

**A02**

**F/TH/18/1098**

PROPOSAL: Erection of 4No detached dwellings, with associated parking, access and landscaping.

LOCATION: 135 Monkton Road Minster RAMSGATE Kent CT12 4EF

WARD: Thanet Villages

AGENT: Alister Hume

APPLICANT: Mr Pete Smith

RECOMMENDATION: Approve

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 approved drawings numbered P01 Revision A (Unit 1)(24/09/18), P02 Revision (Unit 2) (24/09/18), P03 Revision A (Unit 3) (24/09/18), P04 Revision A (Unit 4) (24/09/18), P05 Revision B (Site Plan) (24/09/18), P06 Revision A (received 24/09/18) and Garage Barn Plans and Elevations.

**GROUND;**

To secure the proper development of the area.

3 Prior to the construction of the external surfaces of the development hereby approved samples of the materials to be used 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;**

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

4 No development shall take place until a 'lighting design strategy for biodiversity' for the site boundaries has been submitted to and approved in writing by the local planning authority. The lighting strategy shall:

a) Take into account measures as described at paragraph 4.4.4 of the Extended Phase 1 Habitat and Bat Building Survey Report report;

- b) Identify those areas/features on site that are particularly sensitive for bats (adjacent woodland) 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;
- c) Show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory.

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.

**GROUND;**

In order to limit the impact upon protected species that may be present, in accordance with the National Planning Policy Framework.

5 Prior to the first occupation of the development hereby approved, full details of both hard and soft landscape works, to include

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

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

**GROUND;**

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

6 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 first 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.

**GROUND;**

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

7 A landscape management plan (including long term design objectives), management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its approved use. The landscape management plan shall be carried out as approved.

**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

8 Prior to the commencement of any development on site details to include the following shall be submitted to and approved by the Local Planning Authority and should be carried out in accordance with the approved details.

- (a) Routing of construction and delivery vehicles to / from site
- (b) Parking and turning areas for construction and delivery vehicles and site personnel
- (c) Timing of deliveries
- (d) Provision of wheel washing facilities
- (e) Temporary traffic management / signage

**GROUND;**

In the interests of highway safety and neighbouring amenity, in accordance with Policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

9 The construction of the development hereby permitted shall incorporate measures to prevent the discharge of surface water onto the highway.

**GROUND;**

In the interests of highway safety.

10 The area shown on the approved plan numbered P05 Revision B for vehicle parking and manoeuvring areas, shall be kept available for such use at all times and such land and access thereto shall be provided prior to the first occupation of the dwelling hereby permitted.

**GROUND;**

Development without adequate provision for the parking or turning of vehicles 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.

11 The development hereby approved shall incorporate a bound surface material for the first 5 metres of the access from the edge of the highway.

**GROUND;**

In the interests of highway safety.

12 Prior to the first occupation of the development hereby permitted details of the cycle parking, which shall be in the form of a covered and secure enclosure shall be submitted to and approved in writing by the Local Planning Authority.

**GROUND:**

In the interests of promoting increased cycling in accordance with policy TR12 of the Thanet Local Plan

13 No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site has been submitted to, and approved in writing by, the Local Planning Authority. This strategy will include the following components:

1. A preliminary risk assessment which has identified:
  - . all previous uses;
  - . potential contaminants associated with those uses;
  - . a conceptual model of the site indicating sources, pathways and receptors; and
  - . potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

**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 in line with paragraph 170 of the National Planning Policy Framework.

14 Prior to any part of the permitted development being occupied a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

**GROUND:**

To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 170 of the National Planning Policy Framework.

15 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in

writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

**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 from previously unidentified contamination sources at the development site in line with paragraph 170 of the National Planning Policy Framework.

16 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 170 of the National Planning Policy Framework.

17 Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated by a piling risk assessment that there is no resultant unacceptable risk to groundwater. 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.

18 No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written specification and timetable which has been submitted to and approved by the Local Planning Authority.

**GROUND;**

To ensure that features of archaeological interest are properly examined and recorded.

**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

The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence

against prosecution under this act. Trees and scrub are likely to contain nesting birds between 1st March and 31st August inclusive. Trees and scrub are present on the application site and are to be assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period and has shown it is absolutely certain that nesting birds are not present.

Piling can result in risks to groundwater quality by mobilising contamination when boring through different bedrock layers and creating preferential pathways. Thus it should be demonstrated that any proposed piling will not result in contamination of groundwater. If Piling is proposed, a Piling Risk Assessment must be submitted, written in accordance with EA guidance document "Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention. National Groundwater & Contaminated Land Centre report NC/99/73".

Contaminated soil that is, or must be, disposed of is waste. Therefore, its handling, transport, treatment and disposal are subject to waste management legislation,

which includes:

Duty of Care Regulations 1991

Hazardous Waste (England and Wales) Regulations 2005

Environmental Permitting (England and Wales) Regulations 2010

The Waste (England and Wales) Regulations 2011

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically in line with British Standard BS EN

14899:2005 'Characterization of Waste - Sampling of Waste Materials - Framework for the Preparation and Application of a Sampling Plan' and that the permitting status of any proposed treatment or disposal activity is clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

If the total quantity of waste material to be produced at or taken off site is hazardous waste and is 500kg or greater in any 12 month period the developer will need to register with us as a hazardous waste producer. Refer to the Hazardous Waste pages on GOV.UK for more information.

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

## SITE, LOCATION AND DESCRIPTION

The application site is approximately 0.44 hectares, and is a rural countryside location off the north side of Monkton Road, in Minster. The site has an existing vehicular access to the east of number 135. The access is has a gradient up to the site and the site currently contains a number of existing agricultural buildings which were previously used as storage of vehicles.

Residential development on this section of Monkton Road is largely linear in form. Dwellings have a varied appearance and height with no clear character. To the north of the application site is open countryside.

### RELEVANT PLANNING HISTORY

AG/TH/93/0826 Construction of agricultural building - Permission required 25/08/93

### PROPOSED DEVELOPMENT

Full planning permission is sought for the demolition of the existing buildings on site and for the construction of 4 detached dwellings, comprising 1no 3 bed and 3no 4 bed dwelling houses. The dwellings have two garage spaces each and parking spaces. In addition there is a garage barn to the western side of the site. The dwellings are individually designed but all have a traditional rural appearance and varying in overall height between 7.4m and 9.7m, with the larger properties being located at the northern end of the site. The plans are annotated to indicate that there will be additional landscaping to the boundaries.

### DEVELOPMENT PLAN POLICIES

#### **THANET LOCAL PLAN 2006 - SAVED POLICIES**

H1 Residential Development Sites

H4 Windfall Sites

CC1 Development in the Countryside

CC2 Landscape Character Areas

D1 Design Principles

D2 Landscaping

R1 General Levels of Development

EP13 Groundwater Protection Zones

TR12 Cycling

TR16 Car Parking Provision

SR5 Doorstep Play space

### NOTIFICATIONS

A total of 4 representations have been received (including one letter of support).

The objections can be summarised as follows:

- Highway safety issues

- Development of site will set a precedent for future applications
- Views for the residents of the bungalows will change
- Insufficient infrastructure to support the dwellings
- A pedestrian pavement would be necessary to the access
- Difficulty for emergency services to access the site

The letter of support states that the outlook from their property would be enhanced, it would bring more families to the village, impact upon highways would be minimal and there would be less noise than the current use

**Minster Parish Council:** Object- on the grounds of highway safety. The access to the site is very poor. Sight lines exiting from the site are poor. This is a very busy road. There have been a number of cars hit adjacent to the site entrance. There may be issues with waste and recycling vehicles being able to access the site and there is nowhere to provide bin storage near the road.

### CONSULTATIONS

**KCC Highways and Transportation:** Due to the scale of the application no comment is made.

**KCC Flood and Water Management:** The application falls outside the definition of major development and therefore falls outside of KCC's remit as a statutory consultee.

**KCC Ecological Advice Service:** Suggest conditions relating to a lighting strategy, ecological enhancements and an informative relating to the Wildlife and Countryside Act 1981.

**Natural England:** The application will result in a net increase in residential accommodation, impacts to the coastal Special Protection Area(s) and Ramsar Site(s) may result from increased recreational disturbance. Your authority has measures in place to meet these potential impacts through the agreed strategic solution which we consider to be ecologically sound. Subject to the appropriate financial contribution being secured, Natural England is satisfied that the proposal will mitigate against the potential recreational impacts of the development on the site.

**Environment Agency:** This site is located on a principle aquifer. It is also on the edge of a Source Protection Zone, SPZ1, so is very sensitive for public water resource. The previous use of the site means that there is a medium risk of residual contamination. This could be mobilised during construction to pollute controlled waters. On this basis conditions are recommended in relation to contamination, infiltration of surface water and piling.

**Southern Water:** Request an informative relating to connection to the public sewerage system.

**KCC Heritage Conservation Archaeology:** The site lies in an archaeologically sensitive area overlooking the former Wantsum Sea Channel which has been a focus for settlement and activities from early times. The fields north of the site are known to be rich in buried



archaeological landscapes as seen from aerial photographs and recent fieldwork. To the south early maps indicate the presence of an 'Ancient Harbour' and a Bronze Age crouched burial has been found close by. Excavations during development to the east of the site also recorded a Bronze Age field system of a particularly early date.

I note that the site has been previously developed though I am of the view that archaeology could be present on the site. I am satisfied that archaeological matters can be addressed through a condition relating to a programme of archaeological works.

**TDC Environmental Protection:** The submitted Preliminary Report (Ref: 16966/PIR, Soils Ltd, June 2018) recommends an Intrusive Investigation is undertaken to test the conceptual model given the historic site uses and complete pollutant linkages identified. Conditions are recommended as per the Environment Agency recommendations.

**TDC Waste and Recycling:** Dependant on the width of the access and if the road is private we may insist that there is a dedicated collection point at the front of the property where the boundary meets the public highway.

## COMMENTS

The application is reported to the Committee as it represents a departure from the Local Plan.

### **Principle**

The site constitutes previously developed land, but which lies outside any defined settlement. The proposal is, therefore, contrary to the aims of Saved Policy H1 of the Thanet Local Plan which 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, and Saved Policy R1 of the Thanet Local Plan also limits development at rural settlements to minor development within the confines. However, these policies no longer accord with the requirements of the National Planning Policy Framework, as the Council no longer has a 5 year supply for housing. Therefore these policies have little weight at this time.

Therefore as these policies, taken in isolation, could be considered not to be up-to-date or consistent with the NPPF's aim to significantly boost the supply of homes, at present and until the Council adopts the emerging Local Plan with up-to-date policies, the 'tilted balance' as set out in paragraph 11 d) of the NPPF 2018 applies. For decision taking this means, where the policies most important for determining the application are out of date, granting permission unless:

- i. the application of policies in this framework that protect areas or assets of particular importance (in this case designated heritage assets: the setting of the two listed buildings have to be considered) provide a clear reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework taken as a whole.

The proposal provides four houses, on an existing developed site. The site adjoins the built up area of Minster and is not isolated (where paragraph 79 of the NPPF 2018 applies). However, the site is considered to be in the countryside outside the built-up area of Minster as defined by the Local Plan. Saved Policy CC1 of the Thanet Local Plan states that new development will not be permitted unless there is a need for the development that overrides the need to protect the countryside. There is a current need for housing within Thanet. Therefore in determining whether housing on the site would be acceptable, the need for housing in the district will need to be balanced against other material considerations such as the impact on the countryside, sustainability of the site, character and appearance of the proposed development and highway safety.

The development of this site for housing could, therefore, be acceptable; the site is in an accessible location in that it is close to bus stops, local shops and primary school. In the light of the NPPF encouragement of development subject to the proviso that the development should not be unduly visually harmful or intrusive in terms of the impact on the rural character and appearance of the area and should not cause significant and demonstrable harm. The effect on the character and appearance of the area is, however, considered in the next section of this report and the other matters have to be satisfactorily addressed too.

### **Character and Appearance**

Paragraph 170 of the NPPF 2018 seeks decisions contributing to and enhancing the natural and local environment by recognising the intrinsic character and beauty of the countryside. Policy CC2 of Local Plan requires that development does not damage the setting of the Wantsum channel and long views of Pegwell Bay, the Wantsum Channel and the adjacent marshes and the sea.

The site has a rural character due to the combination of farm buildings and hardstandings and undeveloped space. There are public long views of the site from the public path/track to the north-east of the site.

The former agricultural buildings are not of architectural merit and it is considered that their removal would enhance the area. The development would erode to a degree the rural character and appearance of the site and urbanise it by replacing the agricultural buildings, hardstandings and undeveloped space with four dwellings and the associated domestication of the site with parked cars and domestic paraphernalia. However, it is considered that the clearance of the agricultural buildings would enhance the appearance of the site in its own right. A full survey of the existing buildings has not been submitted to allow a direct comparison between the existing building heights and proposed. The units on plots 3 and 4, which are situated on the rear boundary are approximately 9.7m in overall height and set approximately 11.6m - 13m from the rear boundary. As would be expected the height of the proposed dwellings are greater than the existing buildings on site, however unit 3 is set a greater distance from its rear boundary. It is appreciated that the proposed dwellings which are of traditional design will be more visible than the existing buildings, however part of this rear boundary which currently does not have extensive soft landscaping will be bolstered, I consider this to limit the harm to the wider countryside and the landscape character area. It is considered that the design, scale, massing and layout of the development would be visually attractive, set out in a manner which reflects a traditional farmstead and relate well

to the adjoining residential development. Therefore the development would not cause significant harm to the rural character and appearance of the area from any visible change from agricultural to residential character.

Conditions can secure that proposed external materials as well as details of proposed hard and soft landscaping to help integrate the development into its setting. The scheme is considered to be well designed and thus complies with paragraph 124 of the NPPF 2018 which states that 'Good design is a key aspect of sustainable development' and the scheme contributes to the social objective of the planning system and paragraph 8b) of the NPPF 2018. To sum up, the development will result in the loss of the rural character of the site but it will not cause significant and demonstrable harm to the setting of Minster, as the development is well designed with four individual and traditionally designed detached dwellings and so overall it will not cause undue harm to visual amenity.

### **Living Conditions**

The proposal will intensify activity at the site compared to the former agricultural use/storage use. However, it is considered that this activity and disturbance will not cause undue harm to amenity of nearby residents.

The proposed dwellings are located some distance from adjoining residential properties. Number 133 Monkton Road is the closest to the proposed development. The nearest built form to this property is the garage for unit 1. The garage is approximately 5.1m in height, given the degree of separation from the dwelling (approximately 24 metres) it is considered that material harm will not occur.

Given the degree of separation from any neighbouring properties and due to the two-storey scale it is considered that overlooking, loss of light or sense of enclosure would not result from the proposal to neighbouring occupiers. Therefore the proposal satisfies the NPPF and policy D1 of the Local Plan.

The proposed layout and design offers good amenities for the future occupiers of the dwellings. Each dwelling has been provided with a garden in accordance with Policy SR5 of the Thanet Local Plan, and there is adequate space within each plot for refuse storage. The living conditions for future occupiers is therefore considered to be acceptable.

A condition can ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, in accordance with the NPPF.

### **Transportation**

The proposal will utilise and widen an existing vehicular access, which has been used for agricultural traffic. It is appreciated that two cars would not be able to pass on the access however limited traffic would be anticipated to use the access and any conflict from two cars using the access at the same time would be rare. This would not result in severe harm to the highway network to warrant refusal of the application. The use of the site for agricultural purposes also creates a baseline of traffic using the existing access and the development would not result in the creation of significant movements above those from previous use to

result in harm to highway safety to warrant refusal of the application. Improvements are also proposed with bonded gravel finish to the access proposed which would prohibit extraneous material being carried onto the highway.

In terms of visibility from the access, the proposed dwellings would not worsen the existing visibility splays at the currently used access. Vehicles exiting the site have sufficient space to wait within the site and allow cars to enter the site, and therefore the proposal would not result in the creation of harm to highway safety.

Each dwelling is afforded two off street parking spaces together with two garage spaces. In addition there is a garage barn which could accommodate 6 spaces, although this is unallocated. It is appreciated that the garage spaces do not count as parking spaces under the requirements of KCC Highways. Notwithstanding this there is sufficient space for the dwellings and visitors to park within the site, therefore the development would not result in on-street parking on Monkton Road.

### **Protected Species**

Paragraph 170 of the NPPF 2018 seeks developments which contribute to and enhance the natural and local environment by recognising and minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

An Extended Phase 1 Habitat and Bat Building Survey Report has been submitted this details that there are no rear or uncommon or habitats have been recorded and no potential species has been identified within the site. No further surveys in this regard are required. Recommendations have been made regarding the timing of vegetation removal and building demolition in relation to breeding birds and advice given in relation to biodiversity enhancements.

Natural England and KCC Ecological Services have confirmed they have no objection subject to conditions and informatives. Whilst they have requested a contribution to the SAMM it is confirmed that as this proposal is for less than 10 dwellings the LPA does not seek a contribution for minor residential developments on this application at this time.

To summarise conditions and informatives can secure the recommendations of the protected species reports.

### **Trees**

The proposal would involve the removal of one tree which the Pre-development Tree Survey and Report Tree Constraints Plan identifies as a fig tree. The report identifies this tree as a tree that is in a condition that it could not be realistically be retained as living trees in the context of the current land use for longer than ten years. This tree is located outside of the area covered by a Tree Preservation Order (reference TH/TPO/8/2007 - Devil's Elbow & Jonah Gate). Whilst the loss of the tree is regrettable, given that this tree is not worthy of protection by virtue of a preservation order, it could be removed at any time and therefore its removal is acceptable. .

## **Archaeology**

Paragraph 184 of the NPPF states that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. In determining planning applications, NPPF paragraph 189 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. Furthermore, para 192 of the NPPF states that in determining applications, local planning authorities should take account of:

- a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) The positive contribution that conservation of heritage assets can make sustainable communities including their economic vitality; and
- c) The desirability of new development making a positive contribution to local character and distinctiveness

Although the site is not identified as an area of Archaeological importance, Thanet District as a whole is rich in archaeological potential. Given the likely presence of an 'Ancient Harbour' and a Bronze Age crouched burial to the south and close by, it is considered appropriate, to condition that the development is subject to an archaeological watching brief. Subject to this safeguarding condition the impact upon archaeology is considered to be acceptable.

## **Conclusion**

The proposal is for 4 dwellings and represents a departure from the development plan as it is outside the urban confines. Given the need for housing in Thanet and the lack of a demonstrable 5 year supply of housing the proposal is considered against the criteria of sustainable development within the NPPF with regard to other material planning considerations.

The NPPF 2018 has at its heart the presumption in favour of sustainable development as set out in section 2 of the NPPF 2018. Achieving sustainable development involves the pursuit of economic, environmental and social objectives. The relationship of this scheme to the objectives is summarised below and a balancing exercise has to be undertaken to weigh the benefits of the scheme against its disadvantages:

In terms of the economic dimension of sustainable development the provision of 4 new dwellings would give rise to employment during the construction phase of the development, and is likely to result in an increase in the use of local services and facilities, both of which will be of benefit, albeit modest, to the local economy.

In terms of the social dimension of sustainable development paragraph 59 of the NPPF 2018 refers to 'the Government's objective of significantly boosting the supply of homes'. The NPPF points out that 'small and medium sized sites can make an important contribution to

meeting the housing requirement of an area , and are often built-out relatively quickly' and that 'development in one village may support services in a village nearby'

The scheme brings forward modest benefits with 4 additional market dwellings, a small contribution to market housing in the area, it is likely to support shops and services in Minster and further afield and it would allow increased social interaction between residents existing and new, and employment personnel albeit in a modest way. The scheme is considered to be well designed and safe as sought by paragraph 8.b) of the NPPF.

There is a good level of local services and facilities available in Minster, which can be reached on foot and by cycle. The site is considered to be in a sustainable location.

In terms of the environmental dimension of sustainable development the environmental issues are assessed in earlier sections of this report but to summarise, the proposal does not result in the loss of agricultural land, it is considered to make effective use of land, and the proposal offers the potential to improve biodiversity.

The proposal entails some harm with the impact on the rural character of the area but the harm is limited due to the site being directly adjacent to the built up area and the harm is partly mitigated by the removal of the agricultural buildings which is considered to enhance the area.

Overall it is considered that, any harm is outweighed by the public benefits of the scheme as set out above. The development of four dwellings, in a sustainable location is considered to satisfy economic, social and environmental objectives as required by the NPPF and the development can constitute sustainable development. The adverse effects of the proposed development on this site in the countryside are not considered to significantly and demonstrably outweigh the benefits.

Taking national and local planning policies into account, and having regard for all relevant material considerations, it is recommended that planning permission be approved.

**Case Officer**

Gill Richardson

TITLE: F/TH/18/1098

Project 135 Monkton Road Minster RAMSGATE Kent CT12 4EF

