

D08

F/TH/16/0731

PROPOSAL: Erection of 8no. 3-bed and 6no. 4-bed dwellings with access from Haine Road, together with erection of car ports and associated parking and landscaping

LOCATION: Land Adjacent Safari House Haine Road RAMSGATE Kent

WARD: Northwood

AGENT: Miss Karen Banks

APPLICANT: Mr J Smith

RECOMMENDATION: Defer & Delegate

Defer and delegate for approval subject to receipt of satisfactory legal agreement to secure agreed developer contributions and the following conditions:

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

GROUND:

In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Purchase Act 2004).

2 The proposed development shall be carried out in accordance with the submitted application as amended by the revised drawings numbered 2016-09-02B, 16-071-001, 2016-09-08, 2016-09-07B, 2016-09-06B, 2016-09-05B, 2016-09-04B and 2016-09-03B, received 01 November 2016.

GROUND:

To secure the proper development of the area.

3 Prior to the commencement of development hereby approved, full details of both hard and soft landscape works, to include:

- o species, size and location of new trees, shrubs, hedges and grassed areas to be planted
- o the treatment proposed for all hard surfaced areas beyond the limits of the highway
- o walls, fences, other means of enclosure proposed

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

GROUND:

In the interests of the visual amenities of the area and to adequately integrate the development into the environment in accordance with Policies D1 and D2 of the Thanet Local Plan

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

GROUND:

In the interests of the visual amenities of the area in accordance with Policies D1 and D2 of the Thanet Local Plan

5 Prior to the commencement of the development hereby approved, the applicant, or their agents or successors in title, shall secure the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has first been submitted to and approved in writing by the Local Planning Authority

GROUND:

To ensure that the archaeological history of the site is recorded in accordance with the advice contained within National Planning Policy Framework.

6 i) Development shall not begin until a detailed sustainable surface water drainage scheme for the site has been submitted to (and approved in writing by) the local planning authority. The detailed drainage scheme shall be based on the principles stated Section 6 of the submitted Flood Risk Assessment (Herrington Consulting Ltd - May 2016) and shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100yr storm) can be accommodated and disposed of through infiltration features located within the curtilage of the site, with no increase in the rate of off-site runoff during any rainfall event.

ii) No building hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- a) a timetable for its implementation, and
- b) a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.

GROUND:

To ensure that the principles of sustainable drainage are incorporated into this proposal and to ensure ongoing efficiency of the drainage provisions, in accordance with the NPPF.

7 Prior to the first occupation or use of the development , the area shown on the deposited plan for the parking and manoeuvring of vehicles shall be operational prior to any part of the development hereby approved being brought into use, unless otherwise agreed in writing by the Local Planning Authority. The area agreed shall thereafter be maintained for that purpose.

GROUND:

In the interests of highway safety

8 Prior to the commencement of development on site, construction vehicle loading/unloading and turning facilities, and parking facilities for site personnel and visitors, shall be provided on site for the duration of construction.

GROUND:

In the interests of highway safety.

9 Prior to the first occupation of the development hereby permitted, the accesses shown on the submitted plan, along with the necessary associated works in the highway, shall be completed and maintained.

GROUND:

In the interests of highway safety.

10 Prior to the first occupation of the development hereby permitted, the visibility splays shown on plan numbered 2016-09-02B shall be provided and thereafter maintained, with no obstructions over 1 metre above carriageway level within the splays.

GROUND:

In the interests of highway safety.

11 Prior to the first occupation of the development hereby permitted, the 0.85m high black painted metal railings shall be erected along the western boundary of the site, in accordance with the approved plan numbered 2016-09-02B, and thereafter maintained.

GROUND:

To deter on-street parking in Haine Road, in the interests of highway safety.

12 Prior to the first occupation of the development hereby permitted, a native species hedgerow shall be planted along the northern boundary of the site, in accordance with the approved plan numbered 2016-09-02B, and thereafter maintained.

GROUND:

To retain and enhance potential bird nesting habitat within the proposed development, in accordance with guidelines contained within the NPPF.

13 The first floor windows in the side elevations of the dwellings hereby permitted shall be provided and maintained with obscure glass.

GROUND:

To safeguard the privacy and amenities currently enjoyed by the occupiers of adjoining residential properties in accordance with policy D1 of the Thanet Local Plan.

14 The reveals to all new window and door openings shall not be less than 100mm.

GROUND:

In the interests of visual amenity in accordance with Policy D1 of the Thanet Local Plan

15 The external materials and external finishes to be used in the erection of the dwellings hereby approved shall be in accordance with the approved plans.

GROUND:

In the interests of visual amenity in accordance with Policy D1 of the Thanet Local Plan.

INFORMATIVES

A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

SITE, LOCATION AND DESCRIPTION

The site is on the eastern side of Haine Road, south of Haines Farm and Westwood Cross further to the north. The front boundary of the site is defined by a dwarf brick wall to the residential curtilage of the plot and a mature landscaped frontage with post and rail fencing to the paddock land to the south of the existing dwelling.

The house is a detached two storey dwelling with red brick ground floor and rendered first floor, with a hipped tiled roof. The site itself can be split into three parcels consisting of the main central residential plot with curtilage, a paddock area to the south and a further enclosed plot to the north containing a triple garage outbuilding with evidence of caravans being stored in the past.

The site is visible in long views from the east along the New Haine Road (A256), noting the fencing to the residential curtilage and the post and rail fencing to the paddock area further south.

RELEVANT PLANNING HISTORY

F/TH/15/0915 - Erection of 28no. part two-storey, part three-storey houses and 3no. part three-storey, part four-storey buildings accommodating 8no. 1-bed flats and 7no. 2-bed flats, following demolition of existing dwelling, together with access from Haine Road, parking and landscaping. Refused - 17/12/15

The application was refused for the following reasons:

1. The proposed development by reason of its density, scale, design and layout would represent a cramped and congested form of development which would fail to respect the prevailing character and appearance of the local area. The proposal is therefore contrary to Thanet Local Plan Policy D1 and paragraphs 17, 58, 60 and 61 of the National Planning Policy Framework.
2. The proposed development will result in additional pressure on the Thanet Coast and Sandwich Bay Special Protection Area (SPA), and Sandwich Bay and Hacklinge Marshes Site of Special Scientific Interest (SSSI), and in the absence of an acceptable form of mitigation to relieve the pressure, the proposed development would be contrary to paragraph 118 of the National Planning Policy Framework and the Habitats Directive.
3. The proposed development fails to make provision for appropriate pedestrian links within the site to facilitate sustainable connections and is therefore contrary to the provisions of paragraphs 29 and 35 of the National Planning Policy Framework.
4. The applicant has failed to provide sufficient information in relation to the method of surface water drainage disposal to demonstrate that the scheme can be provided without increasing drainage risks off site or that the proposed method of utilising SuDS is achievable. The development is therefore contrary to paragraph 103 of the National Planning Policy Framework and the guidance set out within the National Planning Practice Guidance in relation to flood risk and coastal change.
5. The applicant has failed to enter into a legal agreement to secure the delivery of the necessary planning obligations required in order to mitigate the impacts of the proposed development on the local infrastructure and make the development acceptable in all other respects. The application is therefore is contrary to Policies D1 and CF2 of the Thanet Local Plan.

ADJACENT SITE PLANNING HISTORY

Although not related to the application site, the adjoining land to the east between the rear boundary of the application site and the New Haine Road (A256) was the subject of a refused planning application (OL/TH/11/0910) and an allowed appeal (2213265) for a mixed use development for up to 550 dwellings together with B1, A1, A2, A3, D1 and D2 facilities. The appeal was recovered by the Secretary of State due to it being for more than 150 dwellings on a site of more than 5 hectares which "would significantly impact on the Government's objective to secure a better balance between housing demand and supply and create high quality, sustainable, mixed and inclusive communities."

The Secretary of State considered the impacts of the scheme on a range of constraints which are summarised below:

Housing need - accepted that the Council cannot demonstrate a 5 year supply of housing land and that as such policy H1 "must therefore be regarded as out of date in terms of its ability to provide sufficient housing land to achieve a 5 year supply." The SoS concluded that

"the need for housing and the lack of a 5 year supply of housing land outweighs the literal conflict with LP Policy H1, which is out of date in this respect."

Environment - The SoS considered that "the loss of greenfield agricultural land is outweighed by other considerations in this case and that the planning obligation should provide adequate mitigation and avoid a significant effect arising from the development." Whilst acknowledging the harm arising to the setting of four Grade II listed buildings to the west it was concluded that "the residual harm after mitigation would be limited in extent and at most only moderate in the sense that there would be a change in setting leading to a slight loss of heritage significance."

PROPOSED DEVELOPMENT

The application is a full application for the erection of 8no. 3-bed semi-detached dwellings and 6no. 4-bed detached dwellings. The dwellings are all 2-storey in height. Six of the dwellings front Haine Road, the other eight dwellings are located to the rear of the site, and accessed via a central access road leading off Haine Road. Two off-street parking spaces are provided for each of the dwellings, and each dwelling is provided with its own private garden. Two visitor parking spaces are also provided. A mixture of materials is proposed, including tile hanging, black timber boarding, and red brick.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan Policy (2006) Saved Policies

- D1 - Design principles
- D2 - Landscaping
- EP5 - Air quality
- H1 - Housing provision
- H4 - Windfall sites
- H8 - Size and type of housing
- H14 - Affordable housing provision
- CF2 - Development contributions
- SR5 - Doorstep and local play space
- TR12 - Cycling
- TR16 - Car parking provision

NOTIFICATIONS

Neighbouring dwellings were notified by letter. Two letters of objection have been received raising the following points of concern:

- development too large,
- increase in traffic,
- no footpath in Haine Road,
- houses are set forward of building line and will obstruct traffic visibility,
- tree planting may affect visibility,
- boundary shown on plans is incorrect.

Ramsgate Town Council - Support the application.

CONSULTATIONS

Kent Highway Services - I refer to the amended plans submitted for the above on 18th October and note that the access road is to remain private and therefore not be adopted by the highway authority. I therefore now have no objections to the proposals. Adequate visibility can be provided from the access points onto Haine Road and sufficient parking and turning facilities are available within the site. A surfaced footpath connection is to be provided along the eastern side of the site connecting to the proposed Eurokent development site and providing pedestrian access to the wider highway network when that development comes forward.

KCC Sustainable Drainage - The accompanying Flood Risk Assessment states that the surface water runoff generated by this development should be able to be accommodated on site and disposed of via soakaway (if ground conditions permit). Whilst we would have ordinarily recommended that site-specific infiltration testing was undertaken before the formulation of such a strategy, the BGS information we have available to us suggests that the underlying geology will be sufficiently permeable.

At the detailed design stage we would wish to see evidence of percolation testing having been undertaken to the recommendations of BRE Digest 365, with a half-drain time for any feature provided being less than 24 hours; this is to ensure the system is capable of accommodating successive heavy rainfall events without causing or exacerbating flooding to the surrounding area.

We would also suggest that the greenfield runoff rate for the site is revised prior to undertaking the detailed drainage design. The quoted SPR of 34% gives a runoff rate for the site an order of magnitude higher than we have calculated using the tools available at UKsuds.com. The FRA states that a SPR of 34% gives a greenfield runoff rate of 0.3l/s/ha. UKsuds.com shows the SPR to be 10%, with a runoff rate of 0.03l/s/ha. Although both of these figures are relatively low, the difference could have implications for the drainage design.

Should your Authority be minded to grant permission to this development, we would recommend that safeguarding conditions are attached.

KCC Archaeology/Heritage - I advised on previous proposals that a condition securing a programme of archaeological works should be attached to any consent and would repeat that advice for this application.

KCC Biodiversity - We have reviewed the ecological information which has been submitted and we advise that sufficient information has been provided. We require no additional information prior to determination of the planning application. We agree with the conclusions of the survey which detail that due to the heavily grazed nature of the site it has limited potential for protected/notable species to be present. The site does contain a defunct hedge which will be lost as a result of the proposed development and it may be utilised by the birds

recorded during the survey. To retain and enhance potential bird nesting habitat within the proposed development site we would encourage the applicant to create a native species hedgerow along the northern boundary of the site opposed to the close boarded fence currently suggested).

Environment Agency - Based on the submitted information we consider that planning permission could be granted for the proposed development if safeguarding planning conditions are included. Without these conditions, the proposed development poses an unacceptable risk to the environment and we would object to the application.

Southern Water - The proposed development would lie within a Source Protection Zone around one of Southern Water's public water supply sources as defined under the Environment Agency's Groundwater Protection Policy. Southern Water rely on your consultations with the Environment Agency to ensure the protection of the public water supply source.

Southern Water requires a formal connection to the public sewer to be made by the applicant or developer.

Contaminated Land Officer - No objections subject to a standard condition to deal with any unsuspected contamination discovered.

KCC Development Investment - Being 14 applicable houses, we would wish to seek as follows:

- o Primary @ £4000.00 per house (x14) = £56,000.00 towards Ramsgate Free School
- o Secondary @ £2359.80 per house (x14) = £33,037.20 towards Royal Harbour School Phase 2 expansion works
- o Library bookstock @ £48.02 per dwelling (x14) = £672.22 towards the additional bookstock required to mitigate the impact of the additional borrowers generated from this development

COMMENTS

This application is reported to planning committee as it is considered to be a departure from Policy H1 of the Thanet Local Plan, as the site constitutes non-previously developed land.

Principle of Development

In considering the planning application under section 38(6) of the Planning Act, any determination must be made in accordance with the development plan (in this case the Thanet Local Plan) unless material considerations indicate otherwise. The NPPF sets out at paragraph 215 that due weight should be given to relevant policies in existing plans according to the degree of consistency with the policies within the NPPF.

The site is non-previously developed land within the urban confines. Policy H1 states that residential development on non-allocated sites will be permitted on previously developed land within the existing built up confines unless specified by other Local Plan Policies. This

policy constraint, however, needs to be balanced with the fact that there is a current need for housing in Thanet, and on this basis the National Planning Policy Framework (NPPF) indicates that applications for housing should be considered in the context of the presumption in favour of sustainable development. In this case the site lies within the urban confines, adjacent to residential properties on Haine Road. The site lies on a bus route, with daily service operating 5-6 journeys on weekdays and 4-5 journeys on Saturdays. It should be noted however that the bus stops are more than 800metres walking distance to either the north or south. Westwood Cross town centre is approximately 950metres to the north of the site.

Within the Emerging draft Local Plan, the application site is allocated for residential development for a notional 28no. units. The allocated site included the demolition of Safari House, and is therefore larger than the proposed application site. Whilst the application site would be a departure to current Local Plan Policy H1, the direction of travel of the new Policy document to allocate the site for housing development has some weight in decision-making to support a proposal for housing development on the site.

The development of this site for housing could therefore be accepted in principle as a departure to Policy H1 subject to the detailed consideration of all other material considerations including the impact upon the character and appearance of the area, the impact on living conditions of neighbouring properties and highways safety being acceptable.

Character and Appearance

The application site is private land with some agricultural use, and therefore given that it does not provide any active recreational opportunities, development of the site would not be contrary to Policy SR11 of the Thanet Local Plan unless the site has intrinsically beneficial qualities and makes a contribution to the character of the area either in itself or by virtue of the longer distance views it affords. Whilst the rural character of the site does contribute to the character of the area, as an agricultural field it is not considered that the site offers any intrinsically beneficial qualities. The area of land to the rear of the site has also been granted planning permission for a mixed use development, and as such there would be no views beyond the application site.

The previously refused application was for a development at a density of 72 dwellings per hectare. It was considered that the development would appear cramped and congested, and would fail to respect the prevailing character and appearance of the local area.

This application is for 14no. dwellings, which equates to 33 dwellings per hectare, with the dwellings either semi-detached or detached, and 2-storey in height. Whilst the site is within close proximity of Westwood Town centre, the site also lies opposite designated countryside, and therefore given this edge of settlement location, the proposed density level is considered to be more in keeping with the character and pattern of development within the immediate area.

The site forms part of an allocated housing site within the Emerging Draft Local Plan. Whilst the proposed application site is smaller than the allocated site within the Emerging Draft Local Plan, the proposed layout of the application site would potentially allow for a future

expansion onto the adjoining site, with access extending to the rear of the adjoining site. As such it is not considered that this application would prejudice the future development of the adjoining allocated site.

The layout provides for two rows of dwellings, one which fronts Haine Road, and a further row to the rear. Whilst this layout results in the front elevation of the dwellings at the rear facing the rear elevation of the dwellings fronting Haine Road, which is not an ideal relationship, given the limited depth of the site, there is not an obvious alternative solution that would not result in a huge reduction in unit numbers. The site is allocated within the Emerging Draft Local Plan for a notional 28no. units (including the adjoining site), and therefore a reduction in unit numbers significantly below this number could impact upon the Council's housing provision. Paragraph 58 of the NPPF advises that decisions should aim to optimise the potential of the site to accommodate development, and therefore subject to the impact upon the future living conditions of the occupiers being acceptable, there are considered to be no significant concerns regarding the general layout of the site.

The originally submitted plans showed the dwellings fronting Haine Road within close proximity of the road, and only two building types proposed. Concerns were raised that such a layout and design did not reflect the local character of the area, which contains varied building designs with spacious settings. Amended plans have been submitted showing the dwellings setback from the road to create a spacious frontage in keeping with the layout of surrounding properties. Amended elevations have also been submitted showing a greater variety of building types, as well as a greater mix of materials, such as tile hanging, weatherboarding and brick. Following the submission of these amended plans, the impact upon the character and appearance of the area is considered to be acceptable.

Living Conditions

The nearest residential development lies to the north and south of the site fronting Haine Road. To the north is Safari House, a detached 2-storey dwelling. The proposed development would be a minimum of 8.4m from this property, and is also sited forward of the neighbouring property. As such it is not considered that there would be a significant loss of light or outlook to the main windows within Safari House.

To the south are nos. 1-3 Bijou Villas, a two storey terraced development. The proposed development would be a minimum of 8m from the nearest neighbouring dwelling, which has only one secondary side window. As such the impact upon the light and outlook of Bijou Villas is considered to be acceptable.

With regards to overlooking, there are no first floor windows within the side elevation of any of the proposed dwellings other than obscure glazed bathroom windows. Whilst there would be some oblique overlooking from the first floor windows in the front elevation of units 7 and 14 towards the neighbouring properties, the distance and orientation of the properties means that there would be no significant loss of privacy for the neighbouring occupiers.

Within the development itself the closest distance is of 18m between the front elevation of plot 7 and the rear elevation of plot 6 to the north of the site. This front to back distance increases for each set of properties moving south within the site, so that for plots 1 and 14 a

distance of 24m between the front and rear elevation is achievable. Whilst there will be some loss of privacy for some of the units fronting Haine Road, the boundary treatment and landscaping proposed, along with the limited garden depth for the properties, means that the privacy afforded to the rear private amenity space of the dwellings would be adequate to provide acceptable living conditions for the properties. In addition, any future occupiers of the development would be aware of this relationship before purchasing the property.

With regards to the provision of doorstep play space as set out in Policy SR5 of the Thanet Local Plan; all dwellings are provided with adequate garden space to provide a safe play area for children. The proposal is therefore considered to comply with Policy SR5.

Highway Safety

The proposal includes the provision of a central access to serve the development, with 2no. parking spaces per dwelling, along with 2no. visitor parking spaces, located towards the rear of the site. A further shared vehicular access is provided to the front of plots 5 and 6. Swept path plans have been submitted showing that refuse and emergency vehicles can enter and leave the site in a forward gear.

KCC Highways and Transportation have been consulted and advised they have no objections to the amended plans, which provide adequate visibility splays from the access points onto Haine Road, sufficient parking and turning facilities within the site, and confirmation that the access is to remain private rather than adopted. Whilst the proposals will result in minor increases to existing traffic flows along Haine Road and onto the surrounding road network these are considered to be of a level that can be sustained without any significant impacts.

A surfaced footpath connection is to be provided along the western boundary of the site adjacent to Haine Road, and the southern boundary of the site, allowing for a future connection through the proposed Eurokent development site and providing pedestrian access to the wider highway network when that development comes forward. This provision is considered to address the previous reason for refusal regarding the footpath link.

The impact upon highway safety is therefore considered to be acceptable.

Ecology and Biodiversity

An ecological scoping survey has been submitted with the planning application outlining the details of a phase 1 habitat survey carried out on the site in October 2015. KCC Biodiversity have been notified and have commented that they agree with the conclusions of the survey, which detail that due to the heavily grazed nature of the site it has limited potential for protected/notable species to be present. The site does contain a defunct hedge which will be lost as a result of the proposed development and it may be utilised by the birds recorded during the survey. KCC therefore recommend that in order to retain and enhance the potential bird nesting habitat within the site, a native species hedgerow should be planted along the northern boundary of the site (opposed to the close boarded fence currently suggested). The applicant has agreed to provide a hedge in addition to the fence. KCC have advised that they require no further information prior to the

determination of the application. As such the impact on biodiversity is considered to be acceptable.

Impacts on BMV farmland

The loss of the best and most versatile agricultural land is a key consideration in the determination of this planning application. The 'best and most versatile agricultural land (BMV)' is defined as land in Grades 1, 2 and 3a, Grade 1 being land which is of the highest quality, providing the best inherent properties for agricultural production. The NPPF states that 'where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality agricultural land in preference to that of higher quality (para 112).

This development would involve the loss of a small amount of best and most versatile agricultural land in respect of the southern part of the site used as paddock land but rated as Grade 2. The loss of this BMV land will need to be balanced alongside all other material planning considerations in particular the need for housing in the weighing up process.

Drainage and Flood risk

The application site is not within an area prone to flooding and is designated as being of low risk, accordingly the development would not pose a flood risk issue. The accompanying Flood Risk Assessment states that the surface water runoff generated by this development should be able to be accommodated on site and disposed of via soakaway (if ground conditions permit); however, further details are required by KCC as part of the detailed design stage to prove that the drainage system is capable of accommodating successive heavy rainfall events without causing or exacerbating flooding to the surrounding area. Subject to a condition requiring details of the drainage system design, KCC SUDs raise no objections to the proposed development.

Southern Water have advised that the application site lies within a Source Protection Zone around one of Southern Water's public water supply sources as defined under the Environment Agency's Groundwater Protection Policy, and they would therefore rely on our consultation with the Environment Agency to ensure the protection of the public water supply source. The Environment Agency have confirmed that they have no objections to the proposed development subject to safeguarding conditions relating to unsuspected contamination and no infiltration of surface water drainage.

The impact upon flood risk and groundwater is therefore considered to be acceptable.

Developer contributions

Thanet Local Plan policy CF2 sets out that it is essential to ensure that adequate provision of community and social facilities, including education and health, is made. Where a proposed development would directly result in the need to provide new or upgraded community facilities, the Council will seek planning obligations to require a developer to directly provide the necessary facilities or ensure a contribution towards that provision.

In this case the County Council advise that the contributions required to make the development acceptable in planning terms are a total of £56,000 for primary school provision (phase 1 of the new Ramsgate Free School), £33,037.20 for secondary school provision (Royal Harbour Secondary School phase 2 works), and £672.22 for libraries.

The applicant has agreed to the requested contributions, which are to be included within a legal agreement to be submitted to the Council.

Habitat Regulations

Under the Natural Environment and Rural Communities Act (2006), "Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of these function, to the purpose of conserving biodiversity." Information on the impacts of recreational disturbance upon Thanet Coast and Sandwich Bay Special Protection Area, Ramsar site, Sandwich Bay Special Areas of Conservation, Thanet Coast Special Areas of Conservation, the Sandwich Bay and Hacklinge Marshes Site of Special Scientific Interest and the Thanet Coast Site of Special Scientific Interest has been published in recent years.

Natural England consider that the evidence suggests a significant impact on bird distribution in both summer and winter months and consider that a year round warden would be precautionary and appropriate to mitigate this potential impact. A contribution to this mitigation is therefore required in the form of £542 per residential unit, which has been accepted as an appropriate approach by Natural England.

The applicant has agreed to this contributions, which is to be included within the legal agreement.

Conclusion

The site is located within the urban confines, on non-previously developed land. There is a need for housing and the site is allocated within the Emerging Draft Local Plan for residential development. The proposed development is sustainably located, within close proximity of Westwood Cross, and with the potential for a footpath link to connect to nearby facilities and services. The proposed development is considered to be in keeping with the character and appearance of the area, and there is no significant concerns regarding the impact upon neighbouring living conditions or highway safety. The proposed development is therefore considered to be an acceptable departure to Policy H1 of the Thanet Local Plan, and as such it is recommended that Members defer and delegate the application to Officers for approval.

Case Officer

Emma Fibbens

TITLE:

F/TH/16/0731

Project

Land Adjacent Safari House Haine Road RAMSGATE Kent

Scale:

