

**D06**

**F/TH/17/0804**

**MAJOR**

PROPOSAL: Erection of 20No. houses with associated access, parking and landscaping

LOCATION: Land Between 47 And 71 Monkton Street Monkton Ramsgate Kent

WARD: Thanet Villages

AGENT: Hume Planning Consultancy Ltd

APPLICANT: Sunningdale House Developments Ltd.

RECOMMENDATION: Defer & Delegate for approval subject to receipt of

Subject to 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 development hereby approved shall be carried out in accordance with the revised site plan numbered 003 Rev A, received 06 February 2018, and the plans numbered 005, 006, 008, 009, 010, 011, and 012, received 02 June 2017.

GROUND:

To secure the proper development of the area.

3 No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of:

(i) archaeological field evaluation works in accordance with a specification and written timetable which has first been submitted to and approved in writing by the Local Planning Authority; and

(ii) following on from the evaluation, any safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological investigation and recording in accordance with a specification and timetable which has been submitted to and approved in writing by the Local Planning Authority.

GROUND:

To ensure that features of archaeological interest are properly examined and recorded in accordance with the advice contained within the National Planning Policy Framework.

4 No development shall commence until a site characterisation and remediation scheme has been submitted to and approved in writing by the Local Planning Authority and the remediation scheme has been implemented in accordance with the approved details. The site characterisation, remediation scheme and implementation of the approved remediation scheme shall be carried out in accordance with the following criteria:

(a) Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment shall be undertaken by competent persons and a written report of the findings shall be submitted to and approved in writing by the Local Planning Authority, and shall include:

- o A survey of the extent, scale and nature of contamination
- o An assessment of the potential risks to:
  - o Human health
  - o Property
  - o Adjoining land
  - o Groundwaters and surface waters
  - o Ecological system
- o An appraisal of remedial options and a recommendation of the preferred options

The site characterisation report shall be conducted in accordance with British Standards and current DEFRA and Environment Agency best practice.

(b) Submission of remediation scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures. The scheme shall ensure that the site cannot be considered as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

(c) Implementation of Approved Remediation Scheme

The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of the development other than that required to carry out remediation. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out shall be submitted to and approved in writing by the Local Planning Authority

GROUND:

To ensure that the proposed site investigation, remediation and development will not cause harm to human health or pollution of the environment, in accordance with the advice contained within the National Planning Policy Framework.

5 In the event that contamination is found that was not previously identified at any time when carrying out the approved development, it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall be undertaken at that time in accordance with a site characterisation report that shall be submitted to and approved in writing by the Local Planning Authority and where remediation is necessary a remediation scheme shall be submitted to and approved in writing by the Local Planning Authority, including remediation measures to render harmless the identified contamination given the end use of the site and the surrounding environment, including controlled waters. The remediation measures shall be implemented as approved and completed prior to the recommencement of works. Prior to the occupation of the approved development and following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority.

**GROUND:**

To ensure that the proposed development will not cause harm to human health or pollution of the environment, in accordance with the advice contained within the National Planning Policy Framework.

6 Prior to the commencement of development hereby permitted, a drainage strategy detailing the proposed means of foul disposal and an implementation timetable shall be submitted to, and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

**GROUND:**

To prevent pollution, in accordance with the advice contained within the National Planning Policy Framework.

7 Existing trees, shrubs and hedgerows identified for retention within the development site or existing trees growing on an adjacent site, where excavations, changes to land levels or underground works are within the crown spread, shall be protected in accordance with BS 5837: 2005 using the following protective fence specification:-

o Chestnut paling fence 1.2m in height, to BS 1722 part 4, securely mounted on 1.7m x 7cm x 7.5cm timber posts driven firmly into the ground. The fence shall be erected below the outer most limit of the branch spread or at a distance equal to half the height of the tree, whichever is the furthest from the tree, unless otherwise agreed in writing with the Local Planning Authority.

The protective fencing shall be erected before the works hereby approved or any site clearance work commences, and shall thereafter be maintained until the development has been completed.

At no time during the site works shall building materials, machinery, waste, chemicals, stored or piled soil, fires or vehicles be allowed within the protective fenced area.

Nothing shall be attached or fixed to any part of a retained tree and it should not be used as an anchor point.

There shall be no change in the original soil level, nor trenches excavated within the protective fenced area.

**GROUND:**

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

8 Prior to the installation of any external lighting, a lighting design strategy for biodiversity shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall:

a) Identify those areas / features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, e.g., for foraging.

b) Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

**GROUND:**

To safeguard protected species, in accordance with the NPPF.

9 Prior to the commencement of development hereby approved, including vegetation clearance, an ecological landscape plan that demonstrates the location of the reptiles log piles (as detailed within the reptile precautionary strategy) adjacent to the boundary hedgerow, and the location of bat and bird boxes, shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved ecological landscape plan, and the full reptile precautionary strategy (as detailed in paragraph 8 of the Reptile Survey Report), and shall thereafter be retained.

**GROUND:**

To safeguard protected species, in accordance with the NPPF.

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

- species, size and location of new trees, shrubs, hedges and grassed areas to be planted
- the treatment proposed for all hard surfaced areas beyond the limits of the highway walls, fences, other means of enclosure proposed
- the provision of hedgerow planting along the northern, western and eastern boundaries of the site, and part of the southern boundary,
- the provision of tree planting along the northern boundary of the site,
- ecological enhancements to the site.

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

11 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 occupation 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

12 Prior to the first occupation of any dwelling hereby approved, the proposed site access and footways, as shown on the approved plan numbered 003 Rev A, shall be completed and operational.

**GROUND:**

In the interests of highway safety and pedestrian movement, in accordance with the NPPF.

13 The following works between a dwelling and the adopted highway shall be completed prior to the first occupation of the dwelling:

- (a) Footways and/or footpaths, with the exception of the wearing course;
- (b) Carriageways, with the exception of the wearing course but including a turning facility, highway drainage, visibility splays, street lighting, street nameplates and highway structures (if any).

**GROUND:**

In the interests of highway safety.

14 Prior to the first occupation of the development hereby permitted, visibility splays of 2.4m x 43m x 2.4m shall be provided to the accesses onto Monkton Street, as shown on the

approved plan numbered 003 Rev A, with no obstructions over 1 metre above carriageway level within the splays, which shall thereafter be maintained.

**GROUND:**

In the interests of highway safety.

15 Prior to the commencement of development hereby permitted, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include the following:

- (a) Routing of construction and delivery vehicles;
- (b) Parking and turning facilities for delivery and site personnel vehicles;
- (c) Wheel washing facilities;
- (d) Temporary traffic management/signage required;
- (e) Timing of deliveries.

Development shall be carried out in accordance with the approved details.

**GROUND:**

In the interests of highway safety.

16 Prior to the first occupation of the development, the area shown on the approved plan numbered for the parking, manoeuvring and loading/unloading of vehicles shall be operational prior to any part of the development hereby approved being brought into use. The area approved shall thereafter be maintained for that purpose.

**GROUND:**

Development without adequate provision for the parking or turning of cars is likely to lead to parking inconvenient to other road users and detrimental to amenity and in pursuance of policy D1 of the Thanet Local Plan.

17 Prior to the commencement of development hereby permitted, details of the measures to prevent the discharge of surface water onto the highway shall be submitted to and approved in writing by the Local Planning Authority.

**GROUND:**

In the interests of highway safety.

18 Prior to the commencement of the development hereby approved samples of the materials to be used in the construction of the external surfaces of the development hereby approved shall be submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved samples.

**GROUND:**

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

19 The windows and doors to be inserted within the development hereby permitted shall be constructed of timber, as agreed by the agent in correspondence received 6th February 2018.

**GROUND:**

In the interests of visual amenity, and to protect the setting of the adjacent Grade II Listed building, in accordance with Policy D1 of the Thanet Local Plan and the NPPF.

20 Prior to the commencement of development hereby permitted, a detailed sustainable surface water drainage scheme for the site shall be submitted to (and approved in writing by) the local planning authority. The detailed drainage scheme 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 100 year storm) can be accommodated without increase to flood risk on or off-site and discharged at an rate and location as agreed (approved in writing by) the local planning authority. The drainage scheme shall also demonstrate that silt and pollutants resulting from the site use and construction can be adequately managed, and that pollutants are not mobilised, to ensure that contamination is not impacted and there is no pollution risk to receiving waters.

**GROUND:**

To ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on/off site flooding, in accordance with the NPPF.

21 Prior to the first occupation of the development hereby permitted, an operation and maintenance manual for the proposed sustainable drainage scheme shall be submitted to (and approved in writing) by the local planning authority. The manual at a minimum shall include the following details:

- o A description of the drainage system and it's key components
- o An as-built general arrangement plan with the location of drainage measures and critical features clearly marked
- o An approximate timetable for the implementation of the drainage system
- o Details of the future maintenance requirements of each drainage or SuDS component, and the frequency of such inspections and maintenance activities
- o Details of who will undertake inspections and maintenance activities, including 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.

The drainage scheme as approved shall subsequently be maintained in accordance with these details.

**GROUND:**

To ensure that any measures to mitigate flood risk and protect water quality on/off the site are fully implemented and maintained (both during and after construction), as per the requirements of paragraph 103 of the NPPF and its associated Non-Statutory Technical Standards.

22 Prior to the first occupation of the development hereby permitted, a Verification Report pertaining to the surface water drainage system, carried out by a suitably qualified professional, shall be submitted to and approved in writing by the Local Planning Authority. The report shall demonstrate the suitable operation of the drainage system such that flood risk is appropriately managed, as approved by the Lead Local Flood Authority. The Report shall contain information and evidence (including photographs) of earthworks; details and locations of inlets, outlets and control structures; extent of planting; details of materials utilised in construction including subsoil, topsoil, aggregate and membrane liners; full as built drawings; and topographical survey of 'as constructed' features.

**GROUND:**

To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with the National Planning Policy Framework.

23 Prior to the commencement of development hereby permitted, details that demonstrate that off-site surface water drainage works are appropriately secured and protected shall be submitted to and approved in writing by the Local Planning Authority. The drainage shall be implemented in accordance with the approved details.

**GROUND:**

To ensure the development is served by satisfactory arrangements for the disposal of surface water.

24 All dwellings hereby permitted shall be provided with the ability for connection to Superfast Fibre Optic Broadband 'fibre to the premises', where there is adequate capacity.

**GROUND:**

To serve the future occupants of the development in accordance with the guidance within the National Planning Policy Framework.

**SITE, LOCATION AND DESCRIPTION**

The site is located on the edge of Monkton Village, just outside of the village confines and measures 0.8 hectares. The site is currently open agricultural land and is on the northern side of Monkton Road. To the west of the site is a recently constructed residential development of 8no. dwellings that was on previously developed land. To the east of the site is Walters Hall Farm, which contains a Grade II Listed building. Opposite the site are existing residential properties. Surrounding properties are pre-dominantly 2-storey in height and detached, with the properties opposite staggered in their layout, and varied in their age and design.

**RELEVANT PLANNING HISTORY**



No relevant planning history.

## PROPOSED DEVELOPMENT

The application is a full application for the erection of 20no. dwellings, with a single vehicular access point onto Monkton Street. The development is 2-storey in height, and consists of 12no. 4-bed dwellings, 5no. 3-bed dwellings and 3no. 2-bed dwellings. The unit type varies across the site, and includes the provision of 7no. terraced dwellings, 8no. semi-detached dwellings, and 5no. detached. Parking is provided with a minimum of 2no. allocated spaces per dwelling, and additional driveway space for the 4-bed detached dwellings, along with 4no. visitor spaces. The proposed development is at a density of 25 dwellings per hectare, and includes extensive soft landscaping, including native hedges and individual trees along the boundaries. The development is proposed to be constructed using timber windows and doors, stock brick, render, timber boarding, smooth plain tile, and reconstituted stone cills.

## DEVELOPMENT PLAN POLICIES

### **Thanet Local Plan 2006**

CC1 - Development in the Countryside  
CC2 - Landscape Character Area  
H1 - Residential Development Sites  
H8 - Size and Type of Housing  
H14 - Affordable Housing  
HE11 - Archaeological Assessment  
HE12 - Archaeological Assessment  
TR12 - Cycling  
TR16 - Car Parking Provision  
D1 - Design Principles  
D2 - Landscaping  
SR5 - Play space  
EP13 - Groundwater Protection Zones  
SR11 - Private Open Space  
CF2 - Financial Contributions  
EP5 - Local Air Quality Monitoring

## NOTIFICATIONS

Neighbouring occupiers have been notified and a site notice posted. 12 letters of objection have been received. The main concerns are:

- highway safety due to speed of vehicles and narrowness of road,
- lack of drainage,
- impact upon neighbouring amenity from headlights/vehicles,
- lack of sustainability,
- footway should extend the full extent of the development,
- spoil the appearance of the countryside,
- large houses are out of keeping with the rural area,

- nuisance and disruption during the construction period,
- inadequate infrastructure - schools/doctors etc,
- houses too tall, should be restricted to 2-storey,
- no need for more dwellings,
- loss of light,
- overlooking.

**Monkton Residents Association** - Whilst the land is designated in the draft plan have concerns that the development of the site will alter the environment of the village, reduce the gap between Monkton and Minster, and will not enhance or maintain the vitality of the rural community.

There are already problems within the village such as school being over subscribed, lack of capacity at doctors, and infrequent public transport.

Concerned about highway safety, as road is very narrow and there has been increased traffic along it due to congestion within Minster.

No local employment opportunities within the village as suggested within supporting documentation.

Concerned about drainage and surface water runoff into the properties opposite.

Concerned with any 3-storey development, and believe buildings should be setback in line with original dwellings in the road.

Concerned about disruption during construction, materials being unloaded in the road, mud on the road, and congestion from construction vehicles.

**Monkton Parish Council** - Although the Parish Council have no objection to the development in principal, concerns have been raised regarding the location and impact on the surrounding properties.

These concerns are outlined below and the Parish Council would appreciate them being taken into consideration when making your decision.

. The current road infrastructure is inappropriate. The country road is narrow and already copes with a vast volume of traffic entering and exiting the Village which will inevitably increase with the additional houses. The construction traffic will also have detrimental impact on the Village road, which is unsuitable for such traffic. Disruption to the Village should be kept to a minimum, therefore, if planning permission is granted for these premises, those responsible should be made to ensure that no construction traffic (cranes, lorries and HGV's) is permitted to park on the roadway directly outside the site. Furthermore, that this regulation should apply to any employee operating from the site.

Space must be provided for all such vehicles to park on the actual building site itself as any additional parking will create a further hazard to that currently present. Consideration should

be given to enforce an order to direct that any site traffic must enter the actual site and not park in the road, this includes any delivery traffic. It may be possible to create a temporary service road to the building site from the northern service road. The Police and Community Wardens should be made aware of such regulation to aid enforcement and in so far as possible keep this arterial road clear. If these proposed regulations are included it is suggested they must be documented as formal conditions.

The road currently narrows at the proposed development site, thus, the entrance road to the new houses should take this into account to ensure the cars are able to enter/exit Monkton Street considerately.

Any increase in housing is likely to put extra pressure on the drainage and sewerage amenities which currently cannot always cope, therefore, appropriate measures should be put in place to ensure the development does not adversely impact the neighbouring properties.

In view of the recent problems encountered with the housing development at 71-73 Monkton Street, namely inconsiderately parked construction traffic, mud and debris left on the road, general disregard for neighbouring residents, it is imperative that efforts are made to ensure similar issues are not repeated and any formal conditions issued by TDC are enforced appropriately.

The Parish Council would appreciate these comments being noted and taken into account when considering the proposal.

## CONSULTATIONS

**KCC Highways and Transportation** - No objections in response to amended plans, subject to safeguarding conditions.

(initial comment)

1) Although the submitted plans have demonstrated a visibility splay at the main access of 2.4metres x 43 metres x 43 metres, we would also require the same at each of the proposed vehicle crossovers that directly access Monkton Street. Each of these would require the same visibility splay with no obstructions over 0.9 metres in height and not crossing over 3rd party land.

2) Whilst I welcome the proposed continuation of the footway along the northern side of Monkton Street, this should be extended into the site to provide a separation of vehicular and pedestrian movement. The proposed shared surface is not considered suitable for a development of this size. I believe the easiest way to deliver this would be to extend the western part of the footway around plots 5-7 and into the site along the frontages of plots 1-4.

3) The parking bay for plot 6 may need to be moved back to avoid the overhanging of any vehicle on the footway. The footway should be a minimum of 1.2 metres in width for the whole of its length.

4) The submitted drawings show vehicle tracking for a 11.5 metre refuse vehicle performing a turning movement on the site. We would also require tracking at the access for the site.

5) On the plots without a proposed garage there should be provision for bicycle storage, which on this development could take the form of a shed or garden store.

**KCC SUDs** - (final comment)

The applicant has provided further clarifications as to the intended discharge destination for surface water flows:

'With respect to the drainage point, I can confirm that following further discussion between our drainage engineer and Southern Water the solution is for all of the impermeable areas (roofs, roads and hardstandings) on-site will be drained via a piped system. Surface water generated by the development will then be controlled and attenuated within the site boundary in a below ground storage tank and lined permeable paving. A flow control device is to be incorporated within the on-site surface water system in order to restrict the off-site discharge rate. The flow control device will be designed in order to limit the off-site discharge rate to 5l/s.

The surface water discharge from the site will be directed via gravity in a pipe constructed below Monkton Street travelling approximately 70 metres to the east.

At this point the pipe will travel south underground and outfall into a local ditch, which has the agreement with the landowner. Discharge pipework will be 150mm diameter and manholes / inspection chambers will be incorporated at all changes of gradient and direction to ensure suitable maintenance access is available. All drainage serving the development will be designed in accordance with the requirements of Building Regulations Part H'.

We agree that this may be a feasible approach to managing surface water flows, but no mapped information has been submitted to explicitly state the location of the discharge point. No detailed information is provided on the outfall location and no other proof of agreement for the utilisation of this outfall location. We would also contend that the final discharge flow rate needs consideration of the discharge location and will need confirmation when these details are ascertained.

It is unfortunate to be making a decision with a lack of information at this late date; however we would suggest that the off-site provision of the outfall could be conditioned to manage the risk associated with this lack of information.

We would highlight to the applicant that detailed design will need to be compliant to KCC's policy and refer the consultant to the Drainage and Planning Policy Statement (June 2017). Please note the correct use of M5-60 is using FSR rainfall statistics and appropriate climate change allowances.

(Initial comment)

The planning application is supported by a Drainage Assessment prepared by MLM Group (July 2017). The Drainage Assessment states that underlying ground conditions do not support the use of infiltration and that surface water from the site must discharge to the combined sewer in Monkton Street at a rate of 5 l/s as no other discharge destinations are available.

Kent County Council as Lead Local Flood Authority has the following comments:

1. The proposed development site is a greenfield site which does not have an existing connection to a sewer system. Any connection or extension to the combined system in Monkton Street to serve this development would need approval from Southern Water.
2. As it is a combined system, any additional new flows into the sewer system have a potential for the reduction of sewer capacity within the network and increased flood risk elsewhere within the network.
3. Southern Water (18 August 2017) have indicated that as no public sewers are available in the locality and that alternative means of draining surface water from the site must be found.

Though Southern have recommended a condition for the provision of a condition that "development shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted", we would not recommend that the development application is determined until further information is submitted which demonstrates how surface water drainage is to be provided.

At this current time there is no certainty given the underlying geology and lack of an available surface water sewer or agreement from Southern Water proposal can be adequately served without creating local surface

**KCC Archaeology** - I am satisfied that the site can be addressed through a condition for evaluation followed by safeguarding measures. The area has high archaeological potential generally and specifically for Iron Age archaeology found on the adjacent site. Cropmarks indicate a lot of significant archaeology on the higher area to the north.

**KCC Economic Development** - The County Council has assessed the implications of this proposal in terms of the delivery of its community services and is of the opinion that it will have an additional impact on the delivery of its services, which will require mitigation either through the direct provision of infrastructure or the payment of an appropriate financial contribution - £66,480 towards primary school provision (works at Birchington Primary School Phase 2), £47,196 towards secondary school provision (Phase 2 expansion of Ursuline College), and £960.32 towards the library in Minster.

**KCC Biodiversity** - We have reviewed the ecological information which has been submitted and we advise that sufficient information has been provided for the determination of the planning application. We require no additional ecological information to be submitted prior to determination of the planning application but the detailed below requirements must be submitted and implemented as a condition of planning permission if granted.

## Reptiles

Although a single reptile has been recorded, the suitable reptile habitat on site is limited to the site edge boundaries and is very small compared to the footprint of the development site (arable land).

However, to minimise any residual risk of harm or impact to reptiles, the precautionary measures detailed in paragraph 8 of the Reptile Survey Report have to be undertaken.

We advise that the detailed location of the log piles to be incorporated in to the proposed development must be detailed within the site and landscape plans and submitted as a condition of planning permission if granted.

## Bats lights

The semi-mature and mature trees along the western boundary and the hedgerow along the eastern boundary provide commuting and foraging opportunities for bats within the area.

Lighting can be detrimental to roosting, foraging and commuting bats. We advise that the Bat Conservation Trust's Bats and Lighting in the UK guidance is adhered to in the lighting design for the works undertaken and the new dwellings built (see end of this note for a summary of key requirements).

If planning permission is granted we suggest a safeguarding conditions requiring the submission of a lighting scheme.

## Enhancements

One of the principles of the National Planning Policy Framework is that "opportunities to incorporate biodiversity in and around developments should be encouraged".

We are happy with the submitted information regarding planting enhancements and we advise that the details of other ecological enhancements (eg. Bird and bat boxes) to be incorporated in to the proposed development must be detailed within the site and landscape plans. These and the landscape strategy shall be submitted and implemented as a condition of planning permission if granted.

**TDC Conservation Officer** - In my view the proposed siting, design and external appearance of the development would not have a significant adverse effect on the setting of the listed Walters Hall Farm. I therefore have no objection on the development.

**TDC Environmental Health** - I have considered the issues of air quality, noise and contaminated land for the proposed development. I have no objections to the proposal but given that this application is for new residential properties and there is the potential for historic contaminants from the former agricultural use of the site, I would request

safeguarding conditions to ensure appropriate remediation is undertaken to render the site suitable for its intended use.

**TDC Waste and Recycling** - No objections

**TDC Strategic Housing** - No objections

**Southern Water** -

(Final comment)

Thanks for the amended drawing. This is adequate enough to satisfy us that the surface water is not going to a public sewer. However an assessment still needs to be done for the foul flow into our network as was previously carried out for both foul and surface water.

Please can the condition still be included so that the foul discharge can be addressed.

(Initial comment)

The results of an initial desk top study indicates that Southern Water currently cannot accommodate the needs of this application without the development providing additional local infrastructure. The proposed development would increase flows into the wastewater sewerage

system and as a result increase the risk of flooding in and around the existing area, contrary to paragraph 109 of the National Planning Policy Framework.

Should the Local Planning Authority be minded to approve the application, Southern Water would like the following condition to be attached to any permission. "Development shall not commence until a drainage strategy detailing the proposed means of foul disposal and a implementation timetable, has been submitted to and approved in writing by, the local planning authority in consultation with the sewerage undertaker. The development shall be carried out in accordance with the approved scheme and timetable."

Our initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required.

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 will rely on your consultations with the Environment Agency to ensure the protection of the public water supply source.

**Environment Agency** - The site is located above a Secondary Aquifer and within both SPZ3 and a designated groundwater Safeguard Zone (Minster) for nitrates. The site currently appears to be in agricultural usage but no information has been provided on historic uses. Consequently, we wish to request a safeguarding condition.

**Thanet CCG Estates Manager** - NHS Thanet CCG (TCCG) now has the responsibility for requesting Section 106 (s106) health care contributions, on behalf of developments in areas where CCG practices are located. TCCG wishes to apply for such assistance and a healthcare contribution is therefore requested against

the above development in accordance with the recognised Thanet District Council Planning Obligations and Contributions Guidance.

Inevitably, any increase in the local population has a knock-on effect in terms of health care and TCCG would seek to apply this s 106 contribution to meet these extra demands placed upon the local primary care health service. With regards to this particular application, despite being modest in size in its own right, it poses a risk to the provision of primary care in the locality as only one single practice covers the address within its catchment area. Minster Medical Practice will be required to register all new patients resulting from this development. Despite the premises being of sufficient size overall to accommodate the increase in patients; the overall amount of clinical space would need to be increased by way of internal reconfiguration and upgrade in order to provide access to core clinical services. We would anticipate works to convert existing admin space into compliant clinical accommodation would be required, including installation of clinical sink/IPS unit and compliant flooring.

In respect of this application a developer's contribution is required in the form of £22,320.

In respect of phasing and patient numbers, the contribution is sought upfront from the application, this will allow improvement works to be complete in advance of new patients wishing to register and will mitigate capacity issues going forward.

## COMMENTS

This application is brought before members as the site lies outside of the village confines, and is therefore a departure to Policy H1 of the Thanet Local Plan.

### **Principle**

The site is non-previously developed land outside of the village confines. The proposal for residential development is therefore contrary to Policy H1 of the Thanet Local Plan.

Policy CC1 of the Thanet Local Plan states that 'within the countryside, new development will not be permitted unless there is a need for the development that overrides the need to protect the countryside'.

Currently the Local Authority cannot demonstrate a 5 year supply of housing, and therefore all applications for residential development must be considered on their own merits. Whilst the application site would be a departure to current Local Plan Policy H1, the site has been identified by officers in the draft local plan as suitable for residential development. The draft local plan has limited weight in decision-making; however, given the draft allocation and identified need for housing, the proposal falls to be considered under paragraph 14 of the NPPF as to whether it represents sustainable development.

Policy H04D of the Draft Local Plan specifically relates to this housing allocation, and requires that development be informed by archaeological evaluation and development be laid out and designed so as to respect the setting of the listed building. These issues have been addressed within this report.



The site is located on the edge of Monkton Village, which has some facilities and services, such as a primary school, church, and hall, and is also close to Minster Village, where there are many more facilities and services. A bus service runs along Monkton Street (directly to the front of the application site), which connects to Minster Village and the urban area. The bus stop for this service is within 200m of the application site. A footpath extends up to the application site, and the proposal includes the extension of the footpath across the front of the site. All of this contributes to the sustainability of the development.

Given the need for housing, the principle of development is likely to be considered acceptable, subject to all other material considerations, such as the impact upon the countryside, adjacent listed building, archaeology and highway safety.

### **Quality of Land**

The NPPF states that local planning authorities should seek to use areas of poorer quality land in preference to that of higher quality. The planning statement advises that the application site consists of Grade 2 agricultural land, similar to much of the agricultural land within Thanet that is either Grade 2 or higher. The loss of this land will need to be balanced against the need for the development.

### **Impact on Countryside and Surrounding Area**

The site falls outside of the urban confines and within a Landscape Character area. Policies CC1 and CC2 of the Thanet Local Plan look to protect the open landscape, and the wide, long views of the former Wantsum Channel area and Pegwell Bay. The application site is located on the edge of the existing settlement in an open area of field, and will be visible from Monkton Street, with longer views achievable from the surrounding area, including the A299 and Willetts Hill.

#### **- Landscape Impact**

The site is located between existing residential development and Walters Hall Farm; with the northern boundary of the application site not extending beyond the extent of residential development to the west of the site, of farm buildings to the east of the site. As such, the proposed development would be viewed as an infill between existing road frontage development on Monkton Street, and would not result in an isolated extension into the countryside.

A Landscape Appraisal has been submitted as part of the application in order to examine the visual impact of the proposed development on the immediately surrounding area, as well as on long views of the Wantsum Channel, given the location of the site within a Landscape Character Area. The main views of the site are from Monkton Road itself and the A299 to the north of the site, which is at a higher ground level looking down towards Monkton Street. There are limited to no long views available from the west and east of the site, mainly due to the presence of existing development and existing trees surrounding Walters Hall Farm.

The report concludes that whilst the development will be visible, it will not appear out of context with the character of development along Monkton Street, and that mitigation planting will help to blend the proposed development in with surrounding development.

A Landscape Strategy has been submitted, which shows the location of proposed trees, native hedges and shrubs. The strategy has been designed as a direct response to the ecology report and findings of the Landscape Appraisal, and shows the planting of a double native hedgerow along the western, northern and eastern boundaries of the site, and the planting of trees of varying canopy sizes and at random spacing along the northern boundary of the site, in order to soften the appearance of the development from the north. The Landscape Strategy also highlights the views through the site towards the open fields beyond that would be maintained.

Based on the limited long views of the site, and its infill position between an existing residential development to the west and farm buildings to the east, it is considered that there would be very minimal visual harm on the wider landscape, especially if the mitigation planting detailed within the Landscape Strategy is implemented. As a result the landscape impact is considered to be acceptable subject to safeguarding conditions, which should detail the mitigation planting proposed.

- Impact on Listed Building

There is a Grade II Listed building on the adjacent neighbouring site to the east, called Walters Hall Farmhouse. The listed building is at least 36m from the side boundary of the application site. It is therefore unlikely that the setting of the listed building will be affected, especially given the row of existing trees to the western boundary of the listed building, which limit longer views of the listed building along Monkton Street. Whilst long views of the listed building as a whole are restricted, partial views of the roof of the listed building are possible, and this may be affected by the location of the proposed development.

The Conservation Officer has been consulted and has advised that in his opinion the proposed siting, design and external appearance of the proposed development would not have a significant adverse effect on the setting of the listed Walters Hall Farm.

Given the distance to the listed building, and its relationship with the proposed development, it is considered that the proposal would have a less than substantial impact upon the significance of the designated heritage, and the public benefits from providing new housing are considered to outweigh the harm to the listed building. The proposed development would therefore comply with paragraph 134 of the NPPF.

- Impact upon Character and Appearance of area

Policy SR11 of the Thanet Local Plan prevents development on undeveloped private open space or a gap in the settlement pattern if the site provides recreational opportunities or 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. The site consists of a modest sized area of agricultural land between built development. Whilst long views across the site are achievable, these views across the countryside continue just beyond Walters Hall Farm

where there is a very wide expanse of countryside. As such it is not considered that the development of this particular area of agricultural land would be significantly harmful to the character of the area.

The proposal is for the erection of 20no. dwellings, at a density of 25 dwellings per hectare. Within the draft Local Plan the site is allocated for 18no. dwellings, which is not too dissimilar to that proposed. A development of the density proposed is considered to be suitable for this rural edge of village location.

Opposite the site are existing residential dwellings, some of which are setback, and others of which extend up the highway. Dwellings on the adjoining site to the west are setback from the road by approximately 9m. On the Eastern site the nearest agricultural building is significantly setback from the road, almost in line with the rear boundary of the site. It is therefore acknowledged that along this section of the village there is a varied character, and so continued variety through this scheme is encouraged when considering the layout, and the size and type of units.

The proposal consists of a mixture of terraced, detached and semi-detached properties; with the larger detached dwellings located to the rear of the site, and the smaller terraced and semi-detached units located towards the front section of the site. The layout of the development proposed is considered to be in keeping with the surrounding pattern of development where there is variety in the size, scale and design of unit types. A new development has recently been constructed on the adjacent site that consists of 8no. large detached dwellings. In order to maintain the variety in the streetscape it is therefore important that within this scheme the smaller units of differing building types are located towards the front of the site. A staggered building line is also important given the varied building line opposite the site. In order to achieve this, the proposal shows plots 1-4 reversed so that the rear gardens adjoin Monkton Street, allowing for the buildings to be setback into the site. Plots 5-7 have also been re-orientated to partly front the single vehicular access road, and partly front Monkton Street, but designed so to appear to as a single detached unit. Further to the east a row of terraced cottages are proposed. The layout proposed enables spacious gaps between the development when viewed from the street, and the varied building line enables large landscaped areas to be provided adjacent to Monkton Street.

Five different building types are proposed within the development. House type 1 covers plots 5, 6 and 7, and consists of 3no. terraced dwellings, two of which are 2-storey gables, with the central dwelling hipped with a dormer at one and a half storeys in height. House type 2 forms the terrace row fronting Monkton Street and consists of 2-storey modest sized dwellings with door canopies and chimneys that add interest to the design. House type 3 forms the 4no. pairs of semi-detached dwellings, which have barn hips and a small front and rear dormer window, along with an extended ground floor area including a setback attached garage. These are the only units with accommodation at second floor level. Whilst some concern has been raised by residents of the presence of 3-storey units on the site, the accommodation is only within the roof space with modestly sized dormers and therefore this is not considered to be out of keeping with the general character of the area. House types 4 and 5 are 2-storey in height and make up the remaining 5no. detached dwellings on the site.

The design of these dwellings is similar to the design of the recently constructed dwellings on the adjacent site.

It is considered that the provision of 5no. different unit types across a 20no. dwelling scheme will help to provide the necessary variety in building design and scale that is required in order for the proposed development to be successfully integrated into this rural village environment.

In terms of materials a mixture is again proposed including both red and yellow brick, white board cladding, slate and clay roof tiles, and timber windows and doors. These materials are considered to be suited to this rural village location, and are considered to be sympathetic to the setting of the adjacent Grade II Listed building.

Overall, the impact of the density, layout, design, scale and materials of the proposed development are considered to be in keeping with the character and appearance of the area, in accordance with Policy D1 of the Thanet Local Plan and the NPPF.

### **Living Conditions**

The site is adjacent to a recently constructed development to the west, and is opposite existing residential occupiers. To the east is an existing farm.

The residents of the adjacent housing development are not likely to be affected by the proposed development as there is a gap of 6.4m between the side elevation of the nearest proposed unit and the side elevation of the nearest neighbouring dwelling, so the impact upon light and outlook is considered to be acceptable. There are no upper level clear glazed windows facing the neighbouring properties, so the impact upon privacy is also acceptable.

The majority of dwellings opposite are setback from the road with driveways to the front, and will therefore not have their privacy or general amenity affected by the proposed development. The only dwellings that may be affected are nos. 56 and 50, both of which are located close to the road, and the garden area adjacent to nos. 56, 58 and 58a.

There are two very small windows within the road elevation of no.56, and a distance of 18m to the rear elevation of plot 4 opposite the site. There is not considered to be any significant impact upon the privacy within the rooms of no. 56, and given the limited number of small windows within the road fronting elevation of no.56, and the proposed planting along the boundary, there would also be a limited impact upon the future occupiers of plot 4.

No. 50 Monkton Street is located directly opposite the new vehicular access into the application site. There are no proposed dwellings directly opposite the site; however, the windows within the proposed front elevation of plot 8 would look towards the driveway associated with no. 50, but as this space is not classed as private amenity space, and is already visible from the public realm, the impact upon the privacy of the occupiers of no.50 Monkton Street is considered to be acceptable.

A concern raised by the occupiers of no.50 is the potential for light pollution from the headlights of cars approaching the new junction opposite the property. Whilst it is accepted

that there would be some impact from headlights, this is only during limited times of the day, and would only be from a limited number of vehicle movements. The section plan also shows that the ground level within the application site would not be much higher than the existing road level, and as such lights from vehicles approaching the junction would only impact upon rooms at ground floor level, and not first floor level where bedrooms are likely to be located. Given the very temporary and limited harm that would result from the proposed development, it is not considered that the standard of amenity for the occupiers of no.50 would be significantly affected to warrant refusal of the application.

A neighbouring garden area is present opposite the site, which appears to belong to no. 56, 58 or 58a Monkton Street. The front boundary adjacent to the garden area consists of a high brick wall of approximately 1.8m in height. The height of the boundary wall means that most of the garden area would be outside of the view line from windows within the proposed development. In any event, there is a minimum distance of 21m between the first floor windows within the proposed dwelling opposite (plot 4) and the boundary wall to the neighbouring garden area, meaning that the degree of harm resulting from potential overlooking would be limited.

Within the development itself, each dwelling is provided with doorstep play space, in accordance with Policy SR5 of the Thanet Local Plan.

The impact upon neighbouring living conditions is therefore considered to be acceptable, and in accordance with Policy D1 of the Thanet Local Plan and paragraph 17 of the NPPF.

## **Transportation**

The proposal involves the creation of a single central vehicular access into the site from Monkton Street, which will provide access to all but three of the proposed parking spaces. The new vehicular access can achieve the required 2.4m x 43m visibility splays.

A Transport Statement has been submitted with the application, which concludes that whilst there will be a number of additional trips on the highway network, the small increase in peak hour trips will be insignificant in traffic terms and will have no material impact on the operation of the local highway network.

The proposal involves the creation of an access road within the site, which extends to both the north and west of the site. Plans have been submitted showing vehicle tracking for a 11.2m long refuse vehicle both within and at the entrance to the site, which proves that vehicles would be able to enter and leave the site in a forward gear.

Off-street vehicle parking has been provided in the form of 2no. parking spaces per dwelling and 3no. visitor parking spaces across the whole development. For the larger dwellings there is also scope for additional parking within their driveways. All of these parking spaces are served from the internal access road other than 2no. parking spaces adjacent and allocated to plot 5, and 1no. parking space adjacent and allocated to each of plots 10 and 11. Independent parking spaces were originally shown for each of units 8-11, but these could not achieve the necessary vision splays and are therefore shown relocated within amended plans to within the site, and an extended footway provided to the front of plots 8-

11. KCC Highways and Transportation have been consulted and are satisfied with the number of off-street parking spaces provided and the footpath extension, which will improve pedestrian movement into the centre of the village and to the bus stop for both the future occupiers of plots 8-11 and existing residents living opposite the site.

Concern has been raised by residents with regards to the narrowness of Monkton Street at this point and the likelihood that the proposed development would lead to on-street parking outside of the development, further restricting access along Monkton Street. KCC has advised that the proposed parking is generally positioned close enough to the houses they serve to help deter on-street parking along Monkton Street; however, it is acknowledged that wherever there is frontage development there is the possibility of some residents ignoring their allocated spaces in order to park immediately outside. If this does occur and cause a highway obstruction, then it may be prudent in the future to investigate the possibility of a Traffic Regulation Order at the mouth of the new junction as far as the proposed crossovers in each direction. The presence of the new bell mouth junction should serve to keep vehicles from parking directly opposite.

Concern has also been raised by residents in relation to highway safety during the construction period. Whilst there may have been inconvenience caused to neighbouring residents during the construction phase of the adjacent development, this could not justify a reason for refusal of the proposed development. In any event, the application site is larger than the adjacent development site, meaning that it will be easier for construction vehicles to load and unload within the site itself rather than on the road. A construction vehicle management plan condition is also proposed in order to provide the necessary safeguarding to the highway during construction, and will include a requirement for on-site parking for construction vehicles.

The number of vehicle movements that would result from the development is not considered to have a severe impact upon the highway network, and adequate off-street parking and turning space within the site has been provided. It is therefore considered that the impact upon highway safety is acceptable and in accordance with the NPPF.

## **Drainage**

- Foul drainage

Southern Water has advised that the results of an initial desk top study indicate that they are currently unable to accommodate the needs of the proposed development without the development providing additional local infrastructure. Southern Water are satisfied that these details can be provided as part of a safeguarding condition, with the required infrastructure to be provided by the developer through separate agreement with Southern Water.

- Surface water drainage

A drainage strategy plan was submitted as part of the application, which showed that surface water run-off would drain to a proposed combined sewer. Southern Water raised concerns to this proposal on the basis that there are no public surface water sewers in the area to serve

the development, and therefore alternative means of draining surface water from the development were recommended.

An amended drainage strategy plan has been submitted, which shows the provision of a proposed foul sewer, and a separately proposed surface water sewer, which would travel below Monkton Street and then south, and outfall in to a local ditch. Southern Water are satisfied that the proposed plan shows that the surface water will not be going to a public sewer, and KCC SUDs have advised that this may be a feasible approach, however they require further detail on the outfall location, discharge rates, and detailed design of the drainage provision, which they have confirmed can be dealt with via condition.

The surface water drainage provision is therefore considered to be acceptable subject to detailed safeguarding conditions requiring the necessary drainage details.

### **Affordable Housing**

Policy H14 of the Thanet Local Plan requires that 30% affordable housing be provided on sites of 15 units or more. The agent has confirmed that 30% of the development will be provided as affordable units, which equates to 6no. units.

Of these 6no. units it is intended that three will be 2-bed and three will be 3-bed. The Strategic Housing Manager has advised that our largest housing need on the register is for 1,2 and 3 bedroom units, and therefore whilst the provision of 2no. 4-bed units would have been proportionate to the overall size of units provided on the site, the size of those provided meets the local need, as such the Strategic Housing Manager has raised no objections to the proposed mix.

Details of the tenure split are to be determined at a later stage through the submission of an affordable housing scheme. With regards to the location, it is intended that plots 5-7 to the west of the access road, and plots 8-10 to the east of the access road, will be provided as the affordable units.

A legal agreement is to be submitted that includes the provision of the 30% affordable housing, along with the unit sizes and an agreement to 100% nomination rights by the Council. The proposal therefore complies with Policy H14 of the Thanet Local Plan.

### **Size and Type of units**

Policy H8 of the Thanet Local Plan requires that there should be a mix of dwelling sizes and types within developments to meet a range of community needs. The proposal is for the erection of 12no. 4-bed units, 5no. 3-bed units and 3no. 2-bed units, and will take the form of 7no. terraced dwellings, 8no. semi-detached dwellings, and 5no. detached dwellings.

Whilst a mix of dwelling sizes is proposed, ideally more 3-bed units than 4-bed units should be provided, as the latest Strategic Housing Market Assessment shows that the greatest need within Thanet is for 3-bed family dwellings. However, the provision of 4-bed units enables the density of development on the site to remain low, which is important for this rural

village location; and provides a form of development in keeping with the surrounding pattern of development. As such, the mix of unit sizes proposed is not considered to be harmful enough to warrant the refusal of the application.

Policy H8 also requires that 15% of the development is provided as lifetime homes, which the applicant has agreed to.

### **Play Provision**

Policy SR5 of the Thanet Local Plan requires that where a development in its completed form would amount to ten to forty-nine residential units a commuted payment is expected to be made for the provision, maintenance and upgrade of play facilities.

There is an existing play area within Monkton Recreation Ground, which is maintained by Monkton Parish Council. The Clerk at Monkton Parish Council has advised that there is a need for additional play equipment and upgrading at the play area, including a new roundabout and safety surface.

The agent has agreed to the provision of a financial contribution in the form of £17,500 to be used for additional off-site play equipment/facilities within Monkton Recreation Ground. This contribution would address the requirements of Policy SR5 of the Thanet Local Plan, and is therefore considered to be acceptable.

### **Archaeology**

An Archaeological Desk based assessment has been submitted with the application, although the draft policy for the allocated site asks for an archaeological evaluation to accompany the application. KCC Archaeological Officer has responded to consultation and has advised that the area has high archaeological potential generally and specifically for Iron Age archaeology found on the adjacent site. Cropmarks indicate a lot of significant archaeology on the higher area to the north. Whilst only limited information has been submitted with the application, the Archaeological Officer is satisfied that the site can be addressed through a condition for evaluation followed by safeguarding measures.

The impact upon archaeology is therefore considered to be acceptable.

### **Biodiversity**

A Preliminary Ecological Appraisal was undertaken by Native Ecology in February 2017, which found that the site provided habitat of negligible suitability for reptiles, although the boundaries of the site were found to provide potential foraging and basking opportunities for reptiles, particularly slow worms and common lizards.

A reptile survey report has been submitted as part of this application, which concludes that only one common lizard was recorded during the reptile survey. As a result, the report recommends a strategy of supervised habitat manipulation, which would encourage any common lizards present within the site to disperse to nearby suitable habitat prior to the start of development works.



KCC Biodiversity have assessed the submitted report and advise that sufficient information has been provided for the determination of the planning application. Although a single reptile has been recorded, the Biodiversity Officer accepts that the suitable reptile habitat on site is limited to the site edge boundaries and is very small compared to the footprint of the development site; however, to minimise any residual risk of harm or impact to reptiles, KCC require the precautionary measures detailed in paragraph 8 of the Reptile Survey Report (regarding habitat manipulation and exclusion) to be undertaken.

The impact upon Biodiversity is therefore considered to be acceptable and in accordance with the NPPF, subject to safeguarding conditions requiring the precautionary measures to be carried out both prior to and during development, and subject to a condition requiring details of bat and bird boxes, log piles, and any intended lighting scheme.

### **Financial Contributions**

#### **- Education/Libraries**

Policy CF2 of the Thanet Local Plan requires that where a proposed development would directly result in the need to provide new or upgraded community facilities, a financial contribution towards the cost of such provision will normally be sought.

KCC have been consulted and have advised that there would be a requirement for a financial contribution of £66,480 towards Birchington Primary School Phase 2 expansion; a financial contribution of £47,196 towards Phase 2 of Ursuline College expansion works; and a financial contribution of £960.32 towards book stock at the local library in Minster.

Whilst these projects are not located within the village itself, KCC have advised that these schools are the nearest schools to the application site with a current expansion project, which would justify a need for financial contributions.

The applicant has agreed to provide all of the required financial contributions, which will be secured through the submission of a legal agreement.

#### **- Healthcare Provision**

A request has been received from the NHS regarding the need to mitigate the increased healthcare requirement created by this housing development. They have advised that any contributions secured should be put towards the internal reconfiguration and upgrade of Minster Medical Practice in order to provide access to core clinical services.

The formulae used to calculate the contribution is based on a cost per head to provide a new surgery. This equates to £360 per person, resulting in an overall contribution of £22,320 for the application site.

The principle of the contribution is considered to meet the statutory test of planning obligation, and the applicant has agreed to the principle of a contribution to be part of the

Section 106 agreement. The impact upon healthcare provision is therefore considered to be acceptable.

### **Habitat Regulations**

Thanet District Council has produced the 'The Strategic Access Management and Monitoring Plan (SAMM)' which focuses on the impacts of recreational activities on the Thanet section of the Thanet Coast and Sandwich Bay Special Protection Area (SPA). The studies indicate that recreational disturbance is a potential cause of the decline in bird numbers in the SPA. The proposed development is 1km from the Thanet Coast and Sandwich Bay SPA, Ramsar and SSSI. Therefore, to enable the Council to be satisfied that the proposed development will avoid a likely significant effect on the designated sites (due to an increase in recreation) a financial contribution is required to contribute to the district wide mitigation strategy.

The tariff for this contribution is provided in the SAMM report. For this development the contribution required is in the form of £10,686. The applicant has agreed to this contribution, which will be secured through a legal agreement.

### **Heads of Terms**

The legal agreement to be submitted in support of this application will contain the following commitments:

- 30% affordable housing,
- £3,324.00 per 'applicable' house towards primary school provision in the form of Birchington Primary School Phase 2 expansion,
- £2,359.80 per 'applicable' house' towards secondary school provision in the form of Phase 2 Ursuline College expansion works,
- £960.32 towards library provision,
- £10,686 towards the Special Protection Area,
- £22,320 towards improvements within primary care by way of an internal reconfiguration and upgrade of Minster Medical Practice,
- £17,500 towards play equipment at Monkton Recreation Ground.

### **Conclusion**

Whilst the site lies within the countryside as identified by the Local Plan, the authority does not have a 5 year supply of deliverable housing sites. Accordingly the proposed housing development must be viewed in the context of the presumption in favour of sustainable development and the tests of paragraph 14 of the NPPF, with any adverse impacts of granting permission having to significantly and demonstrably outweigh the benefits from the scheme to withhold planning permission.

The provision of 20no. dwellings would make a modest contribution to the District's housing supply, supporting economic and social dimensions of sustainable development, with employment provided through construction. It is not considered that the proposed development would significantly impact upon neighbouring amenity due to the general distance and layout of the proposed development. All requests for social contributions

towards education, play provision, social and health care have been agreed by the applicant, and 30% on-site affordable housing is provided. This attaches significant weight in favour of the application due to these social and economic benefits.

In terms of the environmental dimension, the proposal would result in the loss of countryside, but would be viewed as an infill between existing development, with limited impact upon the wider landscape area and the setting of the adjacent Grade II Listed building. The density of the proposed development falls below 30 dwellings per hectare, thus in keeping with the rural character of the area, and landscape enhancements are proposed including hedgerows and sporadic tree planting along the northern, eastern and southern boundaries of the site. Kent Highways raise no objection in principle to the proposal, and the proposed access is considered to be both safe and suitable. Therefore overall limited environmental harm would result from the proposal.

It is considered that, with safeguarding conditions and appropriate contributions and items secured via a S106 legal agreement, that there would be no adverse impact of the development on ecology, archaeology or drainage.

Therefore when considering the framework as a whole, the proposal constitutes sustainable development, as any harm is outweighed by the economic and social benefits from the proposed development of this draft allocated housing site.

It is therefore recommended that Members defer and delegate the application for approval, subject to the receipt of a satisfactory Section 106 agreement to secure the required planning obligations.

**Case Officer**  
Emma Fibbens

TITLE: F/TH/17/0804

Project Land Between 47 And 71 Monkton Street Monkton Ramsgate Kent

Scale:



