

D04

OL/TH/17/1342

MAJOR

PROPOSAL: Outline planning application for the erection of up to 25 houses with all matters reserved

LOCATION: Land North East Of The Length St Nicholas At Wade
BIRCHINGTON Kent

WARD: Thanet Villages

AGENT: Mr Will Lusty

APPLICANT: The Master, Fellows And Scholars Of The College Of St Johns.

RECOMMENDATION: Defer & Delegate

Defer & Delegate for approval subject to receipt of Section 106 agreement securing required planning obligations and the following conditions:

1 Approval of the details of the access to, appearance, layout and scale of any buildings to be erected and the landscaping of the site, (herein called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

GROUND:

As no such details have been submitted.

2 Plans and particulars of the reserved matters referred to in condition 1 above, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

GROUND:

In accordance with Section 92(2) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

3 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.

GROUND:

In accordance with Section 92(2) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

4 The development hereby permitted shall be begun before the expiration of 2 years from the date of the approval of the last of the reserved matters to be approved.

GROUND:

In accordance with Section 92(2) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

5 Details pursuant to condition 1 shall identify a minimum of 15% of housing to lifetime home and wheelchair standards and include the specification of such dwellings.

GROUND:

To meet the housing needs of the community in accordance with saved policy H8 of the local plan.

6 Details to be submitted pursuant to condition 1 shall include the location and size of the affordable housing units.

GROUND:

To ensure that the required level and type of affordable housing is provided in accordance with saved policy H14 of the Local Plan.

7 No less than 70% of the total number of dwellings constructed pursuant to this planning permission shall be dwellings of two or more bedrooms.

GROUND:

To ensure the provision of a mix of house sizes and types to meet a range of community needs in accordance with saved policy H8 of the Local Plan.

8 Details pursuant to condition 1 shall include full details (in the form of scaled plans and/or written specifications) to illustrate the following:

- i) parking provision in accordance with adopted standard;
- ii) Turning areas;
- iii) Secure, covered cycle parking facilities.

The scheme shall be implemented as approved prior to the first occupation of the units hereby approved.

GROUND:

In the interests of highway safety.

9 No development shall take place until full details of the proposed highway works have been submitted to, and approved in writing by, the Local Planning Authority. These details shall include:

- details of the proposed footpath located to the site's frontage with The Length;
- details of the proposed uncontrolled crossing points; and
- details of the proposed upgrade to the existing bus stop to the south east of the site together with a timescale for their provision.

These works shall be implemented in accordance with the approved details and shall thereafter be permanently retained.

GROUND:

In the interests of highway safety and traffic flow in accordance with saved local plan policy TR16.

10 The development hereby approved shall incorporate bound surface materials for the first 5 metres of any access from the edge of the highway.

GROUND:

In the interests of highway safety.

11 The gradient of any access shall be no steeper than 1 in 10 for the first 1.5 metres from the highway boundary and no steeper than 1 in 8 thereafter.

GROUND:

In the interests of highway safety.

12 Details pursuant to condition 1 (in the form of scaled plans and/or written specifications) shall include , but not necessarily be limited to, the following; proposed roads, footways, footpaths, verges, junctions, sewers, retaining walls, service routes, vehicle overhang margins, embankments, accesses, carriageway gradients, driveway gradients and street furniture.

The development shall be laid out and constructed in accordance with the approved details prior to the first occupation of the dwellings hereby permitted.

GROUND:

In the interests of highway safety.

13 Prior to the first occupation of any of the units hereby approved the following works between a dwelling and the adopted highway shall be completed:

- i) Footways and/or footpaths, with the exception of the wearing course;
- ii) 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 installation of any external lighting, a detailed outdoor lighting scheme shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include details of the type of lights, the orientation/angle of the luminaries, the spacing and height of the lighting columns, the extent/levels of illumination over the site and on adjacent land and the measures to contain light within the curtilage of the site. The development shall be implemented in accordance with the approved scheme and thereafter maintained as agreed.

GROUND:

In the interests of minimising light pollution and to safeguard the amenities of the locality in accordance with the National Planning Policy Framework and saved policy D1 of the Local Plan.

15 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.

16 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.

17 No development shall take place until a detailed sustainable surface water drainage scheme for the site based on the Flood Risk Assessment By Herrington Consulting Limited (dated December 2016) and sustainable drainage principles, to include, but not necessarily be limited to, the method of surface water disposal and a timetable for the implementation and a maintenance and management plan for the lifetime of the development, has been 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 and disposed of through infiltration features located with the curtilage of the site alone.

Where infiltration is to be used to manage the surface water from the development, it will only be allowed within those parts of the site where it has been demonstrated to the Local Planning Authority that there is no resultant unacceptable risk to controlled waters.

All surface water drainage from parking areas shall be passed through an interceptor designed and constructed to have a capacity and details compatible with the site being drained.

The management and maintenance plan 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.

The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.

GROUND:

To ensure that the principle of sustainable drainage are incorporated into this process, to ensure ongoing efficiency of the drainage provisions and to protect vulnerable groundwater resources and human health from pollution in accordance with the National Planning Policy Framework.

18 No development shall take place until a scheme for foul sewerage disposal from the development has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include details of any additional infrastructure required to mitigate the additional flows created by this development. The development shall be constructed and thereafter maintained in accordance with the approved details.

REASON: To prevent pollution in accordance with Thanet Local Plan Policy EP13 and guidance contained within the National Planning Policy Framework.

19 No infiltration of surface water drainage into the ground is permitted other than with the written consent of the Local Planning Authority. The development shall be carried out in accordance with the approved details.

GROUND:

To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 109 of the National Planning Policy Framework.

20 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 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 agreed in writing by, the Local Planning Authority.

GROUND:

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

21 All ecological mitigation measures and/or works shall be carried out in accordance with the details contained in the Ecological Appraisal Report (April 2017) as already submitted with the planning application and agreed in principle with the Local Planning Authority prior to occupation of any part of the development.

GROUND:

To ensure that the measures considered necessary as part of the ecological impact assessment are carried out as specified.

22 Prior to the completion of the development hereby approved details of how the development will enhance biodiversity shall be submitted to, and approved in writing by, the Local Planning Authority. These shall include the installation of bat and bird nesting boxes along with the installation of generous native planting where possible. The approved details shall be provided prior to the first occupation of the development hereby permitted and thereafter permanently retained.

GROUND:

To enhance biodiversity

23 No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority for that phase. The approved statement shall be adhered to throughout the construction period and shall provide details of:

- i) the parking of vehicles for site operatives and visitors;
- ii) construction vehicle loading/unloading, tuning facilities and access routes/arrangements;
- iii) loading and unloading of plant and materials;
- iv) storage of plant and materials used in constructing the development;
- v) wheel washing facilities and their use;
- vi) measures to control the emission of dust and dirt during construction including a scheme for recycling/disposing of waste resulting from construction works
- vii) a construction environmental management plan, including details of operation construction time, enclosures for noise emitting equipment, dust and waste management policy and construction site noise management including siting of stationary noisy or vibrating plant equipment.

GROUND:

To ensure pollution prevention measures are in place for all potentially polluting activities during construction in accordance with the National Planning Policy Framework paragraph 109 and in the interest of highway safety.

24 Details to be submitted pursuant to condition 1 shall be in accordance with parameters shown on drawing number 365_199_004.

GROUND:

To ensure the development does not have an adverse effect on the adjacent heritage assets.

INFORMATIVES

Please be aware that obtaining planning permission and complying with building regulations are separate matters - please contact building control on 01843 577522 for advice on building regulations

It is the responsibility of the applicant to ensure, before the development hereby approved is commenced, that all necessary highway approvals and consents where required are obtained and that the limits of highway boundary are clearly established in order to avoid any

enforcement action being taken by the Highway Authority. Information about how to clarify the highway boundary can be found at <http://www.kent.gov.uk/roads-and-travel/what-we-look-after/highway-land>

The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under such legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.

Thanet District Council is committed to reducing crime and the fear of crime through design. We strongly advise the applicant to contact external bodies such as Kent Police Crime Prevention Design Advisors (CPDAs) to ensure that a comprehensive approach is taken to Crime Prevention and Community Safety before making any reserved matters application for the development.

A formal application for connection to the public sewerage system and water supply 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.

It is the responsibility of developers to have the appropriate waste storage facilities and containers in place prior to the properties being occupied. For more information, please contact Waste and Recycling on 01843 577115, or visit our website <http://thanet.gov.uk/your-services/recycling/waste-and-recycling-storage-at-new-developments/new-developments/>

For the avoidance of doubt, the provision of contributions to as set out in the unilateral undertaking made on submitted with this planning application, and hereby approved, shall be provided in accordance with The Schedule of the aforementioned deed.

The applicant/developer will need to enter into a S278 agreement with KCC Highways to agree the scope and timing of the off site highway works proposed.

The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended, it is an offence to remove, damage or destroy the nest of any wild bird while that nest is use or being built. Planning consent for a development does not provide a defence against prosecution under this act.

SITE, LOCATION AND DESCRIPTION

The application site is approximately 1.25 hectares in area and comprises agricultural land currently used for grazing of horses. It is located immediately to the north of The Length (which forms the southern boundary of the site delineated by a post and wire fence). The western boundary of the site is formed by shrubs and bushes behind which are the grade II listed properties Walmer and Bramble Cottages. The eastern boundary is formed by mature trees and bushes beyond which is the grade II listed Chalk Garden. There are no features

on the ground which delineates the site's northern boundary. The site is effectively flat and lies beyond the village boundary and conservation area, although it immediately abuts the latter.

The site is covered by CC2 (Landscape Character Areas) of the saved Local Plan but is otherwise free of Tree Preservation Orders, heritage constraints or flood risk designations.

Surrounding area

To the immediate south of the site is the existing housing development fronting The Length. To the south of these properties are the residential properties in Bedford Way. To the east of the site is Canterbury Road with open countryside beyond that. To the west of the site is the historic centre of St Nicholas at Wade, whilst to the north is agricultural land.

RELEVANT PLANNING HISTORY

F/TH/14/0045 - Retrospective application for change of use of agricultural land to land for the keeping of horses. Approved 23rd April 2014

PROPOSED DEVELOPMENT

This application seeks outline consent for the erection of up to 25 dwellings with all matters reserved for future consideration. Members are, therefore, considering the principle of the development of the site for up to 25 residential units. All matters - access, appearance, layout, scale and landscaping - will come forward at the reserved matters stage.

This application is supported by a Planning Statement, Design and Access Statement, Transport Statement, Heritage Statement, Flood Risk Assessment and Drainage Strategy, Landscape and Visual Appraisal, Ecological Appraisal, Contamination Assessment, Archaeological Assessment, Utility and Infrastructure Report and Statement of Community Involvement.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan (2006)

H1 - Residential Development Sites

H4 - Windfall Sites

H8 - Size and Type of Housing

H14 - Affordable Housing

H15 - Rural Local Needs Housing

D1 - Design Principles

D2 - Landscaping

HE11 - Archaeological Assessment

HE12 - Archaeological Sites and Preservation

SR5 - Playspace

R1 - General Levels of Development

R2 - Village Gaps

CF2 - Development Contributions
CC1- Development in the countryside
CC2 - Landscape Character Areas
TR4 - New Road and Highway Improvements
TR12 - Cycling
TR16 - Car Parking Provision
CS10 - Contributions to Infrastructure Requirements

NOTIFICATIONS

Neighbouring occupiers have been notified, a site notice displayed near the site and the application publicised in a local newspaper.

12 letters objecting to the proposal have been received and their comments are summarised below.

- Inadequate parking provision and loss of parking in surrounding area;
- Already traffic congestion and speeding;
- Traffic calming measures required
- Requirement for visibility splays. Out of keeping and overdevelopment;
- More open space required;
- Impact on character of village
- Impact on Heritage assets (listed buildings and conservation area) adjoining the site;
- Loss of agricultural land
- Cumulative impacts of development should be considered. Loss of views;
- Potential for overlooking;
- Noise, disruption and mess during construction
- Proximity of development to adjoining properties results in harmony would be provided to another school in the catchment area;
- New children will not go to the village school;
- Question any benefit from the development on local businesses/services; and
- Strain on existing community facilities and infrastructure. No details of how the footpath will be dealt with;
- No detailed plans - cannot fully assess scheme;
- Effect on local ecology;
- Conflicts with saved policies CC1 and CC2 of the Local Plan;
- Preference for other sites within the village for residential development

Parish Council (final comments): St Nicholas at Wade with Sarre Parish Council is committed to accepting the allocated quota of housing as suggested by the Emerging Local Plan. Applications for sixty five houses in St Nicholas at Wade have been passed in the last two years. If both the schemes currently under consideration for St Nicholas (OL/TH/17/1342 and OL/TH/17/1447) were approved this would take it to one hundred and twenty. This is far in excess of that recommended in the Emerging Local Plan.

The preferred and supported option is for OL/TH/17/1447 for the reasons below:

- o Would be seen as a third phase of building on Manor Road (after F/TH/15/0770 and F/TH/15/1204). Building work is kept in one quarter of the village and is less disruptive to its

rural setting. If both applications were to go ahead two main roads in the village would see construction traffic causing traffic problems;

- o It is a well thought out plan that addresses a major concern of safety that residents have - the provision of the pavement from the A28 Canterbury Road along the south verge of Manor Road is welcomed;

- o The application has a water pumping station integrated in the plan. Water pressure is a concern for many residents.

(Initial Comments): The development of this particular area of land would have an adverse effect on the village.

1. The development will have a significant adverse impact upon the visual and landscape character of the area. The site is visually exposed and part of the flat landscape which extends northwards towards the Thanet Way and the Thames Estuary. The site was previously and appropriately identified in the Local Plan as a protected gap within which development was resisted.

The site is distinctly different from other established parts of The Length and located on the north side of the road. Existing development on the north side of the road is part of the historic village, grouped around the church, the farm and shops.

The development of the site would appear strident and incongruous and would be at variance with the prevailing spatial patterns of development in the area. It would be out of character with the historic prevailing pattern of development to the west and would perpetuate the more inappropriate post war housing to the south of The Length which is also strident and incongruous and draws on no local vernacular reference.

The development of this exposed site would be heavily visible from a number of public vantage points including the A28 Canterbury Road, Thanet Way, Orchard Lane and from parts of the A253 and the landscaping proposed would be insufficient to shield the housing. Furthermore, a reduction in housing on the site to facilitate an increase in landscape area would not address the wider concerns about the incongruity of the proposals and the adverse impact on the visual quality of the area and its landscape character.

2. The proposals would have a significant adverse effect upon designated heritage assets. These include the listed Walmer Cottage, Bramble Cottage and the listed Chalk Garden together with the St Nicholas conservation area.

3. The proposal would add a significant number of vehicle movements at the junction of The Length with the A28 at a point where visibility to the south along the A28 is limited. An area which is already extremely hazardous would be exacerbated.

It is noted that there is a substantial amount of local objection to this application. It is recognised that there will be some benefits from housing development, particularly during the construction phase and some support for local services. However, the adverse effects of the development which have been identified would significantly and demonstrably outweigh these benefits.

Furthermore, if development is to take place within the village, The Parish Council believes that there are more suitable locations. The development of a similar amount of housing between the existing site recently approved at Manor Road and the A28 could be more successfully accommodated within the surrounding landscape and would blend more satisfactorily with the spatial pattern of development. It would not harm heritage assets and would be preferable in highway safety terms.

CONSULTATIONS

Southern Water: Our initial investigations indicate that Southern Water can provide foul sewage disposal to service the proposed development. Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer.

Request that should this application receive planning approval an informative to that effect is attached to the consent.

The planning application form makes reference to drainage using Sustainable Urban Drainage Systems (SUDS).

Under current legislation and guidance SUDS rely upon facilities which are not adoptable by sewerage undertakers. Therefore, the applicant will need to ensure that arrangements exist for the long term maintenance of the SUDS facilities. It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid flooding from the proposed surface water system, which may result in the inundation of the foul sewerage system.

Thus, where a SUDS scheme is to be implemented, the drainage details submitted to the Local Planning Authority should:

- Specify the responsibilities of each party for the implementation of the SUDS scheme
- Specify a timetable for implementation
- Provide a management and maintenance plan for the lifetime of the development.

This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Request that should this application receive planning approval, a condition is attached to this grant of consent to require the submission and approval of details the proposed means of foul and surface water sewerage disposal.

Please note there is a communication pipe within the site.

Following initial investigations, Southern Water can provide a water supply to the site. Southern Water requires a formal application for connection and on-site mains to be made by the applicant or developer.

Natural England: Designated nature conservation sites - no objection. The application site is in close proximity to European designated sites and therefore has the potential to affect

their interest features. European sites are afforded protection under the Conservation of Habitats and Species Regulations 2010, as amended (the 'Habitats Regulations'). The application site is in close proximity to the Thanet Coast & Sandwich Bay Special Protection Area (SPA) and Ramsar site.. The above site is also designated at a national level as the Thanet Coast Site of Special Scientific Interest (SSSI). Appropriate financial contributions should be made to the Thanet Coast and Sandwich Bay SPA SAMP Plan being developed in conjunction with Thanet District Council. This strategic mitigation will need to be in place before the dwellings are occupied.

SSSI - Natural England is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which the SSSI named above have been notified. We therefore advise your authority that this SSSI does not represent a constraint in determining this application.

Biodiversity enhancements - This application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The authority should consider securing measures to enhance the biodiversity of the sites from the applicants, if it is minded to grant permission.

Environment Agency: The previous use of the proposed development site presents a medium risk of residual contamination that could be mobilised during construction to pollute controlled waters. Controlled waters are sensitive in this location because the development site is located upon Principal aquifer.

The reports submitted in support of the planning application provides confidence that it will be possible to suitably manage the risk posed to controlled waters by this development.

The proposed development will be acceptable if a condition relating to unexpected contamination is attached to any grant of planning consent. Without this condition the Environment Agency would object to the proposal in line with paragraph 109 of the NPPF because it cannot be guaranteed that the development will not be put at an unacceptable risk from, or adversely affected by, unacceptable levels of water pollution.

The design of infiltration SUDs may be difficult or inappropriate in this location. Request that a condition restricting surface water drainage into the ground.

Kent Police: The applicant/agent has not yet demonstrated that they have considered crime prevention. Should planning permission be granted, request that a condition requiring the applicants to liaise with the local Crime Prevention Design Advisor.

NHS Thanet Clinical Commissioning Group (TCCG): Any increase in the local population has a knock on effect in terms of health care and TCCG would seek to apply this contribution to meet the extra demands placed upon the local primary care health service. With regards to the 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 two practices cover the address within their catchment area. Either minster Surgery or Birchington Medical Practice will be required to register all new patients resulting from this development.

Birchington Medical Centre are planning on a scheme of improvements. This will initially involve either moving their patient records off site into storage, or digitalising the notes to free up space. This space will be made available for administration functions by fairly simple conversion to office space, which in turn will free up space which will be converted to clinical accommodation. The costs of the programme are still to be confirmed but are likely to be in the region of £80,000. This will allow for increased access for patients to primary care services and so it is proposed that the S106 contribution forms part of the project. A financial contribution is requested based on the number of new patients expected as a result of this development. Requested contribution £21,060.

KCC Archaeology: Archaeology can be dealt with by condition. The Desk Based Assessment correctly identifies the potential for pre-historic and Second World War remains in the area. In particular a defensive trench is thought to cross the east end of the site and may be affected by development proposals. Would advise that a condition securing the implementation of archaeological evaluation works and mitigation is attached to any grant of planning permission. This would allow the archaeological potential to be more fully evaluated before the detailed design stage and enable any appropriate preservation measures to be implemented which may include ways to avoid impact on the defensive trenches as appropriate.

KCC Highways: In principle, the highway authority (HA) raises no objections to the proposals.

It is not considered that the proposals will have a detrimental effect on highway safety, or junction capacity in the area.

Access visibility at all junctions and driveways must be provided with splays of 43 metres in each direction from a point set back 2.4 metres from the carriageway, as proposed, based on the existing 30mph speed limit.

Various highway improvements have been proposed by the applicants including a 2 metre wide footway along the frontage of the site on The Length, along with uncontrolled crossing points on both sides of The Length. These improvements must be included within any detailed designs. In addition, the existing bus stop bordering the south eastern edge of the site should be upgraded to include a raised hard standing, bus shelter, bus stop clearway markings and bus stop flag.

Although a detailed matter, when any reserved matters applications are submitted parking numbers must be provided based on Kent parking standards for a rural / suburban edge location. Tandem parking should be avoided, and garages are only considered additional and must not be counted in the required parking provision.

A number of informatives relating to highway safety are requested to be attached to any grant of planning consent.

KCC Flood and Water Management: The planning application for the above referenced site is supported by a Flood Risk Assessment and Drainage Strategy prepared by Peter Brett and Associates (August 2017). The report includes information in relation to infiltration

testing undertaken on the site and demonstrates that surface water generated within the site may be appropriately managed.

Should your Authority be minded to grant permission to this development request that conditions requiring details of the surface water drainage scheme to be submitted and approved by the Local Planning Authority including its implementation, maintenance and management and a verification report to demonstrate the suitability of the drainage scheme.

KCC Public Rights of Way: Public footpath TE4 runs along the western boundary of the site. The existence of the right of way is a material consideration. Should consent be granted, the development will impact upon the public use, enjoyment and amenity of the Public Right of Way.

No objection to the outline planning application and note that the from the Design and Access statement that "The existing Public Right of Way along the western boundary of the site will not be affected by the proposals". However have concerns over the enhanced planting to the western boundary of the site. The developer should be aware that they must remain responsible for the maintenance of all planting and that it should not encroach on the right of way. There is no recorded width for this length of path, we therefore measure the right over the path as what the public currently enjoy and in this case would suggest 2 metres plus an extra metre to allow for the enhanced planting to establish.

KCC Ecology: Have reviewed the ecological information submitted in support of this planning application and advise that sufficient information has been provided. If planning permission is granted, we advise that conditions securing the implementation of ecological enhancements and mitigation measures are attached. Developer Contributions will also need to be provided due to the increase in dwellings within the zone of influence of a Special Protection Area.

Protected Species - Are satisfied with the conclusions of the ecological report in relation to any potential impacts that the proposed development may have on any protected species or sites. If planning permission is granted, we advise that a condition is attached to ensure compliance with the mitigation measures outlined in the Ecological Appraisal.

Statutory Designated Sites - The development includes proposals for new dwellings within the zone of influence (6km) of the Thanet Coast and Sandwich Bay Special Protection Areas (SPAs) and Wetlands of International Importance under the Ramsar Convention (Ramsar Sites). Therefore, Thanet District Council will need to ensure that the proposals fully adhere to the agreed approach within the Strategic Access Management and Monitoring Strategy (SAMM) to mitigate for additional recreational impacts on the designated sites and to ensure that adequate means are in place to secure the mitigation before first occupation. Subject to the above, we would be satisfied that the proposals may be screened out as not having a likelihood of significant effects upon the designated sites.

Enhancements - The application provides opportunities to incorporate features into the design which are beneficial to wildlife, such as native species planting or the installation of bat/bird nest boxes. We advise that measures to enhance biodiversity are secured as a condition of any granted planning permission. This is in accordance with Paragraph 118 of

the NPPF "opportunities to incorporate biodiversity in and around developments should be encouraged". Recommend a condition is attached to any grant of consent to that affect.

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.

The Planning Act 2008 and the Community Infrastructure Levy Regulations 2010 (the CIL Regulations) (Regulation 122) require that requests for development contributions of various kinds must comply with three specific legal tests:

1. Necessary,
2. Related to the development, and
3. Reasonably related in scale and kind

These tests have been duly applied in the context of this planning application and give rise to the following specific requirements (the evidence supporting these requirements is set out in the attached Appendices).

Request Summary

Primary Education - per applicable house (25) £3,324 Total £83,100. Towards Birchington Primary School Phase 2 expansion.

Secondary Education - per applicable house (25) £2,359.80 Total £58,995. Towards Ursuline College Phase 2 expansion.

Libraries - per dwelling (25) £48.02. Total £1200.40. Towards additional bookstock for the mobile library service attending St Nicholas at Wade required to mitigate the impact of the new borrowers from the development.

Broadband - Informative relating to the provision of high speed fibre optic Broadband.

TDC Waste and Recycling: Considering the indicative plan - both entrances would require refuse vehicles to reverse in which is never the preferred option. Private accesses may require a collection point at the beginning to make collections easier.

TDC Strategic Housing: The supporting statement with the application proposes 30% affordable housing in line with TDC policy. Of this allocation 70% will be affordable rented and 30% will be shared ownership. Request that the proposed affordable units reflect the mix of units across the whole site.

TDC Environmental Health: Have considered noise and air quality for the proposed development and have no observations.

Have reviewed the Phase 1 Contamination Desk Study and am satisfied with the methodology and conclusions. The report has identified very local potential sources of on site contamination including the potential for asbestos and hydrocarbons related to the building rubble in the western part of the site and chalk bedrock potentially generating carbon dioxide ground gas. Off site potential sources identified hydrocarbons (fuel) from a former garage and current MOT test station 990m south east of the site, backfilled chalk pit and smithy. The report recommends that a localised ground investigation is undertaken which should include sampling of and beneath the rubble stockpiles, and installation of gas monitoring wells to monitor any gas generated from bedrock and infilled pit to the east of the site. Request that a condition to secure this is attached to any grant of planning consent.

TDC Strategic Planning: The site is allocated in the draft Local Plan with an estimated capacity of 25 units. As long as the proposals are compliant with the requirements of draft Local Plan Policy HO4, raise no objection to the scheme.

TDC Conservation Officer (January 2018): The comments below are related to the attached re-submitted parameter plan. The fact that this is an outline application with all matters reserved, I would consider the uncertainties of the application during the reserved matters application.

(initial comment)The site forms part of an open livery farm on the south eastern fringe of the village. The site is bounded by the road to the south west, an overgrown disused public footpath to the northwest and hedgerow to the south east. The character of the area is emphasised by the open land on the site, views out from the dwellings on the west side of The Length and views of the listed buildings. The area is predominantly an open land between listed buildings and, as such, the listed buildings in particular to the north west are readily visible from the proposed development site. This setting makes a valuable contribution to the significance of the listed buildings.

The proposal would introduce new built form and hard surface areas for access and parking into undeveloped space that, at present, contributes to the setting of the listed buildings, though at different levels as indicated in the submitted Heritage Statement. The proposal would, therefore, have the potential to erode the present open character of the site and the rural character of the area.. Furthermore the proposed development and the listed buildings would be seen together in views from across the open land to the north. Consequently, the relative isolation of listed buildings would be appreciably eroded by the siting of the development. As such, the proposal would detract from the open setting of the listed buildings.

The applicants have provided, through the Heritage Statement, detailed historic information concerning the conservation area and the three listed buildings. This also recognises that the proposals could have some impact on their setting. Consider that the Statement stops short of clarifying the manner in which the setting of the listed buildings contribute to their setting as required by the NPPF.

Any proposal for the site must be designed in line with the requirements of NPPF paragraph 131 and 132. Although an outline application, not yet persuaded that sufficient information has been submitted to meet the tests of the NPPF.

Consider that there would be harm to the significance of the heritage assets as a consequence of the development within their setting and whilst arguably this is likely to be less than substantial, there is insufficient information, analysis or commitment at this juncture to assess the degree of potential harm or indeed the public benefits.

COMMENTS

This application is reported to Planning Committee as a departure to the saved Local Plan and also at the request of Councillor Crow-Brown to allow Members to debate the impact of the development on the character and appearance of the area.

The considerations with regard to the planning application are the principle of development, quality of land, countryside impact, character and appearance of the area, living conditions, affordable housing, size and type of units, play provision, highways, archaeology, ecology and biodiversity, habitat regulations, drainage and flood risk.

Principle

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 2006) unless material considerations indicate otherwise. The National Planning Policy Framework (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 guidance within the NPPF.

The site is non previously developed land beyond the village confines. The proposal is, therefore, contrary to the aims of saved policy H1 that 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 NPPF indicates that applications for housing should be considered in the context of the presumption in favour of sustainable development. In this case whilst the site lies beyond the village confines, it is adjacent to and opposite either existing residential properties with good pedestrian access to local bus stops as well as the facilities in St Nicholas at Wade. It could, therefore, be considered a sustainable location with regards to services and facilities.

The site has been included within policy HO4 - Sites allocated for residential development at rural settlements - of the draft Local Plan as a residential development site. The draft Local Plan has limited weight at this stage of production, however, it reflects the most recent view of the Council with regards to the assessment of the site's suitability for residential development.

The development of this site for housing could, therefore, be acceptable subject to the detailed consideration of all material considerations including the impact upon the character and appearance of the area, the impact of living conditions on the neighbouring properties and the future residents of the proposed development 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 application site is considered to be grade 2 agricultural land, similar to much of the agricultural land within Thanet which is either grade 2 or higher. The loss of this land will need to be balanced against the need for the development.

Countryside Impact

The site falls outside of the urban confines and within a Landscape Character Area. Saved 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 site is also identified as a village gap (saved policy R2) which contribute to the character and amenity of the village and should be protected as such.

The application site is an open field to the north of the village, development on the site will be visible from Canterbury Road and The Length together with the public footpath that crosses the site and with longer views achievable from the open countryside to the north of the site.

Whilst it is noted that site is identified as a village gap under saved policy R2, the site has been put forward as an allocated residential development site in the emerging Local Plan. Given the Council's lack of a five year housing land supply, this policy is considered out of date and planning applications for residential development should be considered under the NPPF's presumption of sustainable development.

The application site is located adjacent and opposite existing residential development, as such, it is considered that the proposed development would be seen as an extension of the built form within the village, and would not result in an isolated extension into the countryside.

A Visual Impact Assessment has been submitted in support of the application examining the visual impact of the proposed development on the immediate area as well as on longer views, given the location of site within a Landscape Character Area. A number of view points were considered both in close proximity to the site as well as further away to assess local, medium and longer views of the development site. The assessment concludes that the application site is located within a broadly flat landscape and bounded by the existing village to the west and south. There would be some visual impact in terms of local views, with more limited views from the medium and longer views as the development would be seen as a continuation of the existing village. Enhanced landscaping (via a landscape strategy) is proposed, particularly to the north, east and western boundaries of the site. With this enhanced landscaping the proposed residential development can be incorporated into the site without causing undue harm to the landscape features, landscape character or the visual amenity of the surrounding area.

Based on the limited views of the site it is considered that there would be minimal harm on the wider landscape, including the Landscape Character Area, and the recommendations contained in the assessment are supported and would be enforced via safeguarding conditions.

Character and Appearance

The NPPF states that planning decisions should aim to ensure that development should aim to ensure that developments will function well and add to the overall quality of the area; establish a strong sense of place; respond to local character and history; reflect the identity of local surroundings and materials; and are visually attractive as a result of good architecture and appropriate landscaping (paragraph 58). Saved policy D1 of the Local Plan outlines that the design of all new proposals must respect or enhance the character and appearance of the area particularly in scale, massing, rhythm and use of materials.

The density of the development proposed is 20 dwellings per hectare, which is considered to be in keeping with the spacious rural character of the village. The illustrative site layout plan shows that the proposed 25 units would be a mix of terraced, semi-detached and detached dwellings. Such dwelling types would be in keeping with the general pattern of development within the village.

Whilst the scale of the proposed dwellings is not being considered at this stage, the parameter plan submitted by the applicants has set the maximum height of the proposed residential units closest to the eastern and western boundaries to 1.5 storeys in height with the maximum height of the residential units set at 2 storeys. A development of this height/scale would be keeping with the surrounding character and appearance of the area and it is considered necessary for the reserved matters submission to comply with this. It is appropriate to secure this via a condition.

Details of the materials to be used in the proposed development is not for consideration as part of this application, although it is noted from the submitted Design and Access Statement that it is envisaged that the materials and architectural detailing for the development will take reference from local materials and detailing. It is stated that the development would have a contemporary/modern approach, which responds to vernacular proportions and materials. It is considered that this approach is considered acceptable in this location, especially give the guidance within the NPPF that Local Planning Authorities should not stifle design or seek to impose a particular architectural style on proposed developments. However, the detailed appearance will be considered at the reserved matters stage.

On the basis of the information submitted, the impact of the upon the character and appearance of the surrounding area is considered to be acceptable, subject to safeguarding conditions relating to issues such as development heights and materials.

Heritage Impact

Concerns were raised by local residents and the Council's Conservation Officer about the potential impact of the development on the site on the listed buildings adjoining the site (particularly Bramble and Walmer Cottages to the west). Whilst the Conservation Officer did

not raise an in principle objection to the residential development of the site, concerns were raised that there was the potential for the proposed residential development to dilute the space which currently forms the setting of the listed buildings. Whilst acknowledging that layout is a reserved matter to be considered under a future application, should this application be approved, the Conservation Officer required further information to demonstrate that the proposed development would not cause significant harm to the listed buildings as heritage assets in accordance with the guidance of the NPPF.

The applicants have submitted a parameter plan which shows the retention of the public footpath crossing the site and indicates that the development closest to the eastern and western boundaries of the site would be a maximum of 1.5 storeys with the rest of the development identified as a maximum height of 2 storeys. The applicants have advised that they are willing to accept a condition that the future development of the site would be carried out in accordance with the parameter plan. The Conservation Officer confirms that this approach is acceptable. As such, it is considered that the proposed development would not have a significantly harmful effect on nearby heritage assets, subject to the imposition of the an appropriately worded condition securing that the reserved matters application(s) come forward based on the submitted parameters plan.

Living Conditions

Concerns have been raised by local residents about the impact of the development on the residential amenities of adjoining occupiers. The nearest properties to the site are located on the southern side of The Length (approximately 7m from the southern boundary of the site to the northern boundary of those properties), Walmer and Bramble Cottages to the west (9m from the site) and the Chalk Garden to the east (adjacent to the site boundary).

As set out above, as an outline application with only the principles and accesses to be considered at this time and only an indicative layout plan, it is not possible to fully assess the impact of the proposed development on the living conditions of neighbours to the site or the standard of living conditions for the future occupiers of the development at this stage. However, it is considered that the quantum of development proposed provides sufficient flexibility to ensure that living conditions of neighbours can be safeguarded and a good standard of accommodation for future occupiers of the development provided through an appropriate layout. This will need to be fully assessed at the reserved matters stage.

All impacts on living conditions during construction will be temporary and managed through submission to the Local Authority of a Construction Management Plan.

Affordable Housing

Affordable housing is dealt with through saved policy H14 of the Thanet Local Plan setting out 30% as the starting point of negotiations on all qualifying developments of more than 15 dwellings or sites of more than 0.5 hectares. Based on the provision of 25 units in total on the site the affordable housing requirement would be to provide 8 units.

The Strategic Housing Manager has confirmed that they would expect the affordable provision to comprise a mix of 70% affordable rented and 30% shared ownership and be

reflective of the mix of units on the whole site. It is considered reasonable to include a requirement for 100% nomination rights for potential occupants to be controlled by TDC to ensure that people on the local housing register are housed in the affordable housing units.

The applicant has confirmed that they are intending to meet this obligation, secured through a legal agreement. The proposal is, therefore, considered to comply with saved policy H14 of the Local Plan.

Size and Type of Units

The application is in outline form and, therefore, the exact unit sizes or types are not being agreed at this stage. Saved policy H8 of the Thanet Local Plan requires that there should be a mix of dwelling sizes and types to meet a range of community needs. This would need to come forward as part of the reserved matters application.

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

Play Provision

The Council's Planning Obligations and Developer Contributions Supplementary Planning Document (SPD) (adopted in April 2010) states that for new residential developments of 10 to 49 units a developer will be expected to make a contribution payment for the maintenance and upgrade of play facilities within 0.87km of the site.

There is an existing play area within the village close to the application site in Bell Meadow which would be used by the future residents of the proposed development. A project for the upgrade of the play area has been identified by St Nicholas at Wade Parish Council, who also maintain the play area, and contributions towards this project have also been sought from other applications for residential development in this area. The contribution from the proposed development to this project has been calculated at £21,875 in accordance with the above mentioned SPD. If this project has already been funded, by the time this contribution is due, this money will be returned to the developer.

The financial contribution has been agreed by the agent and will be included within the legal agreement.

Highways

A Transport Statement has been submitted to support the application. The statement concludes that the site is well located to existing amenities and services which would meet the day to day needs of future residents accessible by sustainable modes of transport (including walking and cycling), the area has good pedestrian infrastructure, footpath networks and cycle linkages, there is good access to bus stops and frequency of buses and numerous routes, the traffic generated from the development will not be significant and can be adequately accommodated within the existing network and whilst there would be no highway safety impact from the development a number of highway improvements from the

scheme - including footpaths, uncontrolled crossing points together with an upgrade to an existing bus stop.

KCC Highways have reviewed the statement and raise no objection on the basis that the traffic generated from the development will not have a detrimental effect on highway safety or junction capacity in the area, the creation of appropriate visibility splays, that the proposed footpaths and uncontrolled crossing points are worked into the detailed designs and the upgrading of the existing bus stop bordering the south eastern edge of the site. Conditions will be imposed to secure the above to ensure there are no detrimental highway effects from the proposed development.

Archaeology

The Archaeological Officer at KCC has been consulted on the application and advises that they agree with the findings of the submitted Archaeological Assessment which identifies that the potential for prehistoric and Second World War remains in the area - in particular a defensive trench is thought to cross the east end of the site and may be affected by the development proposals. They recommend that a condition for an archaeological evaluation of the site (including mitigation measures) to be attached to any grant of planning permission. This will allow the archaeological potential of the site to be fully evaluated before the detailed design for the site is worked up and any preservation measures to be assessed and implemented as appropriate.

The impact upon archaeology is, therefore, considered to be acceptable subject to the imposition of the recommended safeguarding condition which requires evaluation carried out prior to the submission of reserved matters.

Ecology and Biodiversity

The NPPF states at paragraph 109 states that the "planning system should contribute to and enhance the natural and local environment by ... minimising impacts on biodiversity and providing net gains in biodiversity where possible ..." The NPPF continues at paragraph 118 that "if significant harm resulting from the development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.

An Ecological Appraisal was submitted with the planning application outlining the details of a phase 1 habitat survey carried out on the site. The assessment concluded that the site is of low intrinsic ecological importance; however, it is located within close proximity to a number of statutory and non statutory designated sites. It is, therefore, considered appropriate that a contribution should be made towards the Special protection Area under The Strategic Access management and Monitoring Plan to mitigate against any impact of the development on these areas. The assessment also suggests biodiversity enhancement measures for the site that could be incorporated into the design of the site.

KCC Ecology have reviewed the assessment and raise no objection subject to the imposition of conditions. The recommended conditions are considered reasonable and necessary to ensure that any ecological, biodiversity harm from the development is mitigated.

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. This has been accepted as an appropriate approach by Natural England.

It is considered that the SAMM request meets the test for inclusion within a S106 agreement. The contribution required in this instance would be £408 per dwelling, totalling £10,200 for the 25 units proposed. The applicants have agreed to pay this contribution and this would be secured through the S106 agreement to accompany any permission.

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.

A Flood Risk Assessment and Drainage Strategy was submitted in support of the application. It concluded that there may be some potential for some isolated areas of the site to be susceptible to surface water flooding (along the southern boundary and the south west corner) and this issue would inform the design of the proposed development. SUDs are proposed to deal with surface water and would be designed not to cause problems with infiltration and it is recommended that finished floor levels of the proposed dwellings are raised 300mm above surrounding ground levels to deal with the risk of flooding associated with exceedance events.

Southern Water, the Environment Agency and KCC (Flood and Water Management) were consulted on the application and confirm that they have no objection to the application but the Environment Agency has raised concerns that the design of infiltration SUDs may be difficult or inappropriate in this location and request that a condition prohibiting infiltration of surface water drainage to the ground is imposed.

With the imposition of safeguarding conditions including the submission and approval of details relating to foul and surface water disposal, including the use of SUDs and prohibiting surface water drainage into the ground it is considered that the proposed development would not have an adverse effect in terms of drainage or flood risk.

Planning Obligations

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 (including transport infrastructure educational, recreational facilities or affordable housing) the Local

Planning Authority will negotiate with the applicant for a contribution towards the cost of such provision, which is fairly related in scale and kind to the proposed development.

Such financial contributions would need to be secured via a S106 agreement or unilateral undertaking. The test for such contributions is that they must be fairly and reasonably related in scale and kind to the development proposed.

KCC have been consulted and have advised that there is a need for financial contributions towards primary, secondary schools and libraries. The primary contribution is in the form of £83,100 to be used towards phase 2 expansion works at Birchington Primary School and the secondary contribution is in the form of £58,995 to be used towards the phase 2 expansion of Ursuline College. 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. A library contribution of £1,200.40 is also required towards additional bookstock for the mobile library service attending St Nicholas at Wade required to mitigate the impact of the additional borrowers generated from this development.

A contribution of £21,060 towards the improvements to Birchington Medical Practice.

It is considered that the above requests meet the tests for inclusion in a S106 agreement/undertaking.

Heads of Terms

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

- 30% affordable housing,
- £83,100 towards primary school (phase 2 expansion of Birchington Primary School),
- £58,995 towards phase 1 (phase 2 expansion of Ursuline College),
- £1,200.40 towards the mobile library service attending St Nicholas at Wade,
- £12,240 towards the Special Protection Area,
- £21,875 towards the maintenance and upgrade of the play area in Bell Meadow, St Nicholas at Wade
- £21,060 towards improvements to Birchington Medical Practice.

Other Matters

Comments have been made in relation to other housing sites in the village and preference for them to be developed. Each planning application should, however, be assessed on its own merits.

In terms of crime prevention being designed into the scheme, an informative would be placed on any permission to encourage discussion with Kent Police when designing the development.

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 25 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. All requests for contributions towards education, social, leisure and health care, have been agreed by the applicant, and 30% on-site affordable housing is provided, a new footpath along the site's boundary with The Length, as well as uncontrolled crossing points to The Length and an upgraded bus stop will also be provided via this development. Significant weight can, therefore, be attached to this 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 appear as a natural expansion of St Nicholas at Wade with limited impact upon the wider landscape area. 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 trees along the 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, flooding or drainage. The reserved matters application(s) will consider detailed impact on living conditions of neighbouring occupiers, however the development of the site for the development submitted can be accommodated without resulting in a significant adverse impact to residential properties in the vicinity of the site.

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 proposal and therefore it is recommended that the proposal is deferred and delegated for approval by officer subject to the receipt of an acceptable Section 106 agreement that secures the stated heads of terms..

Case Officer

Annabel Hemmings

TITLE: OL/TH/17/1342

Project Land North East Of The Length St Nicholas At Wade BIRCHINGTON Kent

