

# DCL/18/27

**Application No:** Y18/0456/SH

**Location of Site:** Camping and Caravanning Site, Rose & Crown, Minnis Lane, Stelling Minnis

**Development:** Erection of 13 dwellings with access from Minnis Lane.

**Applicant:** Mr John Showler

**Agent:** Mr Steven Davies  
Hobbs Parker Property Consultants  
Romney House  
Monument Way  
Orbital Park  
Ashford  
Kent  
TN24 0HB

**Date Valid:** 05.04.18

**Expiry Date:** 05.07.18

**Date of Committee:** 27.11.18

**Officer Contact:** Miss Louise Daniels

## **SUMMARY**

This report considers whether planning permission should be granted for 13 new dwellings in the village of Stelling Minnis. The report recommends that planning permission be granted as it is considered that the proposal fulfils the main requirements of emerging policy ND7 of the Places and Policies Local Plan by providing a small scale, sensitive development to include two affordable dwellings and with a layout and design which would integrate well within the character of the village and which would not result in a detrimental impact upon existing or future amenity, highway safety or ecology.

**RECOMMENDATION:** That planning permission be granted subject to the conditions set out at the end of the report and the applicant entering into a S106 legal agreement securing affordable housing, the relocation of the bus stop and ecology mitigation and management; and that delegated authority be given to the Development Management Manager to agree and finalise the wording of the conditions and the legal agreement and add any other conditions that she considers necessary.

## **1.0 THE PROPOSAL**

1.1 This application is for the erection of 13 dwellings including a new private access road from Minnis Lane. In terms of the proposed layout, to the north there would be a group of smaller houses set in two terraces / semi-detached houses at a right angle, to the south the dwellings would be larger and detached. All of the houses would face

# DCL/18/27

into the development with a central area of open space. The development would consist of 5 detached dwellings and 8 dwellings in a mix of terraced and semi-detached dwellings in an 'L' shape. In terms of parking, all of the dwellings would have a minimum of 2 parking spaces, with the larger dwellings having 2 allocated car port or garage spaces, and the smaller dwellings having 1. The site is not connected to mains drainage, and as such the application proposes to use a package sewage treatment plant.

- 1.2 A new access is proposed to the east of the site, to the south of the Rose and Crown Public house. The access would have planting beds each side of the new access. The existing landscaping would be retained and supplemented. To the north of the site the existing access would be closed and a landscaped public footpath is proposed which would provide a pedestrian link with Crown Lane. The existing hedgerows to the north would be retained and supplemented. A 2m wide landscape buffer is proposed to the southern and western boundary which is also proposed to be managed as a reptile habitat.
- 1.3 Units 1-8 would have two bedrooms, with en suites and open plan living room and kitchens. Units 1 and 2 would be the affordable units within the site. Units 9-12 would have four bedrooms, with en suites and open plan living room and kitchens. Unit 13 would have three bedrooms, again with living room and kitchen diner, an office, with an open plan living room and kitchen.
- 1.4 The houses proposed are of a traditional design, with simple hipped and pitched roofs with some cat slide roofs within the development. The colours and textures of materials proposed are similar to materials within Stelling Minnis including tiles and slate on the roofs, brick/tile hanging and weatherboarding to the elevations and timber windows. Garages and car ports are proposed throughout the development to appear as design features with a mixture of traditional hipped and pitched roofs. A bin and cycle store is proposed within the rear garden of all the dwellings.
- 1.5 The proposal has been amended during the process of the application from 14 to 13 dwellings and also a change of access with the site originally accessed from Crown Lane to the north, now amended to access the site from Minnis Lane from the east. A landscaped footpath is now proposed from Crown Lane into the site from the north.
- 1.6 The application is accompanied by a Transport Statement, Preliminary Ecological Appraisal, Report on Ground Investigation, Phase 1 Contamination Risk Assessment, Tree Survey and Arboricultural Impact Assessment, Archaeological Desk-Based Assessment, Design and Access Statement and Drainage Impact and Flood Risk Assessment.

## **2.0 SITE DESIGNATIONS**

2.1 The following apply to the site:

- Outside any settlement boundary
- Area of Outstanding Natural Beauty (AONB)
- Allocated site for residential development in the emerging Places and Policies Local Plan (policy ND7).

## 3.0 LOCATION AND DESCRIPTION OF SITE

- 3.1 The site is located behind the Rose and Crown Public House on the corner of Minnis Lane and Crown Lane. The site is currently listed as a camping and caravan site with static caravans present on the site to the north. The site is bounded to the north, south and west by mature trees and hedgerows. To the north is Crown Lane with predominantly detached one and one and a half storey bungalows on the far side of the road, adjoining the site. To the east, sharing a boundary, is the public house, the Boot House and the village shop; these are all two-storey detached properties. Beyond this is a Local Wildlife Site. To the west and south west of the site lie opening fields and scrub and the rear of residential gardens.
- 3.2 The Minnis does not have a settlement boundary or core area, but ribbon development has taken place along the network of roads that criss-cross the open land. The predominance of green space is probably the strongest characteristic within the village and softens the built form.

## 4.0 RELEVANT PLANNING HISTORY

- 4.1 None of relevance.

## 5.0 CONSULTATION RESPONSES

- 5.1 Consultation responses are available in full on the planning file on the Council's website.

<https://searchplanapps.shepway.gov.uk/online-applications/>

Responses are summarised below.

### 5.2 Stelling Minnis Parish Council

No objection following the change of vehicular access from Crown Lane to Minnis Lane who withdraw their previous objection to the scheme and support the development. Retention and of the existing boundary hedges and supplementary planting are welcomed.

### 5.3 KCC Ecology

No objection subject to conditions requiring a precautionary approach to dormouse for any hedgerow trimming, and a site management plan to manage the 2m buffer area for reptiles.

### 5.4 KCC Flood and Water Management

No objection subject to conditions to secure a detailed sustainable surface water drainage scheme and to ensure the development does not cause an unacceptable risk to controlled waters and/or ground stability.

### 5.5 KCC Highways and Transportation

# DCL/18/27

No objection subject to conditions to secure construction vehicle loading/unloading and turning facilities, parking for site personnel and visitors, wheel washing, provision and retention of vehicle and cycle parking and garages shown, a bound surface for the first 5m from the edge of the highway, provision and maintenance of visibility splays.

5.6 Arboricultural and Grounds Manager

No objection subject to tree protection conditions.

5.7 Geo-Environmental Consultant

No objection subject to the standard contamination condition.

5.8 KCC Archaeology

No objection subject to a programme of archaeological works condition.

5.9 Southern Water

The applicant is advised to consult the Environment Agency directly regarding the use of a sewage treatment plan which disposes of effluent to sub-soil irrigation.

5.10 Environment Agency

No objection subject to conditions to prevent piling without the written consent of the LPA to protect groundwater, to require a remediation strategy should contamination be found, and preventing infiltration of foul water drainage prior to an Environmental management permit being sought.

## 6.0 PUBLICITY

6.1 Neighbours notified by letter. Expiry date 06.09.2018

6.2 Site Notice. Expiry date 16.08.2018

6.3 Press Notice. Expiry date 13.09.2018

## 7.0 REPRESENTATIONS

7.1 Representation responses are available in full on the planning file on the Council's website.

<https://searchplanapps.shepway.gov.uk/online-applications/>

Responses are summarised below:

7.2 17 letters/emails received objecting on the following grounds:

- Change the character of the village from ribbon development to having a high-density node. Number of dwellings should be reduced.
- Development is too large and not in proportion with the village.
- Houses not required, already a number of houses in the area that have been on the market for a long time, in addition to the 30 houses being built in the Stonegate development.

# DCL/18/27

- Village needs smaller affordable housing for the younger members of the village rather than large detached dwellings.
- No infrastructure improvement to the village.
- This site is within the AONB, this development would be more suited to the outskirts of a town or on a brownfield site.
- The hedges to the north do not have the 2m buffer zone that is required, this should be provided in addition to the 2m buffer to the south.
- Drainage/flooding concerns.
- The footpath is not needed from the north and it could be dangerous for cyclists and pedestrians exiting onto Crown Lane and should be closed.
- No provision for replacement of the existing bus shelter which will need to be relocated.
- Increase in traffic.
- Access from Crown Lane is inadequate.
- Car parking for the pub is inadequate.
- Parking is inadequate for this development.
- Noise and disturbance to residents.

7.3 Many of these comments were made prior to the amended plans being submitted.

## **8.0 RELEVANT POLICY GUIDANCE**

8.1 The full headings for the policies are attached to the schedule of planning matters at Appendix 1.

8.2 The following saved policies of the Shepway District Local Plan Review apply:  
SD1, BE1, BE16, CO1, CO11, TR5, TR6, TR11, TR12, U1, U2, U4, HO1, LR9, LR10, TM2.

8.3 The following policies of the Shepway Local Plan Core Strategy apply:  
SS1, SS2, SS3, SS4, SS5, CSD1, CSD2, CSD3, CSD4, CSD5

8.4 The following policies of the Places and Policies Local Plan (PPLP) Submission Draft apply:  
HB1, HB3, ND7, E5, NE2, NE3, NE5, T2, T5

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.

8.5 The following paragraphs of the National Planning Policy Framework 2018 apply:  
8 – Achieving sustainable development

- 11 – Presumption in favour of sustainable development
- 83 & 84 – Supporting a prosperous rural economy
- 172 – Great weight to conserving & enhancing AONB
- 175 – Habitats and biodiversity
- 127 – Criteria for assessing good design

- 8.6 The following Supplementary Planning Documents apply:  
Kent Downs AONB Landscape Design Handbook  
Interim Guidance Note 3: Residential Parking

## 9.0 APPRAISAL

### Principle of Development

- 9.1 The site is located both in the countryside and the AONB, where policies of rural restraint apply (saved policy CO1 and core strategy policy CSD4). However, Stelling Minnis is also identified as a secondary village within the settlement hierarchy as set out in the table to policy SS3 of the Core Strategy where its status is identified as continuing to provide crucial rural facilities to visitors and their own residents and work force in line with local needs, their environment and role as relatively small settlements.
- 9.2 The site has historically been used as a caravan site with informal camping on the adjoining land. Saved policy TM2 requires applications resulting in the loss of visitor accommodation to demonstrate that the standard and type of accommodation is unsuitable to meet visitor demands. Core strategy policy CSD3 expects rural tourism to be sited in accordance with the settlement hierarchy and only in the countryside following a sequential approach to demonstrate it cannot be located in a more sustainable settlement. Whilst saved policy TM2 seeks to retain caravan and camp sites for visitor accommodation, the site is no longer used for this purpose and the agent has confirmed the site lacked basic facilities (toilets/ electricity) and was not suitable for a modern day tourist business. As such, it is considered the proposal meets the requirements of saved policy TM2 as the standard of accommodation is unsuited to meet visitor demands.
- 9.3 Although this site is within the AONB, it was identified as suitable for small scale, sensitively designed, residential development both through the early evidence base Shepway Housing Land Availability Assessment (SHLAA) work (which identified the site as deliverable and developable) and development of the draft policy ND7 in the PPLP, due to its potential to result in only low level harm to the landscape character (identified through policy evidence base document North Downs Landscape Character Assessment Residential Allocations).
- 9.4 The Core Strategy (2013) set out that land for approximately 15% of new dwellings developed to 2030/31 should be located in the North Downs Area. In order to meet the needs of communities at locations within the settlement hierarchy, a number of small sites would be required in village locations to meet need and were subsequently identified through the Strategic Housing Land Availability Assessment (SHLAA) and have subsequently been proposed for residential allocations in the draft Places and Policies Local Plan (PPLP).

- 9.5 The application site has a draft allocation for residential development with an estimated capacity of approximately 11 dwellings and a number of criteria which should be met for development proposals to be supported. It is noted that the scheme does not include additional parking for the pub, this was an aspiration in the policy, however, this cannot be required and the proposal does not result in any loss of parking to the pub. The PPLP is at a very advanced stage in its preparation and has been submitted to the Secretary of State for examination. Therefore the Plan as a whole can be afforded weight and site specific policy ND7 was not subject to significant objection and is therefore a material consideration in the decision making process.
- 9.6 It is considered that this application fulfils the main requirements of policy ND7 in delivering high quality housing of local rural distinctiveness, retaining and enhancing existing trees and hedgerows, creating a landscape buffer to the west and south, open spaces created within the site, vehicle access from Minnis Lane, a pedestrian link to Crown Lane, relocation of the bus shelter and appropriate archaeological mitigation measures secured.
- 9.7 Whilst the development would be contrary to saved local plan policy CO1 as it is proposing new residential development in the countryside, the proposal meets the aims and aspirations of the emerging policy and has been designed to achieve the aims of Core Strategy policy CSD4 which requires conservation and enhancement of natural beauty in the AONB and its setting, as the location of the site restricts long ranging views and the development is enclosed by natural vegetation and other residential properties.

## **Relevant Material Planning Considerations**

- 9.8 The other relevant issues for consideration with regard to this application are design and layout, impact on the countryside and AONB, neighbouring amenity, archaeology and highway safety.

## **Design and Layout**

- 9.9 The scheme has been designed to incorporate a range of housing types and sizes in order to be attractive to varying needs. The northern aspect of the site has been designed in a more dense manner featuring 2-bedroom semi-detached and terraced houses. To the south of the site, the dwellings are much larger and set in spacious grounds. A number of green areas with a central element of green space would provide a focus for the scheme and relate the development to the character of Stelling Minnis, which has a strong predominance of greenspace throughout, softening the built form. The visual impact of parked vehicles within the scheme has been minimised by tucking parking behind cart-shed stores where possible. The car-ports and garages have been designed in a typically rural Kentish vernacular as key attractive features within the layout designed to frame the development in order to create character to the scheme.
- 9.10 The vehicular access into the site has been amended during the process of the application from Minnis Lane rather than Crown Lane following local objections.

# DCL/18/27

Although the access from Crown Lane was acceptable on highway grounds, the change to the access does have the advantage of reducing the visual impact of the development from Crown Lane as the hedgerow which borders Crown Lane to the north of the site can be retained. The development would also be closer to the ethos of the Kent Downs AONB Landscape Design Handbook, which promotes the retention of existing hedgerows.

- 9.11 The number of dwellings proposed is 13, higher than the estimated capacity of 11 set out in draft policy ND7. Although the draft policy specified 11 dwellings it did not specify layout or if these were to be detached, semi-detached or terraced properties. The application proposes a mixture of detached, semi-detached and terraced properties, a mix of which does appear within the village of Stelling Minnis. Proposing this mix of housing styles and sizes allows for 13 dwellings to be acceptably accommodated within the site whilst respecting the layout and formation of the village without appearing over-cramped or over-developed. The layout and orientation of the proposed dwellings within the site is considered to be acceptable without resulting in over-development of the site and to be acceptable within the character of the village.
- 9.12 In terms of design, the dwellings and car-ports/ garages express the simple pitched roof vernacular forms seen locally as key features of the architecture of the area. There is also an empathy in design style between the small group of terraced houses to the north west of the site and the more tightly knit group of existing houses to the south of the main area of housing in Stelling Minnis. The detached properties also echo the design style of other detached properties within the village. Local materials and modern interpretations have been used to reflect local colours and textures. The main materials are muted colours including red stock bricks, timber boarding, tiles and slate. The design of the dwellings and materials chosen have a traditional appearance which responds well with the village character.
- 9.13 During the process of the application the proposal has been reduced from 14 to 13 dwellings to achieve a better layout within the site. The removal of the pair of semi-detached dwellings to the south of the application site and replacement with a detached dwelling is considered to be an improvement to the layout as it provides for additional garden space and green areas.

## **Visual Impact / AONB**

- 9.14 Policy CSD4 requires decisions to have close regard to the need for conservation and enhancement of natural beauty in the AONB and its setting. In terms of design and layout, the development has been sensitively designed to ensure any views into the development would integrate into the character of the village, whilst being of a high quality appearance. In addition, due to the largely contained location created by the mature landscaping buffers, views into the site will be limited with the exception of to the east, which is already interspersed with built development. As such, the visual impact on the AONB will be limited and largely contained and any visual change would be in accordance with the character of the village. The proposal would also meet the aims of saved local plan policies BE1 and CO1 of the Shepway District Local Plan Review (SDLPR) which seeks to ensure new development is a high standard of design and sympathetic in scale and appearance to the setting and with materials which are



# DCL/18/27

predominating locally in type, colour and texture, in addition to responding to surrounding development in terms of building form, mass and height.

- 9.15 Paragraph 172 of the NPPF requires proposals for major development in the AONB to be refused other than in exceptional circumstances and where it can be demonstrated that it is in the public interest and that “consideration of such applications should include an assessment of:
- the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
  - the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
  - any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.”
- 9.16 It is for the Council, as Local Planning Authority, to determine whether or not the proposal would amount to major development in the AONB under paragraph 172. It is the Officers’ view that the proposal does not constitute major development, having taken into account relevant case law and Inspectors’ decisions. This opinion is formed taking into consideration the relative proximity of the site to existing built development within Stelling Minnis, the quantum of units compared to the size of the village and the spaciousness of the built development within the site.

## Amenity

- 9.17 Paragraph 127 of the NPPF and saved Policy SD1 of the SDLPR and HB1 of the PPLP requires the Local Planning Authority to consider the impact of development on the amenities of existing and proposed residents.
- 9.18 To avoid direct overlooking within the site and the relationships with surrounding development, the development has been designed to incorporate separation distances between properties which exceed 21m, which is generally accepted as sufficient separation to avoid a loss of privacy or cause any overbearing impact. The nearest properties are those in Minnis Lane backing onto the site, but these have long rear gardens and large separation distances. The other nearest houses are within Crown Lane and these would be separated from the development by the road together with existing hedging to the north of the site.
- 9.19 The use of the site as a camping and caravan site would have resulted in some noise and disturbance to neighbouring residents due to caravans and cars accessing the site from Crown Lane. Whilst the proposal would result in an increase in activity and car movements, this is not considered to be significantly detrimental to surrounding residents to warrant refusal of the application. As such, the proposal is considered acceptable in terms of safeguarding the amenity of existing residents.
- 9.20 In terms of the amenity of future occupiers, the dwellings have been designed to provide good sized gardens suitable for family dwellings and achieve suitable sized rooms and adequate light and outlook to all habitable rooms, and is in accordance with submission draft policy HB3.

## Highway Safety

- 9.21 A new vehicular access, with appropriate visual splays has been proposed to the south of the Rose and Crown Public house, with a pedestrian footpath created in the location of the existing access to link the site to Crown Lane. The revised vehicular access was proposed to address local concern and is compliant with the emerging policy ND7. The proposed parking provision within the site exceeds the requirements as set out with IGN3 and as such is considered to be acceptable for this village location. As such, the proposed access, internal road layout and parking provision are all considered to be satisfactory and that the proposal would have no significant adverse impact on the highway safety of the surrounding area. Kent Highways raise no objection to the proposals subject to conditions.
- 9.22 The provision of the new vehicular access would cross common land which the applicant has sought permission to do (outside of the planning process) and it would also require the relocation of the bus stop, which would be secured through a legal agreement.

## Ecology

- 9.23 The site is previously used as a static caravan site and camp site, with the site mowed regularly thus having limited ecological potential around the centre of the site. There is some potential for reptiles to be present within the bramble scrub areas on the south and west boundaries and the submitted precautionary mitigation strategy recommends providing a 2m buffer strip to the south and west boundaries prior to the start of works as part of the layout to retain a reptile habitat. This buffer strip together with its management would be secured by a legal agreement. As such, the proposal takes account of ecology and habitat in accordance with policy CO11 of the SDLPR.
- 9.24 Although the submitted ecological report concluded that none of the trees present on site offered potential for roosting bats, lighting can be detrimental to foraging and commuting bats and therefore a lighting design would be controlled by condition to ensure harm to bats within the surrounding area is limited.

## Trees

- 9.25 To provide the vehicular access from Minnis Lane, three small trees and a clump of small scrubby trees would be removed. The trees proposed to be removed to facilitate the development within the site are generally small, young trees or conifers that are of no great individual significance. As such, the loss of these trees would have no significant impact on the character and setting of the site, or to the visual amenity of the wider area and could be successfully mitigated by new, more appropriate planting that would improve the setting of the site. The removal of the trees therefore is considered acceptable and reasonable does not justify refusal of the proposed development.
- 9.26 The proposed access road from Minnis Lane makes a minor incursion across the root protection area of a mature Ash tree to be retained in the garden of the Rose and Crown Public house. However, measures are available to reduce or minimise any potential impact on the root protection area of this tree, details of which would be

conditioned together with tree protection measures for those trees to be retained within the site.

- 9.27 A landscaping condition is also recommended to ensure suitable replacement trees and shrubs are planted within the site and to ensure the site is planted to conserve the landscape in a manner appropriate to its AONB character.

## **Archaeology**

- 9.28 The North Downs are generally recognised as having archaeological potential and as such the KCC Archaeologist has recommended a programme of archaeological work to be secured by condition to ensure that any features of archaeological interest are properly examined and recorded.

## **Environmental Impact Assessment**

- 9.29 In accordance with the EIA Regulations the site falls within a sensitive area and within Schedule 2 10(b) 'Urban Development Projects'. The application has been screened and it has been concluded that the development is not EIA development and as such an Environmental Statement is not required.

## **Other Issues**

- 9.30 Due to the lack of adopted foul sewers in the immediate vicinity of the site, foul drainage to the site is proposed be dealt with by way of package treatment works, with treated effluent discharging to a deep bore soakaway. Surface Water is to be managed using a soakaway. There is no objection from the Environment Agency and suitable conditions would be imposed to ensure the ground water is protected.
- 9.31 The provision of two, two-bedroom affordable houses (unit 1 and 2) would meet the requirements of policy CSD1 of the Shepway Local Plan Core Strategy for affordable housing and this would be secure via a legal agreement.

## **Local Finance Considerations**

- 9.32 Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local planning authority must have regard to a local finance consideration as far as it is material. Section 70(4) of the Act defines a local finance consideration as a grant or other financial assistance that has been, that will, or that could be provided to a relevant authority by a Minister of the Crown (such as New Homes Bonus payments), or sums that a relevant authority has received, or will or could receive, in payment of the Community Infrastructure Levy.
- 9.33 In accordance with policy SS5 of the Shepway Core Strategy Local Plan the Council has introduced a Community Infrastructure Levy (CIL) scheme, which in part replaces planning obligations for infrastructure improvements in the area. The CIL levy in the application area is charged at £136.75 per square metre for new residential floor space.

9.34 The New Homes Bonus Scheme provides for money to be paid to the Council when new homes are built within the district for a four year period. The New Homes Bonus funding regime is currently under review and is anticipated to end. In this case, an estimated value of the New Homes Bonus as a result of the proposed development would be £17,103.68 for one year and £68,414.72 for 4 years when calculated on the basis of the notional council tax Band D on which NHB is based. If an authority records an overall increase in new homes in any one year, but this increase is below the 0.4% threshold, the authority will not receive any New Homes Bonus funding relating to that particular year. New Homes Bonus payments are not a material consideration in the determination of this application.

## Human Rights

9.35 In reaching a decision on a planning application the European Convention on Human Rights must be considered. The Convention Rights that are relevant are Article 8 and Article 1 of the first protocol. The proposed course of action is in accordance with domestic law. As the rights in these two articles are qualified, the Council needs to balance the rights of the individual against the interests of society and must be satisfied that any interference with an individual's rights is no more than necessary. Having regard to the previous paragraphs of this report, it is not considered that there is any infringement of the relevant Convention rights.

9.36 The application has been called in by Cllr Hollingsbee for two reasons:

- A large development for the village and will have an effect on the character and road infrastructure
- The Places & Policies document has not yet been agreed by the Inspector

## 10.0 BACKGROUND DOCUMENTS

10.1 The consultation responses set out at Section 5.0 and any representations at Section 7.0 are background documents for the purposes of the Local Government Act 1972 (as amended).

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**RECOMMENDATION – That planning permission be granted subject to the conditions set out at the end of the report and the applicant entering into a S106 legal agreement securing affordable housing, the relocation of the bus stop and ecology mitigation and management; and that delegated authority be given to the Development Management Manager to agree and finalise the wording of the conditions and the legal agreement and add any other conditions that she considers necessary:**

1. Time condition
2. Approved plan numbers
3. Samples of materials
4. Tree protection measures
5. Landscaping scheme
6. Boundary treatment
7. Water efficiency

# DCL/18/27

8. Piling/foundation designs to be agreed
9. Remediation strategy for groundwater
10. Details of package sewage treatment plant/ alternative foul water drainage
11. Precautionary approach for dormouse
12. Lighting design strategy for biodiversity
13. Ecological enhancement plan
14. Trees and hedgerows to be protected during construction
15. Programme of archaeological work
16. Contamination
17. Sustainable surface water drainage scheme
18. Operation and maintenance manual for the proposed sustainable drainage scheme
19. Verification report for SUDS
20. Provision and permanent retention of the vehicle parking spaces, garages and cycles.
21. Use of bound surface for the first 5m
22. Provision and maintenance of visibility splays
23. Provision of footpath
24. Details of windows and doors and positions of services on elevations (eg gas boxes)
25. Requirement to close existing access