

PLANNING COMMITTEE – 28 JUNE 2023**PART 2**

Report of the Head of Planning

PART 2Applications for which **PERMISSION** is recommended

2.1 REFERENCE NO - 22/503935/REM		
APPLICATION PROPOSAL Approval of Reserved Matters of access, appearance, landscaping, layout and scale for erection of 205 dwellings on land at Parcels D, E & F pursuant to outline application SW/13/1455 (Outline planning application for the residential development (of up to 431 dwellings)).		
ADDRESS Land at Harps Farm, Parcels D, E & F Thistle Hill, Minster-on-sea Sheerness, Kent		
RECOMMENDATION Grant subject to conditions.		
SUMMARY OF REASONS FOR RECOMMENDATION Site is allocated for residential development in Bearing Fruits 2031: The Swale Borough Local Plan 2017 (Policy A7), has the benefit of outline planning permission and the proposal is in accordance with national and local planning policy.		
REASON FOR REFERRAL TO COMMITTEE Ward members have requested that the application be reported to the planning committee for determination		
WARD Sheppey Central	PARISH/TOWN COUNCIL Minster-On-Sea	APPLICANT Jones Homes (Southern) Ltd AGENT DHA Planning
DECISION DUE DATE 24/11/22	PUBLICITY EXPIRY DATE 08/05/23	CASE OFFICER Carly Stoddart

Relevant Planning HistoryApplication site - Parcels D, E, F & G

20/504026/SUB

Submission of details pursuant to condition 24iii (Phases D, E and F, a detailed sustainable surface water drainage strategy for the respective Phase) in relation to planning permission SW/13/1455 (amended by 18/505673/NMAMD).

Approved Decision Date: 18.03.2021

18/505673/NMAMD

Non-material amendment application for Condition 24 - in relation to the submission and approval of a drainage strategy for the site for planning permission SW/13/1455

Approved Decision Date: 02.01.2019

SW/13/1455

Outline planning application for the residential development (of up to 431 dwellings).

Approved Decision Date: 16.10.2017

Wider Development Site – Thistle Hill Development Site

SW/04/1059

Application for non-compliance with condition 4 of SW/02/0646 to allow an additional 150 dwellings to be constructed prior to the opening of the A249 Road improvements.

Grant of outline planning permission Decision Date: 07.09.2005

SW/95/0102

Outline application for residential & leisure development & community hospital including housing, village shopping centre & community facilities, primary school, affordable & executive housing, golf course & club house, hotel, health farm including all necessary infrastructure & associated facilities
Grant of outline planning permission Decision Date: 12.09.1997

Parcel G

22/501058/SUB

Submission of details pursuant to condition 2 (Materials) in relation to 19/503120/REM.

Approved Decision Date: 31.05.2022

19/503120/REM

Reserved Matters of access, appearance, landscaping, layout and scale for erection of 171 dwellings on land at Parcel G pursuant to outline application SW/13/1455.

Approved Decision Date: 14.12.2021

1. DESCRIPTION OF SITE

- 1.1 The application site is located in Minster-on-sea on the Isle of Sheppey and is part of a wider development site, known as Harps Farm, that benefits from outline planning permission (SW/13/1455). This application for reserved matters is for Parcels D, E & F of that wider site and are the last undeveloped parcels of land on what is known as the 'Thistle Hill' development.
- 1.2 The development site is approx. 6.5 hectares in area (in comparison to the 11 hectares of the wider site which is also made up of a further parcel of land, known as Parcel G). The site currently comprises vacant shrub land that is surrounded to the north, east, west and south-east with existing residential development. The site is severed from Parcel G by way of a central spine road (Heron Drive) running north-south through the middle. There is a parcel of vacant open space that is currently to be retained as such to the south of the site.

- 1.3 The site has a gently sloping topography, whereby the land falls gradually from north to south.
- 1.4 The area immediately surrounding the site is predominantly residential, including a mixture of houses that vary in height between 2-3 storeys. The dwellings include a range of detached, semi-detached and terraced properties that have been constructed as part of the Thistle Hill development within the last 10-20 years.
- 1.5 Thistle Hill Academy is a primary school that is located to the south of the site. Local services and facilities are available to the south on Thistle Hill Way and Aspen Drive, and to the north along Minster Road. Services include a pub, post office, takeaway shops, butchers, community centre and grocery store.

2. PROPOSAL

- 2.1 This is an application seeking approval of reserved matters of access, appearance, landscaping, layout and scale for the erection of 205 dwellings on land at Parcels D, E & F pursuant to outline planning permission SW/13/1455 for the residential development of up to 431 dwellings.
- 2.2 The wider outline site was divided into four separate development parcels (Parcels D, E, F & G).
- 2.3 The reserved matters application for Parcel G (ref. 19/503120/REM) relating to the details of access, appearance, landscaping, layout and scale for the erection of 171 dwellings was approved on 14th December 2021. Parcel G is currently under construction.
- 2.4 There are a mix of dwelling types and sizes proposed as follows:
- 2-bed flats 15
 - 2-bed houses 31
 - 3-bed houses 135
 - 4-bed house 24
- 2.5 Dwelling types comprise terraced, semi-detached, detached dwellings and flats. Dwellings range between 2 and 3 storeys in height.
- 2.6 The chosen palette of materials will include brick, hanging tile, weatherboard and render. The detailing includes steep pitched tile roofs with barn hips, alongside arched heads to opening and exposed rafter feet to add variety and interest to the streetscene.
- 2.7 Access is proposed from two points along the eastern boundary of the site from Heron Drive. The two access points will be connected by a 'U'-shaped internal road that has cul-de-sacs branching from it, particularly to the southwest side of the site.
- 2.8 The two main vehicular access points also provide pedestrian access to the site. There are two pedestrian only access points proposed; one to the northwestern boundary connecting to Fleetwood Close; one to the south connecting to Thistle Hill Way.

- 2.9 Landscaping is proposed around the perimeter of the site and there would be a central area of open space running northeast to southwest along with street trees. Two SuDs features are also proposed, both to be located towards to the southwestern side of the site.
- 2.10 The layout shows back-to-back arrangements and dwellings fronting the main internal road, the central space and landscape areas to maximise active frontages to the street scene and natural surveillance.
- 2.11 Parking is proposed for each dwelling in the form of driveway spaces within the curtilage of individual dwellinghouses and parking courtyards. Garages or car ports are also provided for some dwellings.

3. PLANNING CONSTRAINTS

- 3.1 The site is identified and allocated for housing within the Swale Borough Local Plan 2017 at Policy A7. This policy sets out the following requirements:

Planning permission will be granted for land allocated for housing, as shown on the Proposals Map, at Thistle Hill, Minster, Isle of Sheppey. Development proposals will accord with the approved development briefs and satisfactorily address archaeological issues and provide the infrastructure needs arising from the development, including those identified by the Local Plan Infrastructure and Delivery Schedule (including, if justified by a transport assessment, a financial contribution toward improvements to the A2500). Proposals will also ensure that, through both on and off-site measures, any significant adverse impacts on European sites through recreational pressure will be mitigated in accordance with Policies CP7 and DM28, including a financial contribution towards the Strategic Access Management and Monitoring Strategy.

- 3.2 Potential Archaeological Importance – This was covered by condition as part of the outline planning permission.

4. POLICY AND CONSIDERATIONS

- 4.1 The Development Plan for the area comprises the Bearing Fruits 2031: The Swale Local Plan 2017 (the Local Plan). The policies referred to within this document and used in the processing of this application have been assessed against the National Planning Policy Framework 2021 and are considered to conform.

- 4.2 Bearing Fruits 2031: The Swale Borough Local Plan 2017 (the Local Plan)

ST1	Delivering Sustainable Development in Swale
ST2	Development Targets for Jobs and Homes 2014-2031
ST3	The Swale Settlement Strategy
ST6	The Isle of Sheppey Area Strategy
CP2	Promoting Sustainable Transport
CP3	Delivering a Wide Choice of High Quality Homes
CP4	Requiring Good Design
CP7	Conserving and Enhancing the Natural Environment – Providing for Green Infrastructure
A7	Thistle Hill, Minster
DM6	Managing Transport Demand and Impact
DM7	Vehicle Parking

DM8	Affordable Housing
DM14	General Development Criteria
DM17	Open Space, Sports and Recreation Provision
DM19	Sustainable Design and Construction
DM21	Water, Flooding and Drainage
DM24	Conserving and Enhancing Valued Landscapes
DM28	Biodiversity and Geological Conservation
DM29	Woodlands, Trees and Hedges
DM34	Scheduled Monuments and Archaeological Sites

Supplementary Planning Guidance (SPG)

Parking Standards, 2020

Other

- 4.3 The site is subject to a development brief, the most recent version of which is the 'Thistle Hill, Minster Development Brief April 2009, Revised November 2009', approved under reference SW/04/1059/DCA on 8 December 2009.

5. LOCAL REPRESENTATIONS

- 5.1 The application has been advertised in the press and individual neighbour notification letters have been sent to owners and occupiers of neighbouring properties. To date, 6 letters from 6 individuals have been received raising the following objections:

- Loss of habitat and wildlife including protected species
- Loss of open space
- Tree survey doesn't consider bramble and young wild trees
- Housing not needed
- Flats not in-keeping with the area
- Highway safety hazards – Access points, roads too narrow and short of pavements
- Impact on the capacity of the highway – increased traffic and delays
- Increased parking pressure
- Impact on services – schools, doctors, dentists
- Increase in noise
- Loss of privacy
- Light pollution
- Anti-social behaviour and criminal activity
- No physical boundary to site to prevent vehicle movements over grassed areas

- Impact on water supply

Minster-on-Sea Parish Council – 06/09/2022 & 21/04/2023

- 5.2 The Parish Council state that they support the application and is pleased that its previous comments have been taken on board. They comment that the site density is in line with Government targets and there will be a footpath which will link with the next phase of the development to Scocles Road. Access and parking provision is adequate and the design of the scheme suggests variety that will enhance the street scene. While the Parish Council accepts that there is a need for blocks of flats to cater for single households, it would want Kent Police to have input on security to minimise the opportunity for crime by ensuring that lighting, parking and safe access is in place for those residents and their visitors.
- 5.3 Amendments reflect suggestions put forward by statutory consultees. Support is subject to revisions recommended by other statutory consultees and those consultees whose comments are currently outstanding.
- 5.4 These matters are addressed in the relevant sections of the report.

6. CONSULTATIONS

- 6.1 The following consultation responses comprise the latest comments received on the amended scheme. Consultation responses are available to view in full online. Where conditions are sought, they are indicated within the appraisal section.

Environmental Health - 31/08/2022

- 6.2 No objection. An informative is suggested with regard to supply of the Mid Kent Environmental Code of Development Practice.

Swale Footpaths Group - 10/09/2022

- 6.3 Nothing to add to comments made on the parent application (SW/13/1455)

Environment Agency - 01/09/2022 & 14/04/2023

- 6.4 No comment other than to take account of any planning conditions, informatives or advice in relation to the outline.

Southern Gas Networks (SGN) – 13/04/2023

- 6.5 No comments other than guidance which will be included as an informative.

6.6 Active Travel Officer – 18/04/2023

- 6.7 No objection. Agree with KCC Highways in terms of footways accessing shared surfaces from the spine road should be continuous and that a raised table crossing should be provided at each of the accesses to shared surface sections.

- 6.8 Further suggestions:

- All crossings should incorporate tactiles to ensure the safety of all pedestrians.

- Spine road design should include separated cycle tracks.
- The new footway on the west of Heron Drive should be continuous (unbroken and at pavement level) across the two Spine Road junctions and include tactiles.
- The short permeability links should be wider, 3m+, so that they can be multi-user paths.
- Additional permeability is suggested onto Heron Way and onto ZS9.

6.9 The area at the north of the development is a small segment of the dismantled Sheppey Light Railway. It would make a significant contribution to the Harps Farm development if this strip was “restored” with a wide surfaced path (4m), with ecologically sensitive ground lighting, connected to the development/Fleetwood Close/Lapwing/Blatchers.

6.10 It would be helpful to see a specific Travel Plan and the following actions should be included:

- Free Bikeability Sessions (including ebikes)
- Low cost ebike cycle hire onsite
- Access to interest free Annual Season Ticket loans – bus & train
- Funded Liftshare subgroup
- Promotion of the Kent Connected App
- Distribution of the Explore Sheppey Map

Kent Police – 15/09/2022 & 19/04/2023

6.11 The plans show their commitment to designing out crime in this area.

KCC Public Rights of Way and Access Officer – 20/09/2022 & 25/04/2023

6.12 No objection. Attention is drawn to the existence of Public Footpath ZS9, which passes along the boundary of Harps Farm Parcels D, E and F.

6.13 With reference to SW/13/1455, a Section 106 financial contribution was secured for upgrading Public Footpath ZS9, in preparation for the expected increase in use arising from the Harps Farm development. The s106 payment is required at 50% occupation of this phase of development and will require the submission of details of a crossing where Public Footpath ZS9 crosses Thistle Hill Way.

SBC Conservation and Design Team – 16/09/2022 & 27/04/2023

6.14 The proposed development area (PDA) relates to an allocated (existing committed housing location) site in the current adopted local plan (Policy A7 refers). There are no designated or non-designated heritage assets which would or could be materially impacted by the proposed housing development, and as such, I have no comments to offer on this application.

Southern Water – 20/09/2022 & 27/04/2023

- 6.15 The submitted master plan shows (CSL01) proposed tree plantings within the standoff distance of public sewers which would not be acceptable to Southern Water.
- 6.16 The additional foul flows from the proposed development will not increase the risk of flooding in the existing public sewerage network. Southern Water can hence facilitate foul disposal to service the proposed development.

Natural England – 05/10/2022 & 02/05/2023

- 6.17 No comment.

KCC Flood and Water Management – 20/09/2022, 03/05/2023 & 02/06/2023

- 6.18 Further information has been submitted to address previous concerns regarding the lack of certain information within the Flood Risk Assessment. The further information settles those concerns previously raised, as such we remove our objection to the determination of reserved matters.
- 6.19 KCC as LLFA would not normally permit the culverting of an existing watercourse for any other means other than access due to the loss of biodiversity and the other associated benefits of ordinary water courses. However, this site is within the jurisdiction of the Lower Medway IDB.

Lower Medway Internal Drainage Board (LMIDB) - 08/09/2022, 26/04/2023 & 18/05/2023

- 6.20 An in-principle agreement (dated October 2010) was made with the IDB for the discharge of surface water at a total rate of 7l/s/ha from the whole site. The proposed discharge will require land drainage consent in line with the Board's Byelaws (specifically Byelaw 3).
- 6.21 Consent is required for any works within 8 metres of the Board adopted watercourse (Byelaw 10) to the south of the site, any alterations to this watercourse (Byelaw 4 and Section 23 of the Land Drainage Act 1991), or any excavations, alterations, or installation of pipes within the banks of this watercourse (Byelaw 17). The ability to implement a planning permission may be dependent on the granting of these consents.
- 6.22 The watercourse along the southwest boundary of the site is an IDB adopted watercourse and is known as 'watercourse no.3a, the Scrapsgate Drain.' The Board currently maintains it annually. Any planting is ill-advised as it likely to be damaged during the undertaking of such works. The Board is satisfied with the proposals for safeguarding access for maintenance to the byelaw margin as shown in Jones Homes drawing 1432/BD/SK3. The recommended width for the drop kerb is 3m.
- 6.23 We are aware that KCC are assessing the surface water design and the Board is happy to support their findings.
- 6.24 The Board welcomes the drainage ditch assessment that has been undertaken to comprehensively assess the site and the clarity this brings.

KCC Ecological Service – 16/05/2023 & 17/05/2023

- 6.25 We have compared the site plan submitted with the original application and the master plan submitted with this application and it does demonstrate that the area of open/green space is largely unchanged. The boundaries of the site all have hedgerows and/or grassland to benefit biodiversity.
- 6.26 We are satisfied that the submitted ecological impact assessment is sufficient to satisfy us that appropriate ecological mitigation can be carried out as part of the proposed development. However, we advise that prior to the submission of conditions 27 and 28 of the outline permission updated reptile and water vole surveys are carried out.
- 6.27 We advise that sufficient ecological information has been submitted to determine the reserved matters application however we advise that a plan is included within condition 28 of the outline permission demonstrating the locations of the ecological enhancements to be incorporated into the buildings and site.
- 6.28 We recommend it is provided as part of C28 rather than C29 as condition 29 does not need to be submitted until prior to occupation and at that point there may be no opportunities for integrated features to be included as the construction is likely to be completed.
- 6.29 In addition to bat and bird boxes we recommend that insect bricks/houses also located within the site to improve the opportunities for species. The applicant has confirmed that be carried out.
- 6.30 A Landscape and Ecological Maintenance Plan and a Landscape and Ecological Management Plan has been submitted. There should only be one management plan for the site. We recommend that as part of condition 29 submission of the outline permission for the Landscape and Ecological Management and Monitoring Plan only one document is submitted. This should also include information as to how the open space areas that are adjacent to areas of access roads are protected from cars parking along the edges of them.

KCC Highways and Transportation – 11/10/2022, 18/05/2023 & 05/06/2023

- 6.31 The form of parking and its provision would meet Swale Borough Council's adopted standards.
- 6.32 It is noted that the visitor parking where located amongst allocated spaces have been relocated/ or demarcated to ensure they are clearly available for visitors. The distribution of visitor bays has been reconsidered and where visitor spaces were sparse around the eastern section of the development, further bays have been provided. It was recommended that an additional visitor space was added to the plots that have rear parking to prevent parking on the footway/verge directly in front of the properties which has now been provided.
- 6.33 The plots where the driveway provision was long enough to potentially accommodate a 3rd vehicle which would result in overhang have been reduced. Parking bays that were not positioned next to hardstanding and/or soft landscaping where car doors would prove difficult to open have been widened from 2.5m to 2.7m for better accessibility.
- 6.34 Amendments have been made to the footpath provisions and footpaths have been removed from areas which are intended to be shared areas. In addition, traffic management measures

in the way of raised table crossings have been provided to facilitate pedestrian priority and a low-speed environment.

- 6.35 As requested, a plan showing the extent of the development that will be offered to the Highway Authority for adoption has been provided. This has confirmed that the roads, footways, and service margins will be offered for adoption. The main spine road has been designed in accordance with the Kent Design Guide offering 5.5m carriageway widths and 2m footways and where it is proposed to be adopted the minor access roads and linking roads are a carriageway width of 4.3m.
- 6.36 An additional traffic calming feature has been proposed between plots 111 and 121 as previously suggested to help lower vehicle speeds.
- 6.37 Vehicle tracking drawings and information have been submitted which address previous concerns raised regarding the ability for a refuse freighter to manoeuvre.
- 6.38 No objection subject to conditions regarding construction traffic management, parking provision and retention, provision of electric vehicle charging points, cycle parking and visibility splays.

SBC Tree Officer

- 6.39 Arboricultural features on the site are limited to native scrub trees and hedges forming historic land boundaries. Those present are graded to be trees of low quality. The arboricultural reports provides an accurate account of the quality of the trees and hedges currently growing on the site. Therefore, they are not a constraint to the development proposals. Recommend a condition requiring an Arboricultural Method Statement and tree protection plan to be submitted.
- 6.40 The landscaping proposed appears balanced with high percentage of native planting. The diverse mixture of plants, hedges and trees will enhance tree cover on the site. Recommend a condition for tree pit sizes, root barriers and construction details. Do not see any arboricultural reason to object to the scheme subject to the suggested conditions. Recommend the box hedging is substituted with alternative species such as privet as box hedging is currently being affected by Box tree moth and leaf minor.

7. APPRAISAL

Principle of Development

- 7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.
- 7.2 The principle of development of the site for residential purposes is accepted by the allocation as set out in Policy A7 of the Local Plan and the grant of outline planning permission under application reference SW/13/1455 which granted consent for up to 431 dwellings. This application seeks reserved matters approval for 205 dwellings. The reserved matters application approved under 19/503120/REM in relation to Parcel G was for 171 dwellings. As such the total number to be provided across the wider site equates to 376, which is within the total number of dwellings granted planning permission.

7.3 This application considers the detailed matters of layout, appearance, scale, landscaping and access.

Density of Development and Mix of Units

7.4 The mix of dwelling types and sizes proposed as follows:

- 2-bed flats 15
- 2-bed houses 31
- 3-bed houses 135
- 4-bed house 24

7.5 The mix of housing size and types is considered acceptable as it provides for a range of options within the site itself and the provision of a significant proportion of 3-bed and 4-bed houses to address the need for family housing within the locality as set out in Policy CP3 of the Local Plan.

7.6 The density of the development equates to 40 dwellings per hectare (dph) which is the same as the development at Parcel G on the opposite side of Heron Drive. At 40 dph, the proposal sits within the range envisaged by the outline planning permission which was between 31 to 56 dph.

Design and Layout

7.7 The Government attaches great importance to the design of the built environment. Paragraph 126 of the NPPF emphasises the importance of good design and paragraph 130 of the NPPF is key to achieving well designed places.

7.8 In line with the NPPF, Policies CP4 and DM14 of the Local Plan requires design of the development to be of a high quality that conserves and enhances the natural and/or built environments; is well sited and of a scale, design, appearance and detail that is sympathetic and appropriate to the location. New development should create safe, accessible, attractive places that make safe physical and visual connections within the development itself and its surroundings.

7.9 The layout being considered under this reserved matters application is similar to that shown within the illustrative masterplan and illustrative layout submitted with the outline application. The layout shows two vehicular and pedestrian access points from Heron Drive. The internal road layout connects to the two access points by the creation of a 'U'-shaped road. The road loop with some cul-de-sacs branching off particularly to the southwest side of the site allows for a distinct street hierarchy, a legible and easy route around the development with two new pedestrian only access points proposed; one to the northwestern boundary connecting to Fleetwood Close; one to the south connecting to Thistle Hill Way and public right of way (PROW) ZS9. Pedestrian footways are located throughout the site around the loop road with shared surfaces being provided to the small cul-de-sac and parking areas.

- 7.10 In line with the approved development brief, the additional pedestrian connections allow for routes through to the community hub area (the village centre) where the school, playing field and retail convenience store are located.
- 7.11 The layout allows space for two sustainable urban drainage systems (SUDs) features within the development as well as retaining drainage ditches. Vegetation around the perimeter of the site is to be retained and reinforced and further planting will be provided within the site. A local area of play would be located within the area of the southernmost SUDs feature and informal areas of play would be provided with the central open space allowing for recreational activity.
- 7.12 In accordance with the approved development brief which allows for feature buildings within and close to the village centre and in accordance with condition 14 (restriction on building heights) of the outline planning permission, the proposal allows for some taller narrower buildings within the site and includes a flat block of three storeys in height at the southeastern corner of the site by the roundabout on Thistle Hill Way. This creates stronger frontages and aids legibility within the wider development area and provides some enclosure to the road network in this location.
- 7.13 The dwellings within the proposal present their front elevations to the road creating an active frontage to the street scene as well as fronting onto the open space ribbon running northwest-southeast and the SUDs features. This provides natural surveillance creating safer streets and spaces.
- 7.14 The siting of dwellings also results in a back-to-back arrangement between the proposed properties so that there are minimal areas of the site that have the rear boundary treatment facing the public areas. Where this is the case, it is the side boundary which would comprise brick walls. The dwellings have also been placed so that where there is a side elevation at a corner, it has windows in that elevation, to provide activity and avoid a blank façade presenting to the street scene.
- 7.15 Dwelling types include 2 to 2.5 storey terraced, semi-detached and detached houses and 3-storey flat blocks. With no development proposed to be higher than 3-storeys, the proposal complies with condition 14 (restriction on building heights) of the outline planning permission. Dwelling sizes would range from 2-bed to 4-bed in size.
- 7.16 The site is relatively flat with a gentle slope of approx. 40:1 gradient from the northwest corner to the southwest. Street scene drawings have been submitted which shows the proposed finished floor levels of the development. Finished floor levels will vary from approx. 8.00m at plot 87 opposite Fleetwood Close to approx. 11.35m at plot 134 Heron Drive; and approx. 7.90m at flat block B Plots 66-74 adjacent to the northwestern SUDs feature to approx. 9.85m at plot 98 at Blatcher Close.
- 7.17 The levels of the site are acceptable especially taking account of the dwelling heights and the landscaping proposed across site and therefore the development can proceed without harm to the character and appearance of the locality.
- 7.18 The proposal would provide for a legible layout and permeability, with a good mix of unit size and type in accordance with Policy CP3 of the Local Plan, paragraphs 126 and 130 of the NPPF, and the approved development brief. Whilst none of the dwellings are proposed to be

affordable, this is compliant with outline planning permission and current Local Plan Policy DM8.

Architectural Design and Materials

- 7.19 The architecture and material palette proposed is similar to that of the existing development on the opposite side of Heron Drive. The proposed materials for the application site include the use of Maplehurst light multi stock bricks, Sunset red multi facing bricks, Smeed Dean Docklands yellow multi brick by Wienerberger; Wienerberger Calderdale Edge roof tiles in light grey, terracotta red and brown; Sandtoft Humber Tuscan and Flanders tile hanging; K Rend scrapped texture pearl render; and Hardie Board cedar finish Arctic white weatherboarding. The materials for parcel G are the same and have been approved and discharged on 31 May 2022, under application reference 22/501058/SUB.
- 7.20 In accordance with the development brief, the proposal takes reference from its surroundings. The dwellings have been well-planned and the material palette is considered acceptable.
- 7.21 Overall, the layout, scale and appearance of the proposal takes reference from the surroundings and has been developed in accordance with the guidance set out in the approved development brief as well as in compliance with national and local planning policy. The proposals follow good urban design practice, with a design that respects its surroundings, topography and forms a legible layout incorporating secure by design principles, provides for amenity, which would result in an attractive and sustainable environment to live. The proposal is considered acceptable and in accordance with Policies A7, CP3, CP4, DM8 and DM14 of the Local Plan, paragraphs 126 and 130 of the NPPF and the approved development brief. The proposal satisfies the requirements of condition 14 (development limited to no more than three storeys in height) of the outline planning permission (SW/13/1455).

Sustainable Design and Construction

- 7.22 An Energy & Sustainability Statement has been submitted as part of the application. The Statement outlines the key features and strategies adopted into the design to reduce energy use and carbon emissions for the development. The strategy for reducing energy and associated carbon emissions follows the energy hierarchy of fabric first approach and use of low NOx High efficiency condensing gas boilers.
- 7.23 The Statement concludes that the proposed development will achieve 3% improvement in the weighted average carbon emissions as well as a 19.8% reduction in fabric energy efficiency. These percentages are based on sample 'Standard Assessment Procedure' (SAP) calculations for the development using the 2012 methodology. SAP calculations are required for compliance with Part L1A 2013 Building Regulation Standards. The proposal therefore demonstrates a higher level of performance in terms of sustainable design and construction than is required by Part L1A 2013 of the Building Regulation Standards.
- 7.24 However, given the length of time the application has been with the Council, the submitted Energy and Sustainability Statement does not refer to the most recent Building Regulations. Having discussed the proposal with the Climate Change Officer, it is considered that the carbon reduction and energy efficiency measures can be updated to accord with the new

Part L of the Building Regulations as a minimum and address water consumption to accord with Policy DM21 of the Local Plan. A condition is therefore recommended that an updated Energy and Sustainability Statement is submitted for approval.

- 7.25 Electric vehicle charging points would also be provided for each dwelling. With the inclusion of the suggested condition, this is sufficient to address Policies DM19 and DM21 of the Local Plan and paragraphs 112(e) and 154 of the NPPF. However, a condition is recommended to ensure the type of electric vehicle chargers for homeowners meet the Office for Low Emission Vehicles Homecharge Scheme (or any subsequent equivalent).

Landscape

- 7.26 In considering the outline application, it was noted in the assessment of the application and the appraisal section of Committee Report that there was limited tree and hedge cover on the application site and that its development would represent an opportunity to significantly improve the quality and amount of trees on the site.
- 7.27 The SBC Tree Officer has reviewed the Arboricultural Report submitted with this reserved matters application and agrees that the main arboricultural features on the site are limited to native scrub trees and hedges that form historic land boundaries. Those that are present have been graded C (tree of low quality).
- 7.28 Condition 13 was included on the outline planning permission (SW/13/1455) to ensure trees and hedging are retained where it merits it and where practicable and to ensure appropriate new soft landscaping (to benefit visual amenity and biodiversity) is included throughout the new development.
- 7.29 Policy A7 requires proposals to be in accordance with the approved development brief and Local Plan Policy DM14 requires an integrated landscape strategy to form part of the proposal. At paragraph 174, the NPPF also states that planning decisions should recognise the wider benefits from natural capital and ecosystem services including trees.
- 7.30 Large areas of the wider development site (amounting 20% of the net developable area) were set aside for public open space. The landscape strategy was approved in 1999 and the community woodland has been planted. The remaining element of the landscape strategy needs to be implemented in this proposal.
- 7.31 The landscape strategy required a ribbon of public space along the watercourse which is a key element of the development brief. The ribbon of open space is seen to form a strategic link from the development to the countryside beyond providing transition between the urban area and the rural surroundings and is the remaining element to be implemented on this site.
- 7.32 The development brief states that other elements of landscaping are to be addressed for each application but should continue the existing planting regime of using native species to enhance public amenity particularly along walkways and cycleways.
- 7.33 The current layout shows dwellings set in from the boundaries of the site allowing for native hedgerow and tree planting. As detailed on the submitted Landscape Proposals drawings, the planting scheme includes a native hedgerow comprising species that are included in the guidance given on the website for the Royal Horticultural Society. Most existing site boundary

hedgerows will be retained and enhanced with infill planting of native species allowing for fruits to grow and be consumed by birds and other wildlife.

- 7.34 Southern Water have raised concerns that the submitted masterplan shows tree planting within the easement of a public sewer. The masterplan drawing is not an accurate reflection of the landscaping proposed. The main area of concern would appear to the northeastern boundary with Blatcher Close. The landscape drawings give a more detailed and accurate indication of the species to be planted across the site. The species listed appear to adhere to Southern Water's 'Tree Planting Guide' within the area of concern. In any case, consent will be required from Southern Water should the applicant wish to plant within a permanent easement.
- 7.35 In terms of management, the hedgerows to the northern boundary fronting Blatcher Close and the northwestern boundary fronting Fleetwood Close are proposed to be allowed to establish to a height of at least 4m and a width of at least 4m where that width is deliverable. For all other boundary hedgerows, it is proposed to allow them to establish to a height of at least 3m and to a width of 3m where deliverable.
- 7.36 In accordance with the approved development brief, the proposal includes the ribbon of open space along the watercourse which runs in a northwest-southeast direction adjacent to the existing area of open space to the southwest. This area will include native scrub to a width of up to 2m along the edge of the on-site boundary native hedgerows. Tall, tussocky grassland will be created adjacent to the scrub bands and will extend into the development site to create a graduated edge between the boundary hedgerows and the residential areas and more formal areas of open space. New grasslands will be sown as a general-purpose meadow mixture of grasses and forbs (all herbs that are not grasses). Meadow grass mixes will comprise 20% wildflowers and 80% grasses.
- 7.37 Areas of grassland will be provided along the verges of the internal road and in public open spaces. These will be sown with a flower-rich grassland mix. Seed mixes will be obtained from local or regional sources and native to the soil type.
- 7.38 In terms of the drainage swales and SUDs features (attenuation basins), these will be maintained to provide damp habitats and dense cover of native rushes and sedges where appropriate. A dense cover of tall, tussocky grassland will also be maintained on the embankments adjacent to these waterbodies.
- 7.39 The main entrance to the site is via the vehicular access points from Heron Drive. The flat block and dwellings to be located at the roundabout on Thistle Hill Way and along Heron Drive would be set back from the road to allow for native hedgerow and tree planting providing an attractive arrival to the site.
- 7.40 SBC Tree Officer has considered the proposed planting and considers it to be a balanced scheme of new planting that has a high percentage of native planting, particularly around the site boundaries. Conditions are recommended to secure the submission of an Arboricultural Method Statement and a tree protection plan as well as details of tree pit sizes, root barriers and construction.

- 7.41 With the inclusion of the suggested conditions, the landscaping is considered acceptable and in accordance with Policies A7, CP4, CP7, DM14, DM24 and DM29 of the Local Plan and paragraph 174 of the NPPF.

Living Conditions

- 7.42 There are two main considerations in terms of living conditions, firstly the impact of the proposed development on neighbours, and secondly, the living conditions which would be created for the future occupants of the development itself. Policy DM14 of the Local Plan and paragraph 130(f) of the NPPF relates to the provision and protection of these amenities.

Living Conditions of Future Occupiers

- 7.43 The proposed dwellings include house types that are similar or are of the same design as the dwellings approved for Parcel G, therefore they are of similar size. All house types have been drawn to show adequate space for furnishings within each unit as well as private amenity space.
- 7.44 The layout of the development provides sufficient separation between the proposed dwellings within the site to ensure adequate levels of privacy, daylight, sunlight and outlook.
- 7.45 For the dwellings, refuse storage would be accommodated out of sight within the rear garden areas and enclosed bin storage areas provided for the flats. The layout has been designed to allow for direct external access from the rear to the front of each dwelling to enable the refuse to be moved to kerbside collection points on refuse collection days without the need to travel internally through the dwelling and the bin stores for the flats located to allow direct access from the street for refuse collection operatives.

Living Conditions of Neighbouring Occupiers

- 7.46 The closest existing residential dwellings to the proposal are those located in Lapwing Close where proposed plots 122 to 134 to the northeastern side of the site back onto the properties at Lapwing Close. The closest relationship in this area between these existing dwellings and the proposal is approx. 19.4m with a rear elevation to side elevation arrangement. This is considered to be sufficient as a separation distance to ensure adequate privacy. This separation distance would also include a hedgerow of 3m in height and 3m in width.
- 7.47 Existing properties in Fleetwood Close and Heron Drive are located a sufficient distance away with roadways within the intervening land to ensure there would not be any detrimental impact on the living conditions of the occupiers of those properties.
- 7.48 Concerns have been raised with regard to the impact of headlights from vehicles entering and exiting the development from the access onto Heron Drive. The light from vehicle headlamps within the urban setting is not considered to be any more harmful than existing street lighting. It is not expected that there would be significant waiting times of vehicles at the access points into the development and it is not an unusual arrangement for there to be road junctions opposite houses. Many examples can be found within the locality.
- 7.49 The proposal is considered acceptable in terms of amenity both for the future occupiers and the occupiers of existing nearby residential properties. The proposal is in accordance with Policy DM14(8) of the Local Plan and paragraph 130(f) of the NPPF.

Ecology

- 7.50 The information submitted as part of this application has been considered by KCC Ecological Service.
- 7.51 It is noted that when compared to the outline application the proposals submitted with this application demonstrate that the area of open/green space is largely unchanged and the boundaries of the site all have hedgerows and/or grassland to benefit biodiversity.
- 7.52 The submitted ecological impact assessment is considered sufficient in terms of the provision of, and the ability to carry out appropriate ecological mitigation. However, condition 27 of the outline planning permission (SW/13/1455) requires updated ecological scoping surveys and species specific surveys to be carried out prior to site clearance and condition 28 requires these surveys to inform a detailed ecological mitigation strategy to be submitted, also prior to any site clearance. As such it is advised that updated reptile and water vole surveys are undertaken pursuant to these conditions.
- 7.53 The reptile surveys should be carried out within the development site and the receptor site to ensure that the receptor site can still support the reptile population as surveys were last carried out in 2017. If the surveys demonstrate that the receptor site will not support the translocated reptile population a new receptor site will have to be identified within the information to be submitted pursuant to condition 28 of the outline planning permission (which requires the submission of an ecological mitigation strategy).
- 7.54 The submitted ecological impact assessment report has detailed the following enhancements will be implemented: Planting and enhancement of existing hedgerows, rough grassland creation, attenuation pond designed to benefit water voles, 80 bird boxes either integrated or attached to the dwellings and 20 bat boxes. In addition, the landscape and ecological maintenance plan has detailed that 4 log piles will be created within the site.
- 7.55 The landscaping plans demonstrate that the habitat creation will be carried out. However, there are no plans to show the locations of the bird and bat boxes. In addition to bat and bird boxes insect bricks/houses are also recommended to be located within the site to improve the opportunities for species.
- 7.56 Whilst it is considered there is sufficient ecological information submitted to determine this application, the details to be submitted pursuant to condition 28 of the outline planning permission (requirement for an ecological mitigation strategy) should include a plan showing the locations of the ecological enhancements to be incorporated into the buildings and the open space within the site.
- 7.57 In terms of management of the site, it is noted that a Landscape and Ecological Maintenance Plan and a Landscape and Ecological Management Plan has been submitted with this reserved matters application. KCC Ecological Service has compared the two documents stating that they appear to be largely aligned but there should only be one management plan for the site. It is recommended that there only be one management document.
- 7.58 Condition 29 of the outline planning permission (SW/13/1455) requires the submission of a Landscape and Ecological Management and Monitoring Plan (LEMMP) for each phase. This condition is still to be discharged for this site as it requires the LEMMP to be submitted prior

to the occupation of the first dwelling in each phase. KCC Ecological Service recommend that the LEMMP to submitted pursuant to condition 29 of the outline planning permission for this development site should form the overall management plan for the site.

- 7.59 The LEMMP should also include how the open space areas that are adjacent to access roads will be protected and retained against potential damage by cars parking along the edges of them.
- 7.60 The details submitted as part of this application are acceptable. It is considered the proposal can be implemented without detrimental harm to ecology in accordance with Policies A7, CP7, DM14 and DM28 of the Local Plan and paragraph 174 of the NPPF.

Flooding and Drainage

- 7.61 A Flood Risk Assessment has been submitted as part of the application and has been considered by KCC Flood and Water Management Officers. KCC Flood and Water Management Officers considered further information was required which was requested and subsequently submitted. This further information was considered by KCC Flood and Water Management Officers to be sufficient to ensure that the layout as proposed is reasonable and that the size of the attenuation was sufficient to prevent flooding.
- 7.62 The site is within the Internal Drainage District (IDD) of the Lower Medway Internal Drainage Board (IDB). An in-principle agreement (dated October 2010) was made with the IDB for the discharge of surface water at a total rate of 7l/s/ha from the whole site.
- 7.63 The watercourse along the southwest boundary of the site is an IDB adopted watercourse and is known as 'watercourse no.3a, the Scrapsgate Drain.' The Board has permissive powers to undertake maintenance along its length and they currently maintain it annually.
- 7.64 The minutes from a meeting held on 12/03/2020 that included participants from KCC, the IDB and the developer, stated that 8m would remain clear of fixtures, fittings and trees. Any planting is ill-advised as it likely to be damaged during the undertaking of such works. Initially, the IDB had concerns regarding access for maintenance as it appeared no route had been considered that could accommodate an excavator from the public highway. The safeguarding of future maintenance of this watercourse is necessary particularly as it is the means of surface water disposal for the site and the route for exceedance flows.
- 7.65 The applicant was asked to address the concerns of the IDB and further information was submitted. The IDB were able to confirm their satisfaction with the proposals for safeguarding access for maintenance to the byelaw margin as shown in Jones Homes drawing 1432/BD/SK3.
- 7.66 Separate consent is required from the IDB for some works to the ditches and for the proposed discharge. An informative will be included to highlight this.
- 7.67 The information submitted as part of this application is acceptable and the proposal is in accordance with Policy A7, DM14 and DM21 of the Local Plan and paragraphs 162, 167 and 169 of the NPPF and satisfies conditions 20 (reserved matters application shall show a strip of min.8m at Scrapsgate Drain), 21 (assessment of drainage ditches to be submitted with reserved matters application) and 24 (detailed drainage scheme to be submitted with reserved matters application) of the outline planning permission.

Archaeology

- 7.68 The impact on archaeology has been considered as part of the outline planning application. Condition 26 of the outline planning permission (SW/13/1455) prevents development taking place until the implementation of archaeological field evaluation works, along with a timetable and specification which is to be agreed has been secured. Following the evaluation, safeguarding measures of preservation or further investigation and recording in accordance with a specification and timetable to be agreed is also required prior to any development taking place.
- 7.69 With the need for compliance with condition 26 of the outline planning permission, no objection is raised in this regard and the proposal is in accordance with Policy DM34 of the Local Plan and paragraphs 197, 201, 202 and 205 of the NPPF.

Highways

- 7.70 The application has been granted planning permission (SW/13/1455), therefore the impact of the development on the existing strategic and local highway network has already been considered acceptable. KCC Highways & Transportation have considered the reserved matters application and raise no objection with regard to the proposed accesses with Heron Drive.

Parking

- 7.71 The form of parking and its provision meets Swale Borough Council's adopted standards. Initially concerns were raised with regard to the siting and distribution of visitor parking within the site. The proposal has been revised so that where visitor parking was located amongst allocated spaces these have been relocated/ or demarcated to ensure they are clearly available for visitors. In addition to this, as a whole, the distribution of visitor bays has been reconsidered and where visitor spaces were sparse around the eastern section of the development, further bays have been provided. It was recommended that an additional visitor space was added to the plots that have rear parking to prevent parking on the footway/verge directly in front of the properties. This has now been provided.
- 7.72 As originally submitted, it was noted that plots 90, 91, 92, 137, 138, 174, 175, 180, 181, had 2 allocated spaces, however there was a distance of approx. 3.5m in front of these and so it was considered likely that this would encourage parking for a third vehicle which would overhang the footway. It was recommended that the space be reduced. The applicant took the comments on-board and the proposal has been revised to ensure this space has been reduced preventing the ability to park an overhanging third vehicle.
- 7.73 It was also noted that the soft landscaping immediately alongside some parking spaces (plots 10,80, 164, 194) would present difficulties for people accessing the vehicles, as it would restrict the doors from being opened wide enough. It was recommended that either wider parking spaces be provided to account for the physical obstruction, or different soft landscaping is provided at these locations. The proposal has been revised showing the spaces for these plots widened from 2.5m to 2.7m for better accessibility.
- 7.74 The Transport Technical Note confirms that each dwelling is to be provided with an electric charging point which complies with the Council's adopted 'Parking' SPD. Should reserved

matters consent be granted, a condition is recommended to ensure the type of electric vehicle chargers for homeowners meet the Office for Low Emission Vehicles Homecharge Scheme (or any subsequent equivalent).

7.75 In terms of provision for cycling, a condition is recommended to require implementation of the cycle storage arrangements for the dwellings.

7.76 To further reduce the reliance of the use of the private motor vehicle, the Active Travel Officer has suggested it would be helpful to see a specific Travel Plan for the site to include the following actions:

- Free Bikeability Sessions (including ebikes)
- Low cost ebike cycle hire onsite
- Access to interest free Annual Season Ticket loans – bus & train
- Funded Liftshare subgroup
- Promotion of the Kent Connected App
- Distribution of the Explore Sheppey Map

7.77 A condition is recommended to require the submission of a Travel Plan.

Highway Layout

7.78 The revisions also included amendments to the footpaths. The applicant was advised that the shared surface areas did not need a footway, but the footways accessing it from the spine road should be continuous. It was advised that this is best achieved using a vehicle crossover type access instead of a bell-mouth junction, in order to best communicate the pedestrian priority, low speed environment. It was also advised that a raised table crossing should be provided at each of the accesses to shared surface sections in order to also serve as traffic management measures and that the junction between dwellings 16-28 should be amended to meet this requirement.

7.79 The revised drawings show that the suggested amendments have been made to the footpath provisions and the footpaths have been removed from areas which are intended to be shared areas. In addition, traffic management measures in the way of raised table crossings have been provided to facilitate pedestrian priority and a low-speed environment in accordance with the advice provided.

7.80 A plan was requested showing the areas to be proposed for adoption and advising that a suitable extent would include the spine road and the shared surface access roads, but not the shared private driveway areas.

7.81 The applicant provided the requested plan showing the extent of the development that will be offered to the Highway Authority for adoption. It confirmed that the roads, footways, and service margins will be offered to KCC for adoption. The main spine road has been designed in accordance with the Kent Design Guide offering 5.5m carriageway widths and 2m footways and where it is proposed to be adopted the minor access roads and linking roads are a carriageway width of 4.3m.

- 7.82 Vehicle tracking drawings and information have been submitted which are considered to address previous concerns raised regarding the ability for a refuse freighter to manoeuvre.
- 7.83 Conditions are suggested regarding construction traffic management, parking provision and retention, provision of electric vehicle charging points, cycle parking and visibility splays.
- 7.84 In relation to public rights of way (PROW), whilst there are no PROWs passing directly through the development site. Public Footpath ZS9, passes along the southwestern boundary of site along the watercourse.
- 7.85 As part of the outline planning permission (SW/13/1455), a Section 106 financial contribution was secured for upgrading public footpath ZS9, in preparation for the expected increase in use arising from the Harps Farm development. The contribution is required to be paid upon occupation of 50% of the dwellings within this phase of development. The proposals show a pedestrian connection from the site to the south eastern end of PROW ZS9. The s106 contribution will allow for the PROW to cross Thistle Hill Way. As this crossing is outside of the site and that a s106 contribution has been secured for KCC to deliver it, it is not for the developer to provide further details for the works outside of the site boundary.
- 7.86 With KCC Highways & Transportation raising no objection and the inclusion of the suggested conditions, the proposal is in accordance with Policies CP2, DM6 and DM7 of the Local Plan, Swale Borough Council Parking Standards and paragraphs 110, 111 and 112 of the NPPF.

Other Matters

- 7.87 The principle of development and the impact of the proposal on infrastructure was considered acceptable when outline planning permission granted. As such, issues of loss of open space, and the principle impact on drainage and ecology have already been addressed. Where these matters have required further details to be submitted they have been provided and no objection is raised by the relevant statutory consultees.
- 7.88 In terms of the impact on services, again this was considered and addressed as part of the outline planning application and is covered by the s106 that accompanies the outline planning permission. The s106 secured contributions towards: highways works, primary education, NHS healthcare, SPA mitigation, youth services, social care, public footpath improvements, open space provision, off-site sports provision, play equipment, libraries and community learning.
- 7.89 With regard to the impact on the Medway Estuary and Marshes Special Protection Area (SPA) which is a European designated sites afforded protection under the Conservation of Habitats and Species Regulations 2017 as amended (the Habitat Regulations), it was concluded that subject to mitigation, there will be no adverse effect on the integrity of the SPA.

8. CONCLUSION

- 8.1 The proposal has been revised to ensure all concerns raised by statutory consultees have been addressed. The proposal is considered to make an effective contribution in meeting the need for homes on a site allocated for residential development and which benefits from outline planning permission, whilst safeguarding the environment and biodiversity as well as

being sympathetic to local character and the living conditions of the existing and future occupiers.

- 8.2 The scheme under this current proposal is considered to be acceptable and would comply with Policies A7, CP2, CP3, CP4, CP7, DM6, DM7, DM8, DM14, DM19, , DM21, DM24, DM28, DM29 and DM34 of the Bearing Fruits 2031: The Swale Borough Local Plan 2017; Swale Borough Council Parking Standards, 2020; paragraphs 110, 111, 112, 126, 130, 154, 162, 167, 169, 174, 197, 201, 202 and 205 of the National Planning Policy Framework 2021; and the ‘Thistle Hill, Minster Development Brief April 2009, Revised November 2009’.

9. RECOMMENDATION

GRANT Subject to the following conditions:

CONDITIONS to include

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Received 10 August 2022

5989-LLB-XX-XX-DR-Ab-0001 Rev P01	Tree Survey Plan
BS.01.pe Rev A	Flat Block A – Bin Store Plans and Elevations
CS.01.pe Rev A	Flat Block A – Cycle Store Plans and Elevations
CBS.01.pe. Rev A	Flat Block B – Cycle and Bin Store Plans and Elevations
HT.BIRCH.pe Rev A	Birch – Plans and Elevations
HT.BIRCH-A.pe Rev A	Birch, Variation A – Plans and Elevations
HT.HOLF.pe Rev A	Holford – Plans and Elevations
HT.HOLF-A-1.pe Rev A	Holford, Variation A, Option 1 – Plans and Elevations
HT.HOLF-A-2.pe Rev A	Holford, Variation A, Option 2 – Plans and Elevations
HT.HUXL-A.pe Rev A	Huxley, Variation A – Plans and Elevations
HT.HUXL-C-1.pe Rev A	Huxley, Variation C, Option 1 – Plans and Elevations
HT.HUXL-C-2.pe Rev A	Huxley, Variation C, Option 2 – Plans and Elevations
HT.HUXL-C-3.pe Rev A	Huxley, Variation C, Option 3 – Plans and Elevations
H.T.LANG-END-1.pe Rev A	Langley, End of Terrace, Option 1 – Plans and Elevations
H.T.LANG-END-2.pe Rev A	Langley, End of Terrace, Option 2 – Plans and Elevations
H.T.LANG-END-3.pe Rev A	Langley, End of Terrace, Option 3 – Plans and Elevations
H.T.LANG-END-4.pe Rev A	Langley, End of Terrace, Option 4 – Plans and Elevations
HT.MAR-MID.pe Rev A	Marton, Mid-Terrace – Plans and Elevations
HT.SHUR-END 1.pe Rev A	Shurland, End of Terrace, Option 1 – Plans and Elevations
HT.SHUR-END 2.pe Rev A	Shurland, End of Terrace, Option 2 – Plans and Elevations

HT.SHUR-END 3.pe Rev A	Shurland, End of Terrace, Option 3 – Plans and Elevations
HT.SHUR-END 4.pe Rev A	Shurland, End of Terrace, Option 4 – Plans and Elevations
HT.WAL-END-1.pe Rev A	Walnut, End of Terrace, Option 1 – Plans and Elevations
HT.WAL-END-2.pe Rev A	Walnut, End of Terrace, Option 2 – Plans and Elevations
P.1-11.pe Rev A	Flat Block A and Chelsea, Plots 1-11 – Plans and Elevations
P.94097.e Rev A	Plots 94-97 – Elevations
P.94-97.p Rev A	Plots 94-97 – Plans
SUB.01.pe Rev A	Substation – Plans and Elevations

Received 25 August 2022

FB.B.pe Rev B	Flat Block B – Plans and Elevations
HT.LANG-END-A.pe Rev B	Langley, End of Terrace, Variation A – Plans and Elevations
HT.MAR-END.pe Rev B	Marton, End of Terrace – Plans and Elevations
PL.01 Rev A	Phasing Layout

Received 18 November 2022

LP01 Rev B	Site Location Plan
------------	--------------------

Received 6 April 2023

15727/20 Rev E	Engineering Layout 1	
15727/21 Rev E	Engineering Layout 2	
15727/22 Rev E	Engineering Layout 3	
15727/23 Rev E	Engineering Layout 4	
12727/24 Rev E	Engineering Layout 5	
15727_25 Rev C	Typical Drainage Details 1	
15727_26 Rev C	Typical Drainage Details 2	
15727_27 Rev A	Typical Drainage Details 3	
D3119-FAB-00-XX-DR-L-3000 PL05	Detailed Planting Schedule and Planting Specification	
D3119-FAB-00-XX-DR-L-3001 PL04	Detailed Soft Landscape Arrangement Sheet 1 of 7	General
D3119-FAB-00-XX-DR-L-3002 PL04	Detailed Soft Landscape Arrangement Sheet 2 of 7	General
D3119-FAB-00-XX-DR-L-3003 PL04	Detailed Soft Landscape Arrangement Plan Sheet 3 of 7	General
D3119-FAB-00-XX-DR-L-3004 PL05	Detailed Soft Landscape Arrangement Plan Sheet 4 of 7	General
D3119-FAB-00-XX-DR-L-3005 PL05	Detailed Soft Landscape Arrangement Plan Sheet 5 of 7	General
D3119-FAB-00-XX-DR-L-3006 PL04	Detailed Soft Landscape Arrangement Plan Sheet 6 of 7	General
D3119-FAB-00-XX-DR-L-3007 PL04	Detailed Soft Landscape Arrangement Plan Sheet 7 of 7	General
D3119-FAB-00-XX-DR-L-1000 PL05	Illustrative Colour Masterplan	
GAR.01.pe Rev B	Single Garage – Plans and Elevations	

GAR.02.pe Rev C	Twin Garage – Plans and Elevations
CP.01.pe Rev A	Single Carport – Plans and Elevations
JONE191026 SE.01 Rev C	Street Scene Elevations 1 of 2
JONE191026 SE.02 Rev C	Street Scene Elevations 2 of 2
16265-T-01 Rev P2	Swept Path Analysis - Refuse
16265-T-02 Rev P2	Swept Path Analysis – Pantechnicon
16265-T-03 Rev P2	Swept Path Analysis – Fire Tender
16265-T-04 Rev P2	Swept Path Analysis – Estate Car
16265-H-01 Rev P2	Visibility Splays

Received 20 April 2023

JONE191026-CSL.01 Rev C	Coloured Site Layout Plan
JONE191026-SL.01 Rev C	Site Layout Plan
JONE191026-DBML01 Rev B	Dwelling and Boundary Material Layout
JONE191026-RCL.01 Rev C	Refuse Collection Layout
1432-DRA-001 Rev A	Impermeable Area Plan

Received 11 May 2023

1432.BD.SK3 Rev A	IDM Mark Up Plan
-------------------	------------------

Received 24 May 2023

1432.S38-001 Rev E	s38 Plan
--------------------	----------

Reason: For the avoidance of doubt and in the interests of proper planning.

- 2 No development including site clearance and demolition shall take place until an Arboricultural Method Statement (AMS) in accordance with the current edition of BS 5837 has been submitted to and approved in writing by the Local Planning Authority. The AMS should detail implementation of any aspect of the development that has the potential to result in the loss of, or damage to trees, including their roots and, for example, take account of site access, demolition and construction activities, foundations, service runs and level changes. It should also detail any tree works necessary to implement the approved scheme and include a tree protection plan that details appropriate protective fencing around the existing trees and hedges to be retained together with areas designated for new landscaping.

Reason: Requirement prior to commencement of development to protect existing trees in the interests of landscape, visual impact and amenity of the area and to ensure a satisfactory appearance to the development in accordance with Policy DM14 of Bearing Fruits 2031: The Swale Borough Local Plan 2017.

- 3 No development above ground floor slab level shall take place until details of hard landscaping to be used across the site and a timetable for implementation has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and shall be maintained thereafter.

Reason: To ensure a satisfactory external appearance and provision for landscaping in accordance with Policy DM14 of Bearing Fruits 2031: The Swale Borough Local Plan 2017.

- 4 No development above ground floor slab level shall take place until details of root barriers and soil volumes for any tree planted within a roadside verge and a timetable for

implementation has been submitted to and approved in writing by the Local Planning Authority. The tree planting within the roadside verges shall be implemented in accordance with the approved details and maintained thereafter.

Reason: In the interest of ensuring the establishment of trees in accordance with Policy DM29 of Bearing Fruits 2031: The Swale Borough Local Plan 2017.

- 5 No development above ground floor slab level shall take place until an updated Energy & Sustainability Statement that addresses how the development incorporates carbon reduction and energy efficiency measures and measures to reduce water consumption has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.

Reason: To ensure the development delivers energy efficiency measures to address climate change in accordance with Policies DM19 and DM21 of Bearing Fruits 2031: The Swale Borough Local Plan 2017.

- 6 No dwelling shall be occupied until pedestrian visibility splays of 2metres x 2metres behind the footway on both sides of each access with no obstructions over 0.6m above footway level have been provided. The vision splays shall thereafter be maintained in accordance with the measurements set out in this condition.

Reason: In the interests of highway safety and in compliance with Policy DM6 of Bearing Fruits 2031: The Swale Borough Local Plan 2017.

- 7 Each dwelling shall not be occupied until an electric vehicle charger for that dwelling has been provided. Electric vehicle chargers for homeowners within the development herein approved must be to Mode 3 standard (providing a minimum of 7kw) and SMART (enabling Wi-Fi connection). Approved models are shown on the Office for Low Emission Vehicles Homecharge Scheme approved chargepoint model list:

<https://www.gov.uk/government/publications/electric-vehicle-homecharge-scheme-approved-chargepoint-model-list>.

Reason: In the interests of sustainability in accordance with paragraph 112e of National Planning Policy Framework 2021.

- 8 Each dwelling shall not be occupied until covered cycle storage arrangements for that dwelling have been provided. All covered cycle storage arrangements shall thereafter be retained.

Reason: To provide cycle storage facilities of an appropriate design and in a safe and secure location in accordance with Policy DM7 of Bearing Fruits 2031: The Swale Borough Local Plan 2017.

- 9 Each dwelling shall not be occupied until refuse storage arrangements for that dwelling, including provision for the storage of recyclable materials, have been provided. All refuse storage arrangements shall thereafter be retained.

Reason: In the interests of visual amenity and to ensure a satisfactory provision for refuse and recycling in accordance with Policy DM14 of Bearing Fruits 2031: The Swale Borough Local Plan 2017.

- 10 Each dwelling shall not be occupied until the boundary treatment for that dwelling has been provided in accordance with drawing number DBML.01 Rev B. The boundary treatment shall thereafter be retained.

Reason: To ensure that the appearance of the development is satisfactory and without prejudice to conditions of visual amenity in the locality, in accordance with Policy DM14 of Bearing Fruits 2031: The Swale Borough Local Plan 2017.

- 11 Prior to the installation of the Local Area of Play (LAP) full details of the surfacing, equipment and boundary treatment shall be submitted to and approved in writing by the Local Planning Authority. The LAP shall be implemented in accordance with the approved details prior to the occupation of the 150th dwelling.

Reason: To ensure the provision of recreational facilities in accordance with Policy DM17 of Bearing Fruits 2031: The Swale Borough Local Plan 2017.

- 12 Prior to the first occupation of the 100th dwelling, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall set out methods and details for promoting alternative sustainable modes of transport to the private motor vehicle. The Travel Plan shall be implemented in accordance with the approved details.

Reason: To promote sustainable transport in accordance with Policy CP2 of Bearing Fruits 2031: The Swale Borough Local Plan 2017.

INFORMATIVES

Building Regulations

- 1 The applicant is reminded that this permission relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the South Thames Gateway Building Control Partnership at Foord Annex, Eastgate House, High Street, Rochester, Kent ME1 1EW.

KCC Highways

- 2 It is important to note that planning permission does not convey any approval to carry out works on or affecting the public highway.
- 3 Any changes to or affecting the public highway in Kent require the formal agreement of the Highway Authority, Kent County Council (KCC), and it should not be assumed that this will be a given because planning permission has been granted. For this reason, anyone considering works which may affect the public highway, including any highway-owned street furniture, is advised to engage with KCC Highways and Transportation at an early stage in the design process.
- 4 Across the county there are pieces of land next to private homes and gardens that do not look like roads or pavements but are actually part of the public highway. Some of this highway land is owned by Kent County Council whilst some is owned by third party owners. Irrespective of the ownership, this land may have highway rights over the topsoil.
- 5 Works on private land may also affect the public highway. These include works to cellars, to retaining walls which support the highway or land above the highway, and to balconies, signs or other structures which project over the highway. Such works also require the approval of the Highway Authority.
- 6 Kent County Council has now introduced a formal technical approval process for new or altered highway assets, with the aim of improving future maintainability. This process

applies to all development works affecting the public highway other than applications for vehicle crossings, which are covered by a separate approval process.

- 7 Should the development be approved by the Planning Authority, it is the responsibility of the applicant to ensure, before the development is commenced, that all necessary highway approvals and consents have been obtained and that the limits of the highway boundary have been clearly established, since failure to do so may result in enforcement action being taken by the Highway Authority. The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under the relevant legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.
- 8 Guidance for applicants, including information about how to clarify the highway boundary and links to application forms for vehicular crossings and other highway matters, may be found on Kent County Council's website:
<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/highways-permissionsand-technical-guidance>. Alternatively, KCC Highways and Transportation may be contacted by telephone: 03000 418181.
- 9 Approved electric charger models for homeowners are shown on the Office for Low Emission Vehicles Homecharge Scheme approved chargepoint model list:
<https://www.gov.uk/government/publications/electric-vehicle-homecharge-scheme-approved-chargepoint-model-list>

KCC PROW

- 10 KCC PROW advise that
- No furniture, fence, barrier or other structure may be erected on or across Public Rights of Way without the express consent of the Highway Authority
 - There must be no disturbance of the surface of the Public Rights of Way, or obstruction of its use, either during or following any approved development without the express consent of the Highway Authority.
 - No hedging or shrubs should be planted within 1.5 metres of the edge of the Public Rights of Way.
 - Please also make sure that the applicant is made aware that any planning consent given confers no consent or right to close or divert any Public Rights of Way at any time without the express permission of the Highway Authority.
 - No Traffic Regulation Orders will be granted by KCC for works that will permanently obstruct the route unless a diversion order has been made and confirmed. If the applicant needs to apply for a temporary traffic regulation order whilst works are undertaken, six weeks' notice is required to process this.

Southern Water

- 11 Please note: No new soakaways should be located within 5 metres of a public or adoptable gravity sewers. For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).
Website: southernwater.co.uk or by email at:
SouthernWaterPlanning@southernwater.co.uk
- 12 "A Guide to Tree Planting near water Mains and Sewers" provides guidance with regards to any landscaping proposals and Southern Water's restrictions and maintenance of tree planting adjacent to sewers, rising mains and water mains.

(southernwater.co.uk/media/3027/ds-tree-planting-guide.pdf) and the Sewerage Sector Guidance (water.org.uk/sewerage-sector-guidance-approved-documents/)

Lower Medway Internal Drainage Board

- 13 Separate consent is required from the Lower Medway Internal Drainage Board (IDB) for some works to the ditches and for the proposed discharge. A copy of the Lower Medway IDB's Byelaws can be accessed on the Board's website (<http://www.medwayidb.co.uk/consents/byelaws/>). Any consent granted will likely be conditional, pending the payment of a Surface Water Development Contribution fee, calculated in line with the Board's charging policy (available at [https://lowermedwayidb.co.uk/wp-content/uploads/2023/03/WMA Table of Charges and Fees.pdf](https://lowermedwayidb.co.uk/wp-content/uploads/2023/03/WMA%20Table%20of%20Charges%20and%20Fees.pdf))

Environmental Protection

- 14 As the development involves construction the applicant is advised to take account of the Mid Kent Environmental Code of Development Practice. Broad compliance with this document is expected. This can be found at: <https://tunbridgewells.gov.uk/environmental-code-of-development-practice>

Southern Gas Networks

- 15 Please visit ww.sgn.co.uk/Safety/Dig-safely/ for safety information and links to www.linesearchbeforeudig.co.uk, where you can register for SGN's online service and view their gas pipe locations. Works should be carried out in accordance with HSG47 'Avoiding Danger from Underground Service' and SGN's 'Dig Safely' document.
- All safety information that has/or will be provided to you as part of your www.Linesearchbeforeudig.co.uk enquiry.
 - If you encounter any unrecorded plant on site please contact us.

If you have any questions about plant location online service, please contact us on 0800 912 1722 or if you have any system queries contact Linesearch on 08454377365.

Supporting Information and Documents

- 16 This planning decision also takes account of the following submitted information: Application form, Cover Letter reference MB/RD/16258 (dated 4 August 2022), Design and Access Statement (dated July 2022), Energy & Sustainability Statement reference 11240-WCL-ZZ-ZZ-RP-ST-0001 Revision 2 (dated 22 July 2022), Arboricultural Report reference 5989-LLB-ZZ-ZZ-RP-AB-0001 Revision P01 (dated 05/01/22), Drainage Ditch Assessment, reference 3/M-1432/000008 (dated 01/12/21), Written Scheme of Investigation for an Archaeological Evaluation, reference DAS 0036-22 (dated July 2022), Ecological Impact Assessment and Mitigation Strategy reference 5989-LLB-RP-EC-0001 (dated 07/02/2022), Landscape and Ecological Management Plan reference 5989-LLB-RP-EC-0002 (dated 07/02/2022), Landscape Design Risk Assessment reference D3119_FAB-00_XX_RR_L_0001 Revision 02 (dated 02.02.2022) and SUDs Maintenance Schedule reference 15727 (dated February 2022) received 10 August 2022; Transport Technical Note (dated August 2022) received 22 August 2022; Planning Statement reference MB/RD/16258 (dated August 2022) received 25 August 2022; Cover Letter reference MB/RD/16258, (dated 6 April 2023), Landscape Maintenance and Management Specification, reference D3119_FAB_00_XX_SP_L_0001 revision PL03 (dated March 2023), Flood Risk Assessment and Drainage Assessment, reference 15727 Rev B (Dated March 2023), Minutes of Meeting re: Designing Out Crime 10:00, (dated 31 May 2022), Storm Sewer Design Criteria (dated 24/02/2023) and drawing number D3119-FAB-00-XX-

DR-L-1000 PL02 – Illustrative masterplan received 6 April 2023; Cover Letter reference MB/RD/16258 (dated 20 April 2023) received 20 April 2023; and Response to Highways Comments reference SM/JM/16265 (dated 23 May 2023) received 24 May 2023.

The Council's approach to the application

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), July 2021 the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and creative way by offering a pre-application advice service, where possible, suggesting solutions to secure a successful outcome and as appropriate, updating applicants / agents of any issues that may arise in the processing of their application.

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

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.

The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.

