.
192. At a proposal for up to 110 dwellings the development would trigger a requirement to provide 35% affordable housing.
193. KCC have requested a contribution towards projects at a primary and secondary school, additional book stock and adult social care.

194. The community learning and youth services requested have not been shown to be capital projects which would deliver additional capacity and/or improvements to existing facilities to mitigate the impact of the development so they have not been requested.
195. The Council have identified projects for offsite contributions in accordance with the Public Green Spaces and Water Environment SPD included the upgrading of Cheeselands playground to which this would make a partial contribution and the upgrading of existing sports pitches the Playing Pitch Strategy 2017-2030 identified Gordon Jones Playing Field as suffering from waterlogging so improvement would increase the quality and playing capacity of pitches.
196. The NHS Canterbury and Coastal and NHS Ashford Clinical Commissioning Groups have identified Ivy Court Surgery in Tenterden as a surgery that requires extension as it is already at capacity with space pressure and the proposal would increase patient numbers. They NHS have identified partial funding to facilitate this and would allow the surgery to provide a greater clinical provision, multi-disciplinary functions. The surgery is 8.3km from the site and as it is one of the closest GP practices it would be reasonable that new occupants would join this surgery.
197. Biddenden Parish Council have identified a number of heritage projects and as the area changes there needs to be an investment in the local heritage of this Wealden village to ensure this remains a rich part of the local cultural consciousness. They are proposing a heritage centre in the former post office and this would include a display of information for which fixtures, fittings and boards would be required. The village is on the route of the dismantled railway and the Green Infrastructure would enable part of this to become a walking route and a heritage shelter is proposed with notice boards and seating for information to visitors this would encourage its use and allow the new and existing community a facility to integrate. Parts of the route would also have information boards as no other parts of the former railway have been agreed to be part of a trail, it would be appropriate to only have notice boards on the application site.
198. None of the projects identified have pooled more than 5 developments.

Table 1

	Planning Obligation			Regulation 122 Assessment
	Detail	Amount(s)	Trigger Point(s)	
1.	<p>Affordable Housing</p> <p>Provide not less than 35% of the units as affordable housing, comprising 60% affordable rent units and 40% shared ownership units in the locations and with the floorspace, wheelchair access (5%), number of bedrooms and size of bedrooms as specified. The affordable housing shall be managed by a registered provider of social housing approved by the Council. Shared ownership units to be leased in the terms specified. Affordable rent units to be let at no more than 80% market rent and in accordance with the registered provider's.</p>	<p>Up to 39 Affordable Units</p> <p>Breakdown to be agreed at Reserved Matters Stage</p>	<p>Affordable units to be constructed and transferred to a registered provider upon occupation of 75% of the open market dwellings.</p>	<p>Necessary as would provide housing for those who are not able to rent or buy on the open market pursuant to Core Strategy policy CS12, the Affordable Housing SPD and guidance in the NPPF.</p> <p>Directly related as the affordable housing would be provided on-site in conjunction with open market housing.</p> <p>Fairly and reasonably related in scale and kind as based on a proportion of the total number of housing units to be provided</p>
2.	<p>Primary Schools</p> <p>Project: Towards the expansion of John Mayne Primary School for</p>	<p>£3,324.00 per *applicable house.</p>	<p>Half the contribution upon occupation of</p>	<p>Necessary The development would give rise to up to 31 additional</p>

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	<p>two new classrooms and a new hall.</p>	<p>£831.00 per *applicable flat *Applicable excludes 1 bed units of less than 56 sqm GIA.</p>	<p>25% of the dwellings and balance on occupation of 50% of the dwellings</p>	<p>primary school pupils. Pursuant to Core Strategy policies CS1, CS2 and CS18, Tenterden and Rural Sites DPD policy TRS19, saved Local Plan policy CF21, Developer Contributions/Planning Obligations SPG, Education Contributions Arising from Affordable Housing SPG (if applicable), KCC Guide to Development Contributions and the Provision of Community Infrastructure and guidance in the NPPF.</p> <p>Directly related as children of occupiers will attend primary school and the facilities to be funded would be available to them.</p> <p>Fairly and reasonably related in scale and kind considering the extent of the development and because the amount has taken into account the estimated number of primary school pupils and is based on the number of dwellings and because no payment is due on small 1-bed dwellings or sheltered accommodation specifically for the elderly.</p>
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<p>3.</p>	<p>Secondary Schools</p> <p>Project: Norton Knatchbull enabling works including extra hard play area and parking facilities, to facilitate the construction of the additional teaching block.</p>	<p>£4,115.00 per *applicable dwelling</p> <p>£1,029.00 per *applicable flat</p> <p>*Applicable excludes 1 bed units of less than 56 sqm GIA.</p>	<p>Half the contribution upon occupation of 25% of the dwellings and balance on occupation of 50% of the dwellings</p>	<p>Necessary The development would give rise to up to 22 additional secondary school pupils. Pursuant to Core Strategy policies CS1, CS2 and CS18, Tenterden and Rural Sites DPD policy TRS19, saved Local Plan policy CF21, Developer Contributions/Planning Obligations SPG, Education Contributions Arising from Affordable Housing SPG (if applicable), KCC Guide to Development Contributions and the Provision of Community Infrastructure and guidance in the NPPF.</p> <p>Directly related as children of occupiers will attend secondary school and the facilities to be funded would be available to them.</p> <p>Fairly and reasonably related in scale and kind considering the extent of the development and because the amount has taken into account the estimated number of secondary school pupils and is based on the number of dwellings and because no payment is due on small 1-bed dwellings or sheltered</p>
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				accommodation specifically for the elderly.
4.	<p>Libraries</p> <p>Towards additional bookstock for the mobile library service attending in Biddenden.</p>	£48.02 per dwelling	Half the contribution upon occupation of 25% of the dwellings and balance on occupation of 50% of the dwellings	<p>Necessary as more books required to meet the demand generated and pursuant to Core Strategy policies CS8 and CS18, Tenterden and Rural Sites DPD policy TRS19, KCC Guide to Development Contributions and the Provision of Community Infrastructure and guidance in the NPPF.</p> <p>Directly related as occupiers will use library books and the books to be funded will be available to them.</p> <p>Fairly and reasonably related in scale and kind considering the extent of the development and because amount calculated based on the number of dwellings.</p>
5.	<p>Adult Social Care</p> <p>Project: Tenterden Day Centre adaptations and changing place facility</p>	£77.58 per dwelling	Half the contribution upon occupation of 25% of the dwellings and balance on occupation of 50%	<p>Necessary as enhanced facilities and telecare required to meet the demand that would be generated pursuant to Core Strategy policy CS18, KCC Guide to Development</p>

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			of the dwellings	<p>Contributions and the Provision of Community Infrastructure and guidance in the NPPF.</p> <p>Directly related as occupiers will use community facilities and the facilities and services to be funded will be available to them.</p> <p>Fairly and reasonably related in scale and kind considering the extent of the development and because the amount has taken into account the estimated number of users and is based on the number of dwellings.</p>
6.	<p>Sports Outdoor</p> <p>Project: Offsite provision at Gordon Jones playing field to bring all sports pitches up to a good standard and increase playing capacity.</p>	<p>£1,589 per dwelling for capital costs</p> <p>£326 per dwelling for maintenance</p>	Upon occupation of 75% of the dwellings	<p>Necessary as outdoor sports pitches are required to meet the demand that would be generated and must be maintained in order to continue to meet that demand pursuant to Core Strategy policies CS1, CS2 and CS18, Tenterden and Rural Sites DPD policy TRS19, Public Green Spaces and Water Environment SPD, Playing Pitch Strategy 2017-2030 and guidance in the NPPF.</p>

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				<p>Directly related as occupiers will use sports pitches and the facilities to be provided would be available to them.</p> <p>Fairly and reasonably related in scale and kind considering the extent of the development and the number of occupiers and the extent of the facilities to be provided and maintained and the maintenance period is limited to 10 years.</p>
7.	<p>Children's and Young People's Play Space</p> <p>Project: offsite contribution to improvements/upgrading/expansion to the play area at Cheeselands</p>	<p>£649 per dwelling for capital costs</p> <p>£663 per dwelling for maintenance</p>	<p>Upon occupation of 75% of the dwellings</p>	<p>Necessary as children's and young people's play space is required to meet the demand that would be generated and must be maintained in order to continue to meet that demand pursuant to Core Strategy policies CS1, CS2 and CS18, Tenterden and Rural Sites DPD policy TRS19, Public Green Spaces and Water Environment SPD and guidance in the NPPF.</p> <p>Directly related as occupiers will use children's and young people's play space and the facilities to be</p>

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				<p>provided would be available to them.</p> <p>Fairly and reasonably related in scale and kind considering the extent of the development and the number of occupiers and the extent of the facilities to be provided and maintained and the maintenance period is limited to 10 years.</p>
8.	<p>Strategic Parks</p> <p>Project: changing facilities towards the development of Conningbrook Lakes Country Park</p>	<p>£146 per dwelling for capital costs</p> <p>£47 per dwelling for maintenance</p>	<p>Upon occupation of 75% of the dwellings</p>	<p>Necessary as strategic parks are required to meet the demand that would be generated and must be maintained in order to continue to meet that demand pursuant to Core Strategy policies CS1, CS2, CS18 and CS18a, Tenterden and Rural Sites DPD policy TRS19, Public Green Spaces and Water Environment SPD and guidance in the NPPF.</p> <p>Directly related as occupiers will use strategic parks and the facilities to be provided would be available to them.</p> <p>Fairly and reasonably related in scale and kind considering the extent of the development and the</p>

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				number of occupiers and the extent of the facilities to be provided and maintained and the maintenance period is limited to 10 years.
9.	<p>Health Care</p> <p>Project: of extension, refurbishment and/or upgrade of Ivy Court Surgery, Tenterden</p>	<p>£504 for each 1-bed dwelling £720 for each 2-bed dwelling £1,008 for each 3-bed dwelling £1,260 for each 4-bed dwelling £1,728 for each 5-bed dwelling or larger</p>	<p>Half the contribution upon occupation of 25% of the dwellings and balance on occupation of 50% of the dwellings</p>	<p>Necessary as additional healthcare facilities required to meet the demand from up to 257 additional occupants that would be generated pursuant to Core Strategy policy CS18, Tenterden and Rural Sites DPD policy TRS19, saved Local Plan policy CF19 and guidance in the NPPF.</p> <p>Directly related as occupiers will use healthcare facilities and the facilities to be funded will be available to them.</p> <p>Fairly and reasonably related in scale and kind considering the extent of the development and because the amount has been calculated based on the estimated number of occupiers.</p>
10.	<p>Heritage and Community</p> <p>Project: fixtures, fittings and</p>			

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	boards in the Biddenden Heritage Centre (former Post Office)	£6,000	Upon occupation of 75% of the dwellings	Necessary as enhanced heritage and community services needed to meet the demand that would be generated pursuant to Core Strategy policy CS18, Tenterden and Rural Sites DPD policy TRS19, and guidance in the NPPF.
	Project: Heritage Shelter with information boards on the dismantle railway heritage trail	£7,500		
	Project: notice boards on the heritage trail	Up to 3 boards £6,000		Directly related as occupiers will use the heritage and community sector and the additional services to be funded will be available to them.
				Fairly and reasonably related in scale and kind considering the extent of the development.
11.	Monitoring Fee Contribution towards the Council's costs of monitoring compliance with the agreement or undertaking.	£1,000 per annum until development is completed	First payment upon commencement of development and on the anniversary thereof in subsequent years.	Necessary in order to ensure the planning obligations are complied with. Directly related as only costs arising in connection with the monitoring of the development and these planning obligations are covered. Fairly and reasonably related in scale and kind considering the extent of the development and the

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				obligations to be monitored.
	<p>Regulation 123(3) compliance: Fewer than five planning obligations which provide for the funding or provision of the projects above or the types of infrastructure above have been entered into.</p> <p>Notices must be given to the Council at various stages in order to aid monitoring. All contributions are index linked in order to maintain their value, unless otherwise agreed in writing. The Council's legal costs in connection with the deed must be paid.</p> <p>If an acceptable deed is not completed within 3 months of the committee's resolution, the application may be refused.</p>			

Human Rights Issues

199. 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

200. 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

201. The proposal would be contrary to the policies identified in this report. It would also be contrary to the land use planning strategy for the Borough which is expressed in policies CS2, CS6, TRS1 and TRS2. That strategy is that large scale development will be focused in and near Ashford, and that development in the rural areas will be focused in the identified rural service centres in accordance with the hierarchy and will be proportionate to the character of the rural settlements. The proposal is contrary to important policies of the development plan as well as the plan taken as a whole. This is reinforced by non-compliance with the submission Local Plan and the NPPF, as material considerations, and the statutory duty in s66 in relation to listed buildings.

202. The development would be on the edge of the village and on a site which is unallocated in the emerging Local Plan. Up to 110 units on this gateway into the village would result in an overdevelopment of the site where development should be transitioning to the countryside beyond. The proposal would have an urbanising effect on this edge of village location. The proposal at up to 110 units is around 2.5 times the size of the allocated and permitted site S27 at 45 units. It is located to the east of North Street whereas it has been judged with the allocation that growth to the west of North Street is more appropriate, closer to the bulk of the village. The proposal takes development out further to the east than the core of the existing village. The proposal goes well beyond a level of growth which is proportionate to the character and existing scale of the village, especially when taken cumulatively with the allocated and permitted site S27.

203. There are social and economic benefits from allowing residential development (including affordable housing) in this rural area. These would be significantly and demonstrably outweighed by the environmental and heritage impacts identified, for example in terms of visual harm, loss of landscape character and less than substantial harm to the designated heritage assets. Consequently, the proposal would not follow the golden thread of sustainable development in the NPPF. It would also be contrary to important policies in the Development Plan, and in the emerging Local Plan as a material consideration.
204. The site was previously submitted as an omission site to the Reg 19 submission Local Plan and went through the site assessment process (SHELAA) published in July 2017. The site was discounted at stage 2 and not considered suitable for allocation. The Council has identified an alternative housing site in Biddenden, S27 of the submission Local Plan, which is to the west of the settlement and approved for 45 dwellings. The fact that there is a site that the Council considers to be deliverable within five years and which would have less of a significant impact, is relevant. The 'main changes' to the Local Plan included the addition of 18 more housing sites also demonstrates the Council's commitment to resolving the former undersupply of housing land. The Council have demonstrated that they are prepared to grant planning permission for sites identified in the submission Local Plan, prior to its adoption, in appropriate circumstances, to move towards a full housing supply position as soon as possible. It is not necessary to grant planning permission for the development of sites which are unacceptable in planning terms simply to seek to make up the five year housing land supply position.
205. As the Council can now demonstrate a five year housing land supply the second bullet point in the decision-taking part of paragraph 14 of the NPPF is no longer directly relevant. The "tilted balance" does not fall to be applied to justify a departure from the development plan in this case, both because there is not a shortfall in the five year housing land supply and because specific policies in the NPPF indicate that development should be restricted (paras 64, 109 and 134). In terms of the core principles of the NPPF, the development is not genuinely plan-led and is contrary to the adopted and emerging planning strategy for the Borough, it would not represent high quality design and would harm the amenity of the locality, it would harm the character and beauty of the countryside and would not conserve the natural environment, and it would not conserve heritage assets in a manner appropriate to their significance. The development does not comply with the policies of the NPPF taken as a whole. The adverse impacts of the development would significantly and demonstrably outweigh its benefits, when assessed against the policies in the NPPF as a whole.

Recommendation

That Members resolve that if the application had been determined by Ashford Borough Council they would have:

Refused

on the following grounds:

1. The proposal would represent unsustainable and unacceptable development contrary to saved Ashford Borough Local Plan 2000 policies GP12, EN9, EN10 and EN27, Core Strategy 2008 policies CS1, CS6 and CS9, Tenterden and Rural Sites DPD 2010 Policies TRS1, TRS2, TRS17 and TRS18, submission Local Plan 2030 policies SP1, SP2, SP6, ENV5 and HOU5, the National Planning Policy Framework and Planning Policy Guidance, for the following reasons:-
 - a) the scale and quantum of proposed development in this third tier settlement with fewer facilities and services than higher tier settlements would have an adverse cumulative impact on sustainability in conjunction with existing planned developed due to the ;
 - b) the eastern edge of village location is an important gateway into the village and this the scale, amount, location and disposition of development proposed would have a significant adverse urbanising impact, out of character with the established edge of settlement character and traditional rural settlement form, and would be unacceptably harmful to the visual amenity and character of the area. It would erode this established edge of settlement character which acts as an important transitional area between the village and countryside beyond and the character so that it would be unacceptably harmful to the local landscape character, of the village, its distinctiveness and sense of place;
 - c) the extension of the village to the east would harm a valued landscape which forms part of the Biddenden and High Halden Farmlands Landscape Character Area, impacting upon its acknowledged local rural character that forms an important component of and approach to Biddenden;
 - d) the amount and location of the development proposed would have an adverse impact on the character and landscape views currently available from PROW AT12, to the detriment of the landscape and how the settlement of Biddenden is experienced by users within that landscape, as well as the amenity of the PROW;

- e) The scale and quantity of the development proposed, when taken cumulatively with other development planned for the settlement, would represent a level of growth out of proportion to the size, scale and character of Biddenden, which could not be successfully integrated into the village in visual and functional terms
2. The proposal would be contrary to Core Strategy 2008 policy CS1, Tenterden and Rural Sites DPD 2010 policy TRS17, submission Local Plan 2030 policies SP1, SP6, HOU5 and ENV13, the National Planning Policy Framework and Planning Policy Guidance and would result in less than substantial harm to the significance and setting of a number of designated heritage assets, which is not outweighed by the public benefits of the development cited by the applicant, for the following reasons:-
- a) the amount and location of development would result in a loss of open setting and an urbanising effect on the setting of the listed buildings at 41 North Street, The Laurels/ Tow House and 66 and 68 North Street, in conflict with s66 of the Planning (Listed Buildings and Conservation Areas) Act 1990;
3. The proposal would be contrary to the KCC Guide to Development Contributions 2007, SPG3 Developer Contributions / Planning Obligations 2001, Public Green Spaces and Water Environment SPD 2012, saved Local Plan 2000 policy CF21, Tenterden and Rural Sites DPD 2010 policy TRS19, policies CS1, CS2, CS8, CS18 and CS18a of the Core Strategy 2008 and submission Local Plan to 2030 policies COM1 and COM2, the National Planning Policy Framework and Planning Policy Guidance. The necessary planning obligation has not been entered into in respect of the list below so that the proposed development is unacceptable by virtue of failing to mitigate its impact and failing to meet the demand for services and facilities that would be generated and the reasonable costs of monitoring the performance of the necessary obligations:
- a. 35% of the units as affordable housing;
 - b. a financial contribution towards projects to primary and secondary school infrastructure projects, library bookstock, improved adult social care facilities, improvements to outdoor sports pitches, improvements to play area, strategic parks project and extensions and upgrade of doctor's surgery; and
 - c. contributions to heritage projects by Biddenden Parish Council.

as set out in Table 1.

Note to Applicant

1. 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 application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.

Background Papers

All papers referred to in this report are currently published on the Ashford Borough Council web site (www.ashford.gov.uk). Those papers relating specifically to this application may be found on the [View applications on line](#) pages under planning application reference 17/01446/AS)

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Annex 1

