

Performance data:-

Date application valid: 27.03.2019

Applicable 8/13/16 week target date: 22.05.2018

Planning Performance Agreement (PPA) or Planning Extension Agreement (PEA) ? Y

If Yes, revised 8/13/16 week target date: 19.06.2019

Is the application being determined after 26 weeks without a PPA or a PEA? N

SITE

The application site is located on the southern edge of the village of Sellindge, approximately 10km to the south east of Ashford and 15.5km to the west of Folkestone. Sellindge developed as a rural linear settlement through the 18th and 19th centuries. During the mid-20th century, the village underwent significant suburban expansion with new estates being built on either side of Swan Lane.

The majority of housing in Sellindge lies to the north of Ashford Road (A20), however pockets of development exist to the south including at Somerfield Barn and Richardson Court. To the north of the A20 - in the immediate vicinity of the site - lie Sellindge Primary School and the Co-operative Store which includes a Post Office. The Sellindge Sports and Social Club can also be accessed from Swan Lane to the north of the A20, with allotments located directly to the south and the Dukes Head pub to the west of the site.

Covering 6.47 ha, the whole site (Phases 1 and 2) originally consisted of 3 fields separated by mature hedgerows, filling the land between the A20 and the M20. Development of Phase 1 (which benefits from full planning permission) to the eastern end of the site has commenced. The whole site is generally flat and well contained, with enclosure provided by the M20 embankment and roadside vegetation to the south, with residential development to the north.

The northern boundary of the Phase 2 development is defined by the A20, which is the main road connecting Sellindge with local villages and Hythe. There are some residential properties and local facilities which inject into the northern boundary of the application site, including Sellindge Village Hall, the existing office for Sellindge Parish Council, Sellindge Surgery and a 45-space car park. The western boundary is framed by mature trees and a close bordered fence. To the north is a tree-lined track, serving a cluster of detached properties to the south. To the east of Phase 2 is the new Village Green which forms part of Phase 1.

Two public rights of way cross the site. HE301 passes along the southern boundary of the site, before running directly across the site to the junction of the access track that serves Somerfield Barn and Richardson Court, with the A20. HE302A runs from HE301 southwards along the western boundary of the site and across the approved Village Green in Phase 1. The site is also crossed by a number of underground utilities, including 132KV and 260KV National Grid cables that run parallel to the M20. The footpaths have consent for diversion from KCC Public Rights of Way & Access (PROW) and are temporarily closed to allow for construction.

PLANNING HISTORY

A Hybrid Planning Permission (ref: Y14/0873/SH) was granted on 22 January 2016 for the construction of up to 250 dwellings, including affordable housing, a mixed-use Local Centre, Village Green, access, parking landscaping and earthworks. Phase 1 of the development benefits from Full planning permission for the construction of 50 dwellings, community car park and the Village Green.

Phase 1 of the development has been the subject of applications for Non Material Amendments to the permitted scheme, none of which impact upon the development at Phase 2.

PROPOSAL

This application seeks approval for the reserved matters (appearance, landscaping, layout and scale) of outline planning permission Y14/0873/SH for Phase 2 of development. The application proposes the construction of 190 dwellings, a mixed-use Local Centre, associated storage and commercial floorspace (A1/A3/A5). The proposal aims to deliver 10 less dwellings than the approved 200 dwellings for Phase 2 at the Hybrid application stage.

The proposal is for a total of 151 market level residential units comprising:

- 4 x 1-bed flats
- 2 x 2-bed flats
- 20 x 2-bed houses
- 89 x 3-bed houses
- 33 x 4-bed houses
- 3 x 5-bed houses

An element of affordable housing is also proposed, distributed across the Phase 2 Site Layout. Of the 190 dwellings proposed in Phase 2, 39 dwellings are affordable, comprising:

- 12 x 1-bed flats
- 8 x 1-bed houses
- 8 x 2-bed flats
- 7 x 2-bed houses
- 4 x 3-bed houses

In addition to the 190 residential dwellings a mixed-use Local Centre is proposed, positioned in the north-east corner of the site. The ground floor of the mixed-use building proposes the following:

- 2 x commercial spaces for A1/A3/A5 uses (unit 1 = 1,000 sqm, unit 2 = 94 sqm)
- Space for Parish offices measuring 100 sqm
- Internal storage space of 30 sqm

Phase 2 of the development would be accessed by the two approved junctions from Ashford Road, one by the Village Green adjacent to the mixed-use Local Centre (Access B) and a second to the west of the site (Access C). Within Phase 2, public open space provision would consist of informal open space, green corridors and a pocket park. Principles established in Phase 1 continue in the proposals for Phase 2 through delivery of a large wildlife corridor running along the southern boundary of the site.

CONSULTATIONS

Sellindge Parish Council: No comments received.

Environment Agency: No objection. No infiltration of surface water is proposed and it will be discharged into nearby surface water courses. The existing foul water would discharge into the existing sewer network and improvements and upgrades are required to increase the capacity. No foul water is to be discharged into the ground. Approval will be required from Southern Water.

KCC Highways and Transportation: No objection following additional information being submitted to demonstrate that service vehicles can access the local centre.

KCC PROW: No objection following changes being made to the application. The changes made to the layout better accommodate footpath HE301.

KCC Ecology: No objection. The strategic landscape plan reflects the information which was submitted with the Ecological Enhancement Scheme and Management Plan (Ecology Solutions July 2018) as part of condition 36 (Y18/1146/FH) which was approved as such, sufficient information has been provided to determine the application.

KCC Flood & Water Management: The information submitted has been sufficient to demonstrate that the layout can accommodate the needs of surface water drainage for the reserved matters application. However, the information submitted to date is not sufficient to discharge any surface water condition. The issue stated above must be resolved prior to submitting any discharge of condition. The condition of the receiving asset and watercourse may have an impact on any agreed discharge rate and additional off-site works may be required.

Southern Water: No objection, the details of the proposed sewer relaying works need to be agreed and approved by SW before implementing on site.

Council's Housing Strategy Officer: No objection to the proposed location of the affordable units.

Council's Arboricultural Officer: No objection and accepts that a further tree will need to be removed to accommodate the approved layout and that this tree will need to be removed from the recently served TPO (T1 of TPO No.10 of 2018 – now removed).

REPRESENTATIONS

Three representations were received objecting to the application on the following grounds:

- Concern regarding the properties bordering the garden of 5 Woodless Close.
- Concern regarding the Ash tree to be planted along boundary of plot 114.
- Three storey buildings are too high and would overlook properties.
- Three storey buildings would give a dark skyline and would dwarf the new Parish Council Office and Village Hall.
- Three storey building not akin to Kent.

PUBLICITY

Neighbour letters: Expired 06.02.19

Site notice: Expired 15.05.18

Press notice: Expired 17.05.18

RELEVANT POLICIES

Shepway District Local Plan Review: SD1, TR12, HO1, LR8, LR9, LR10, BE1, BE5, BE16, U2, U4, U13, U14, U15, TR2, TR5, TR11, TR12, TR13, CO11 and CO13.

Shepway Core Strategy Local Plan: DSD, SS1, SS2, SS3, SS5, CSD1, CSD2, CSD4, CSD5 and CSD9.

The Submission draft of the PPLP (February 2018) was published under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations (2012) for public consultation between February and March 2018. The Plan was submitted to the Secretary of State for independent examination in September 2018. Accordingly, it is a material consideration in the assessment of planning applications in accordance with the NPPF, which confirms that weight may be given to policies in emerging plans following publication (paragraph 48). Based on the current stage of preparation, and given the relative age of the saved policies within the

Shepway Local Plan Review (2006), the policies within the Submission Draft Places and Policies Local Plan (2018) may be afforded weight where there has not been significant objection.

Places and Policies Local Plan: HB1, HB3, E8, C1, C3, C4, NE2, NE5, NE7 CC1, T1, T2, T5 and CC3.

NPPF

NPPG

APPRAISAL

POLICY COMPLIANCE:

The hybrid application is allocated within Policy CSD9 (Sellindge Strategy) of the Shepway District Local Plan Review 2013 as a Broad Location and sets out the requirements for development. Policy CSD9 states:

Land in the centre of Sellindge forms a broad location for development to deliver a central village green/common, a more pedestrian/cycle-friendly Ashford Road, and other community facilities, financially enabled by limited residential development.

Any major residential-led development in Sellindge parish should meet all the following criteria:

- a) *Proposals must be properly masterplanned (following extensive community engagement) and the full area included in a single outline application.*
- b) *Development must ensure the delivery of a core area (bulk of identified land south of the A20) in parallel with/advance of any development to the west, north or east of it.*
- c) *Total residential development will not exceed approximately 250 dwellings (Class C3), with around 30% affordable housing subject to viability.*
- d) *Development should provide timely delivery of a village green/common south of the A20 that:*
 - i. *is of at least 1.5–2 ha in size, or greater,*
 - ii. *provides a range of facilities and type of landscaping identified through consultation with local residents and complementing the existing facilities located at the sports club,*
 - iii. *is of the highest quality and incorporates robust and durable lighting and furniture,*
 - iv. *provides new habitats for priority nature conservation species.*
- e) *Development should deliver a more pedestrian/cycle-friendly A20 through (as a minimum) informal traffic calming features at key locations, and perceived narrowing of the carriageway outside Sellindge primary school and associated highways improvement.*
- f) *Proposals must include satisfactory arrangements for timely delivery of necessary local community facilities including a primary school extension; and also potentially allotments and administrative accommodation for the parish council.*
- g) *Development should contribute to improvements in the local wastewater infrastructure and other utilities as required.*

Policy CSD9 is in the process of being updated within the Councils Core Strategy Review Submission Draft 2019. The policies are very similar however the 2019 version includes the expansion of the Doctor's surgery as one of the criteria. The S.106 on the hybrid permission secures the delivery of a financial contribution towards the expansion of the doctor's surgery however the expansion does not form part of this application. The 2019 policy also states that a range of facilities, including allotments, should be provided which is a change from the wording of the 2013 policy which states 'potentially' allotments could be provided. Planning permission has already been granted within the hybrid planning permission (ref: Y14/0873/SH) and as such the delivery of allotments on this phase and expansion of the doctors surgery cannot now be required.

The 2019 version includes the 'second phase' of development and the criteria required however this does not relate to this current application and refers to future development.

INFRASTRUCTURE REQUIREMENTS:

The table below sets out the Heads of Terms for infrastructure requirements which were agreed as per the Hybrid application and the delivery of which were split between Phase 1 and Phase 2 of the development in accordance with policies CSD9 and SS5 of the Core Strategy Local Plan. The Section 106 obligation and conditions of the Hybrid permission ensures the timings and delivery of the infrastructure.

Infrastructure	Amount or Provision	Phasing
Village green and open space	Provision	Phase 1. The section 106 obligation controls this as well as condition 19 of Y14/0873/SH. Phase 2 additional open space controlled by condition 19 of Y14/0873/SH.
Equipped play area and ecotrail	Provision	Phase 1 and Phase 2 for both equipped play area and ecotrail. Controlled by condition 7 of Y14/0873/SH. Phase 2 for additional ecotrail controlled by condition 19 of Y14/0873/SH.
Commuted sum payment for funding of open and play space maintenance and management for 30 years	£626,320	Village green to be provided at Phase 1 and maintained for 1 year/up to completion of Phase 1 before transfer to Sellindge PC /management company. The S.106 controls this. Management of open space within Phase 2 secured by condition 18 and 19 of Y14/0873/SH.
Expansion of Sellindge Primary School to 1FE	£836,260	Sits alongside occupation of Phase 1 units. The S.106 controls the payment of this.
Land for expansion of Sellindge Primary school	Provision – transfer of cleared Belvedere Cottage site in accordance with KCC requirements	Phase 1. The S.106 controls the transfer.

Expanded village car park	Provision	Phase 1. The S.106 controls the transfer alongside the village green. The car park is included within "village green and phase 1 open space" on plan T.0231_47A within the S.106. Condition 12 of Y14/0873/SH controls its retention and condition 13 ensures the connection between is provided.
Other KCC Contributions	£51,028.15	The S.106 controls this and is linked to percentage occupation.
S278 works to A20	Provision	Both Phase 1 and 2 in accordance with KCC Highways requirements
Bus infrastructure	£30,000 kickstarter and on site provision.	The S.106 controls the payment prior to occupation of more than 50 dwellings. On site provision for both Phase 1 and 2. The S.106 controls this - alongside s278 highway works for both phase 1 and 2 prior to any occupation at each phase.
Commutated sum for expansion of GP Premises (not part of this development)	£252,000	The S.106 controls the payment of this - phased in relation to occupation.
100 sq/m parish council office and storage areas	On site provision, transferred to PC for nominal sum	Phase 2. The S.106 controls the transfer.
Lifetime homes	On site provision 5 private dwellings including KCC requirement for 3 wheelchair accessible lifetime homes	0% for Phase 1. 100% (5 units) delivered at Phase 2. Controlled by condition 18 of Y14/0873/SH.
Affordable Housing	On site provision	Phase 1 and 2. The S.106 controls this phasing and condition 18 of Y14/0873/SH controls the location.

		Phase 1 to deliver 18% (9 dwellings), with a total of 20% provided by the development, Phase 2 to deliver 39 affordable units.
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RESERVED MATTERS ASSESSMENT (PHASE 2):

As the application is a reserved matters application, the principle of development is not for consideration as it has already been established. All matters other than access were reserved for future consideration, these being appearance, landscaping, layout and scale, which are now presented for consideration.

The proposals for Phase 2 have been designed in accordance with the principles established by the approved outline Masterplan as well as reflecting the development within Phase 1, approved as part of the hybrid application.

The requirements and guidance contained within the Masterplan and Design and Access Statement, as submitted with the hybrid application Y14/0873/SH, set out the key overarching principles to be adhered to within the subsequent reserved matters application for phase 2.

The masterplan identified environmental constraints for the whole site in the form of:

- A 30m noise buffer from the M20 and HS1 Railway Line.
- Existing trees, hedgerows and other landscaping features particularly those of ecological interest and those that act as wildlife habitats should be retained where possible.
- 7m development offset from 260KV National Grid Service Route.
- 11m Development offset from 132KV Seaboard cable.
- Maintain and respond to existing Public Rights of Way through the site.
- To shape the development around the topography of the site.
- Minimise the impact on the existing village of Sellindge.

The opportunities for the whole development were identified as:

- Potential for a sustainable mixed use urban extension to Sellindge.
- The creation of a new Village Green at the heart of the development incorporating the existing pond.
- Maintain and enhance existing hedgerows where possible throughout the site
- Potential for vehicular access into the site from Ashford Road.
- The creation of new gateway features to signal to motorists the entrance into Sellindge.
- Potential for a shared surface street/pedestrian crossing point to link the Village Hall with the Primary School.
- Potential expansion to Sellindge Primary School to the north of the site.
- Highway works to the A20 to make the road more pedestrian friendly.
- Potential expansion to the local Surgery.

The concept plan that was developed for the whole development included:

- The creation of a new Village Green at the heart of the development incorporating the existing pond.
- A new mixed use local centre to overlook the village green and complement the existing local facilities.
- Potential for vehicular access into the site from Ashford Road.

- A key space at the heart of the scheme to create a sense of arrival.
- A tree lined avenue with pockets of open space through the western half of the scheme.
- Create a rural frontage to the southern boundaries of the scheme overlooking the proposed eco-trail.

The Masterplan was approved under the hybrid planning permission (ref: Y14/0873/SH) and was considered to broadly comply with policy CSD9 of the Core Strategy.

APPEARANCE:

This covers the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.

Character areas were developed and presented within the Design and Access Statement submitted as part of the Hybrid application, to achieve the creation of a sense of place. Phase 2 comprises sections of all three of the character areas, CA1 Ashford Road (to the north of the site adjacent to the Ashford Road), CA2 Village Green (to the south of the site) and CA3 Core Family Housing to the centre between these two character areas.

The character areas were identified using different materials and arrangements, changes in house types and some different architectural features as follows:

CA1 Ashford Road Character Area:

Fronts directly onto Ashford Road and will need to respond sensitively with the existing built form of Sellindge. The built form will predominately consist of red brick and brown tile with the occasional use of weatherboarding in key locations and access points into the site.

CA2 Village Green Character Area:

Dwellings around the Village Green will generally be detached in nature although terraced dwellings near Ashford Road would be appropriate. The use of architectural features such as pitched door canopies and dormer windows re used to improve surveillance over the Village Green.

CA3 Core Family Housing Character Area:

The Core Family Housing areas will make up the vast proportion of the development. Therefore, special attention should be made to create variation along the street scenes by including a range of materials and house types.

The Materials Plan for Phase 2 follows the character areas which define how the materials are distributed particularly the main facing bricks and roof materials. The main facing brick to the primary streets is Forterra Chelsea Smoked Red brick, with slate effect and clay effect red roof tiles. White weatherboarding and red tile hanging is proposed to break up the amount of brick on key buildings that turn corners. Forterra Atherstone Red brick is also used on more internal streets, with variation provided in a mix of red and brown roof tiles.

A number of amendments have been made to the dwellings and Local Centre during the process of the application following negotiation between the Council and applicant, such as removing glazing bars from some of the dwellings and changing materials. The development is considered to be of high quality and in keeping with local vernacular.

The mixed use Local Centre has been designed with complimentary materials to the surrounding house types to fit in within the development but also with black cladding on part of the building to distinguish the building from the houses and flats and to create a focus point within the development, giving this important corner position character and identity. The Local Centre would be at the heart of the scheme and the village of Sellindge providing both new and existing residents with a potential new shop/café as well as parish offices for the village.

The ancillary infrastructure is identified within the submitted Materials Plan with block paving used on the junctions and shared surface streets and a contrasting block paving use for the private drives. Remaining carriageways and footways to be tarmac.

In terms of the boundary treatments, a mixture of brick walls, close boarded fencing (some with trellis and some with brick piers), timber post and rail fencing and metal parkland railings are proposed with the publicly viewable areas being of better quality such brick walls or where close boarded fencing is used, brick piers are used to improve the appearance and quality of the development.

The elevational treatment of the development accords with the descriptions that were agreed as part of the character areas and overall, it is considered that the design and appearance of the development would be respectful of the general rural village character of the area, whilst establishing an identity for the proposed building grouping that flows with the adjacent Phase 1 development. Development will accord with the principles of high quality design and good practice to create a townscape that is varied and sympathetic to its environment. The proposals have been designed in accordance with the approved outline Design and Access Statement and designed principles contained within.

LANDSCAPING:

This covers the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features.

The site is currently green-field in character, in a rural fringe location, with the predominant character being agricultural, but having adjacent residential development to the north. Within Phase 2 the public open space comprises informal open space, green corridors, a pocket park near the Local Centre and a large wildlife corridors which runs along the southern boundary of the site, continuing the principles established within the approved Phase 1 development. This area includes swathes of wildflower grassland, bulb planting, trees and a number of ecological play trail items that links with the ecological play trail items within Phase 1. A footpath meanders through the space linking into the Village Green. Planting within this area is restricted due to the underground electricity cables.

Several smaller green corridors run through the site and along the sites boundaries, and include footpath links and swales along with scattered trees. The main street through the phase is lined with trees. A small pocket park, focused around a retained sycamore tree is provided by the local centre. This space is defined by a new hedgerow with ornamental planting and seating.

Landscape proposals within the public open space are designed to create a semi-informal character. Overall tree and shrub species have been chosen to focus on native species as well as having seasonal interest. A number of existing individual trees and hedgerows will be retained within the public open space areas and to the boundaries, some of the most valued trees have been preserved with a Tree Protection Order.

The long term management of the public open spaces is to provide recreation and amenity spaces for users as well as ensure the habitats thrive providing ecological benefits. A Landscape Management Plan was submitted with this reserved matters application which sets out the maintenance required and timeline. The management of the public open space together with the open space within Phase 1 is secured within the S.106 and controlled by condition 19 of Y14/0873/SH.

Overall, it is considered that the approach taken is compatible with the masterplan and is acceptable in the context of the biodiversity aims and rural setting of the development site.

LAYOUT:

This refers to the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.

The layout is reflective of the surrounding area, which has a commonplace rural layout represented by linear development fronting the main road in Sellindge with the development then branching out from this.

Perimeter blocks would provide a strong frontage to the public realm and protect the amenity and privacy of existing residents. Variety in heights and massing would be achieved through a mix of house types, ranging from smaller units to 5-bedroom homes. The proposed building height is predominantly 2 storey, with occasional 2.5 storey dwellings. The mixed-use Local Centre would overlook the proposed Village Green, alongside larger 4-bedroom dwellings, mirroring the approved Phase 1 development to the east.

Extensive negotiation took place during the application to provide the required number of visitor parking spaces which were higher due to tandem parking in some locations. The amended layout plans now show sufficient off-street parking for vehicles, visitor parking spaces, as well as cycle parking, with provision for refuse/recycling storage and collection.

Extensive negotiation also took place regarding the Public Right of Way (PROW) which runs along the southern boundary – footpaths HE301 which follows east to west across the site and HE302A which joins with HE301 and travels north to south across the side. Negotiations took place to increase natural surveillance of the footpaths and to improve the user experience to reduce the likelihood of antisocial behaviour. The following amendments were made to the enclosure details plan:

- The footpath HE301 to the rear of plots 145-159 has been pulled away from the proposed boundary fences to create more of a landscape corridor which will be enhanced by the planting of hedgerow which would grow to a maximum height of 1m.
- Retained the native hedging to the southern boundary of footpath HE301
- Although the corridor remains the same width the sense of openness has increased through the centralisation of the pathway and inclusion of verges on either side.
- Addition of side windows to plots 145 and 157 to allow for better opportunity for overlooking.
- Post and rail fencing to the parking court for spaces 149-150 and to the rear of parking spaces to plot 145 to allow views in/out of PROW.

The affordable housing units are comparable in scale and massing to the units across the site. The affordable houses are located to the south of the site which, although not spaced more evenly throughout the development, would be easier for maintenance, and the Council's Housing Strategy Officer has raised no objection to their location. Within the layout considerations, condition 18 of Y14/0873/SH required three of the affordable units to be lifetime homes and fully wheelchair accessible, and two of the market units to also be lifetime homes. These five lifetime homes are identified on the submitted plans and the location of which are acceptable.

Together with the full application of 50 houses, the development will create housing choice and new amenity spaces for the existing and new community whilst improving public access across the site and to the wider pedestrian network. The layout of the development successfully accommodates the number of dwellings to enable suitable garden spaces, minimise inter-looking, overshadowing and to accommodate sufficient parking. Overall, it is considered that this is an acceptable layout for the development.

SCALE:

This covers the height, width and length of each building proposed within the development in relation to its surroundings.

The majority of dwellings are 2 storey in height however, 2.5 and 3 storey buildings are located along 'The Avenue' (the central spine road through Phase 2) to add variety to this important route through the site. The buildings which are three storey along The Avenue are the Local Centre and the neighbouring block of flats, with the dwellings being 2.5 storeys. The three storey buildings would be located adjacent to and around the pocket park giving the buildings focus and ensuring that they would not be oppressive on the street scene while giving this important corner position character and identity.

Overall, the scale of the buildings proposed is acceptable and can be said to be domestic in character.

OTHER ISSUES:

The access was approved within the outline permission which covered the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network. There have been some changes to the original masterplan scheme including changes to the internal road layout to improve the permeability of both vehicular and pedestrian movement and the detailing of streets and spaces have been enhanced throughout the Phase 2 layout and overall the road network within the site is considered to be acceptable.

AMENITY:

Phase 2 does have residential properties around the site but the majority are positioned a sufficient distance away from the site boundaries to not be affected in terms of overlooking or loss of privacy from the proposed buildings. The closest neighbouring dwellings are Rotherwood Cottage at approximately 15m away from the proposed dwelling at plot 162 and Lees House approximately 22m away from the proposed dwelling at plot 114 which is considered to be an adequate separation distance to not cause an unacceptable overlooking or loss of light.

Permitted Development rights have been removed via a condition on the hybrid permission, so there are unlikely to be any new openings or dormer windows created lawfully in the proposed dwellings without the knowledge and intervention of the Local Planning Authority, thus safeguarding future privacy both within the site and outside.

A noise report has been submitted as part of this application and recommends mitigation measures to be incorporated into the development to protect future amenity from disturbance due to the proximity of the M20. These measures can be required by condition to be implemented within the development and as such will safeguard future amenity in this respect.

Overall, it is considered that the amenities of neighbouring uses will be safeguarded.

AFFORDABLE HOUSING:

The outline planning application was approved with a commitment to provide 20% affordable housing across the development as a whole (Phase 1 and 2), and it has been met at this site. The S.106 states 18% affordable housing in Phase 1 which equates to 9 affordable dwellings and 39 affordable dwellings within Phase 2. The reserved matters application complies with condition 18 and the S.106 agreement.

COMMUNITY INFRASTRUCTURE LEVY:

As the site is an allocated broad location for development within the Core Strategy Local Plan 2013, the development is exempt from CIL contributions.

RECOMMENDATION

In light of the above, it is considered the proposal is in accordance with the requirements as set out in policy CSD9 of the Core Strategy Local Plan 2013 and that the proposal complies with development plan policy and the NPPF and is therefore recommended for approval subject to conditions.

Case Officer:

Report and draft decision notice completed and passed to senior officer.

Name: Louise Daniels Position: Senior Planning Officer Date: 19/06/19

Report and draft decision notice agreed and passed to admin to issue decision.

Name: Claire Dethier Position: Development Management Team Leader Date: 19/06/19