

Application No: Y17/1409/SH

Location of Site: Land Adjacent Framlea Rye Road Brookland Kent

Development: Hybrid application (part outline, part detailed) for up to 9 self/custom build dwellings (outline element) with associated supporting road infrastructure, access, open space and landscaping (detailed element).

Applicant: Invicta Self and Custom Build Ltd

Date Valid: 16.11.17

Expiry Date: 11.01.18

PEA Date: 27.03.18

Date of Committee: 20.03.18

Officer Contact: Mr Julian Ling

SUMMARY

This report considers whether planning permission should be granted for the erection of nine self/custom build dwellings (outline element) with associated supporting road infrastructure, access, open space and landscaping. Whilst the application site is outside of the settlement boundary and the application forms a departure from the development plan it is recommended, on balance that planning permission be granted as the development constitutes sustainable development as set out in the NPPF. The land is proposed to be allocated in the Places and Policies Local Plan Submission Draft (Reg. 19) for housing development where it is considered that the proposal presents a sustainable housing development for self-build housing that makes efficient use of the land, that would be visually acceptable and safe from flood risk in accordance with emerging and established Local Plan policies. The development is acceptable in highways terms and the amenities of existing and future occupants would be safeguarded, subject to an acceptable design (to be agreed later at the detailed planning stage). Archaeology, contamination and landscaping matters can all be safeguarded by condition.

<p>RECOMMENDATION: That delegated authority be given to the Head of Planning to grant planning permission upon the expiration of site and press notices advertising the application as a departure, subject to the conditions set out at the end of the report, with any amendments or additional conditions required delegated to the Head of Planning.</p>

1.0 THE PROPOSAL

- 1.1 The application has been submitted as a hybrid application seeking outline planning permission for up to nine houses with all matters relating to the houses reserved for future consideration and detailed planning permission

for a new access, access road, open space and landscaping outside of the house plots.

- 1.2 The application has been submitted in this format in order to enable each self-builder to be able to bring forward a reserved matters application at a later date that relates solely to their plot. This prevents the individual plot owners/ builders from having to construct the road access and the areas beyond their plot, essential for the delivery of self and custom build.

Detailed part of the proposal

- 1.3 In terms of the proposed access and access road, a new access is proposed from Rye Road within the north-west section of the site. A new access road is proposed within the site (including hard landscaping beyond the road) which would measure approximately 70 metres in length and 4.5 metres in width. The new access road and hard standing would provide direct access to each proposed plot.
- 1.4 A significant landscaped area of public space is proposed on the northern side of the site close to Rye Road. The open space would contain a surface water catchment area in the form of a dry pond which is proposed to form part of a Sustainable Urban Drainage System (SUDS) for dealing with surface water on the site.

Outline part of the proposal

- 1.5 In terms of the houses, the proposal is for up to 9 dwellings (but this number potentially could reduce) allowing flexibility within the number of units to be provided to respond to local needs and requirements for self-build. An indicative masterplan layout and elevations have been submitted to show how a scheme of nine self-build homes could be delivered. The future layout, design and scheme parameters are proposed to be guided by a design code that sets out some basic design principles to follow including siting, form, heights, fenestration and materials. Whilst these details are indicative at this stage, it is recommended that a condition be attached should Members grant planning permission ensuring that the individual self-build dwellings adhere to the design code to ensure a level of uniformity at the Reserved Matters stage.
- 1.6 The indicative plans show nine detached plots positioned across the rear of the site facing north towards Rye Road with rear gardens adjacent to the A259 behind a landscaping screen in a linear horizontal layout. The indicative plans and design code indicate that each property will benefit from a parking area to accommodate two cars. In terms of scale and appearance, the design code shows the dwellings to be two storey with a maximum ridge height of 8.7 metres and eaves level of 5.7 metres with a traditional rural form and appearance incorporating features such as chimney stacks and pitched roofs. Materials as set out within the design code are proposed to be a mixture of brick, render, tile hanging and timber board elevations with slate, Kent Peg or concrete roof tiles and timber or UPVC windows and doors of a traditional style.

1.7 The application is accompanied by the following supporting documents;

- Planning Statement,
- Design and access statement,
- Design code,
- Flood risk assessment
- Utilities statement
- Ecology survey
- Transport survey

2.0 SITE DESIGNATIONS

2.1 The following apply to the site.

- Outside the settlement boundary, within the countryside.
- Romney Marsh Local landscape Area.
- Environment Agency Flood Zones 2 and 3a
- Strategic Flood Risk Assessment Year 2115 hazard rating – no flood risk.
- Area of archaeological potential.

3.0 LOCATION AND DESCRIPTION OF SITE

3.1 The application area comprises an area of 0.63ha of greenfield land bounded by the A259 on the south-eastern boundary and the Rye Road on the north-western boundary within the rural village of Brookland.

3.2 The site is accessed from Rye Road and is generally flat. There are established trees and hedging along the boundary with the A259 and a group of trees beyond the northern boundary of the site. The boundary with Rye Road is partially defined by tall hedging, with a gap toward the northern end. There is little vegetation within the site, which is currently used as grazing land.

4.0 RELEVANT PLANNING HISTORY

4.1 Planning permission has previously been refused in 2016 under reference Y15/0499/SH. This was an outline application for eight residential dwellings with a village green and childrens playground, associated access, parking and landscaping, with matters of appearance, landscaping, layout and scale reserved for future consideration. This application was refused on grounds relating to unacceptable residential development in the countryside and visual impact upon the landscape. A subsequent appeal was dismissed on the same grounds.

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 Brookland Parish Council

- Sewage disposal to an existing poor public system
- landscaping and loss of hedgerows
- insufficient parking
- concerned about access and egress
- development in the countryside outside of settlement boundary
- erosion of the visual rural character of the village
- the number of houses is out of proportion to the number of houses in the village
- poor infrastructure and services (bus services, shops, broadband),
- houses are too large
- increased flood risk from run off and surface water drainage.

5.3 KCC Highways and Transportation

No objection subject to conditions;

- safeguarding a construction management plan
- use of a bound surface for the first five metres of the access
- prevention of surface water onto the highway
- car parking, cycle parking and turning facilities
- construction of site infrastructure prior to first occupation of the dwellings and visibility splays.

5.4 KCC Archaeology

No objection subject to a condition requiring a programme of archaeological works.

5.5 KCC Ecology

No objection subject to ecological enhancement measures.

5.6 Arboricultural Manager

No objection. Supports landscaping proposals.

5.7 Environment Agency

No objection subject to;

- Finished floor levels being set no lower than 300mm above existing ground level.
- No single storey dwellings and all sleeping accommodation be situated on the first floor or above.

5.8 Environmental Health

No objection, subject to contamination condition.

5.9 Southern Water

No objection subject to a condition for the means of foul and surface water to be submitted.

5.10 Romney Marsh Internal Drainage Board

Highlight that consent will be required from the drainage board for connection to the land drainage system.

6.0 REPRESENTATIONS

6.1 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:

- 6.2 Three letters/emails received objecting on the following grounds:
- The previous grounds of refusal still stand.
 - Surface water flooding.
 - Poor sewage system.
 - Traffic congestion.
 - The access is on a bend and would be hazardous.
 - Dangerous for children/parents crossing the main A259 to go to school.
 - Loss of a greenfield site and the open space.
 - Harmful to the local wildlife.
 - This type of housing is not needed in the village.

7.0 RELEVANT POLICY GUIDANCE

7.1 The full headings for the policies are attached to the schedule of planning matters at Appendix 1 and the policies can be found in full via the following links:

<http://www.shepway.gov.uk/planning/planning-policy/local-plan>

<https://www.shepway.gov.uk/planning/planning-policy/documents-and-guidance>

<https://www.gov.uk/government/collections/planning-practice-guidance>

7.2 The following policies of the Shepway District Local Plan Review apply: SD1, BE1, BE16, CO1, CO5, CO11, U2, U4, U10a, HO1.

7.3 The following policies of the Shepway Local Plan Core Strategy apply: DSD, SS1, SS3, SS5, CSD1, CSD3, CSD4, CSD5.

7.4 The following supplementary planning documents apply:
Kent Design Guide

7.5 The following paragraphs of the National Planning Policy Framework are of particular relevance to this application:

- 7 – Achieving sustainable development
- 14 – Presumption in favour of sustainable development
- 17 – Core planning principles
- 49 and 50 – Delivering a wide choice of high quality homes
- 56 and 64 – Requiring good design
- 109 – Conserving and enhancing the natural environment
- 99, 100, 101, 102, 103 – Meeting the challenge of climate change, flooding and coastal change.
- 216 – Annex 1 Implementation

7.6 Policy RM13 – Lands north and south of Rye Road Brookland of the emerging Places and Policies Local Plan, now at regulation 19 submission consultation stage seeks to allocate this site for residential development. The emerging Places and Policies Local Plan Submission Draft holds limited weight at this stage due to the fact it has not yet been through public examination. The plan is, however, at an advanced stage in its preparation, having been through several rounds of public consultation and as such is a material consideration in the determination of this application.

8.0 APPRAISAL

Background

8.1 Since the previous refusal of planning permission and appeal the emerging Places and Policies Local Plan submission draft has been published which proposes to amend the settlement boundary of Brookland so as to include the application site within the village settlement boundary and to allocate the land for residential development.

Relevant Material Planning Considerations

8.2 The relevant issues for consideration with regard to this current application are the acceptability of the site for housing development in terms of a departure from development plan policy due to the countryside location outside of the designated settlement boundary, the provision of self-build developments in light of Local and National policy and the weight to be given to the emerging Places and Policies Local Plan, as well as visual impact, flood risk and drainage, highways and transportation, impact upon the amenities of local residents, ecology, archaeology and contamination.

Acceptability of countryside location outside settlement boundary

8.3 Paragraph 55 of the NPPF seeks to prevent isolated new homes in the countryside, which is reflected in Policy SS3 of the Shepway Core Strategy Local Plan 2013, which directs development toward existing sustainable settlements. The Core Strategy identifies that the strategic priority for the Romney Marsh area is to accommodate development in the towns of New

Romney and Lydd, and at sustainable villages. Brookland is identified in the Core Strategy as a primary village which is able to contribute to strategic aims and local need with the potential to grow and serve residents, visitors and neighbourhoods in the locality. Currently the site is not considered to be within the village of Brookland as it is outside of the settlement boundary. Saved Policy CO1 of the Local Plan also seeks to protect the character of the countryside.

- 8.4 Although the previous application for housing on the site was refused on the grounds of being unsustainable development that would have a detrimental impact upon the visual character of the countryside, the application site is proposed as an housing allocation within the emerging Places and Policies Local Plan (PPLP) and it is proposed to alter the settlement boundary to include this site (in accordance with the settlement hierarchy which identifies Brookland as a primary village with the potential to grow). Paragraph 216 of the NPPF advises that decision-takers may give weight to relevant policies in emerging plans according to the stage of preparation of the plan; the extent which there are unresolved objections to relevant policies; and the degree of consistency of the emerging policies in the plan to the policies in the NPPF.
- 8.5 The emerging PPLP is at a relatively advanced stage of preparation, with the Submission Draft currently out for consultation (until 19th March 2018) having already been through the Preferred Options Consultation, where the site allocation received 8 representations; 3 commenting, 3 supporting and 2 objecting. As such, there are currently 2 unresolved objections; though these may be resolved during the current round of consultation. Following the current and final round of consultation, the plan will be submitted to the Secretary of State for independent examination.
- 8.6 Whilst the current development plan acknowledges the principle of further housing development in Brookland village to be acceptable and the site is allocated for development within the emerging PPLP, the application site is currently in a countryside location outside of the defined settlement boundary.
- 8.7 In determining the principle of the proposed development of this site for residential development, Members should consider the likely allocation of the site within the emerging Local Plan and that in proposing to allocate the site, the Local Planning Authority has considered the site to be sustainable. As such, the principle of residential development on this site has already been assessed and considered to be acceptable in order to meet the Council's 5 year housing land supply figures going forward. Arguments of prematurity are unlikely to be supported on appeal should the application be refused as the National Planning Policy Guidance (NPPG) advises that a prematurity reason for refusal cannot be justified other than where it is clear that the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits.
- 8.8 In terms of the emerging policy RM13, this sets out thirteen criteria and development is considered to be generally in accordance with these as set

out in more detail in specific sections of the appraisal below. There are, however, some criteria that have not been addressed within this submission:

1. There is no overall master plan for the three proposed allocated sites because this is a standalone application. The majority of the application is proposed as outline and relates well to the adjoining land.
2. The 30mph speed limit has not been required by Kent Highways Services for this site and therefore cannot be insisted upon.
3. Having a strong frontage to Rye Road is achievable and the details of this will be dealt with under a later Reserved Matters application
3. In respect of impact on the Conservation Area and Listed Building, these are both some distance from the site being some 130 metres and 200m away respectively. The indicative plans show two storey dwellings which would not result in harm to the setting of either, which can be further considered at the Reserved Matters stage.

Self-build Development

- 8.9 In addition to the potential site allocation, there is an emerging self-build and custom housebuilding policy within the PPLP which is supportive of this type of development. Although this policy also carries limited weight at this point, pending examination, the Self-build and Custom Housebuilding Act 2015 (as amended) places a duty on district councils to have regard to the self-build register that relates to its area when carrying out its planning functions. Paragraph 50 of the National Planning Policy Framework (NPPF) aims to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities. The Council's self-build register currently contains details of 96 people and the provision of up to nine self and custom build dwellings would help the Council in delivering sites to serve the needs of these parties and meet the aim of National Policy. As such, the provision of a self-build development in combination with the advanced stage of the Places and Policies Local Plan further justifies the recommendation for approval despite being a departure under the current local plan and is recommended to be secured by condition.

Visual Impact and Design Code

- 8.10 The Romney Marsh Character Area is identified by the Core Strategy, amongst other things, as an area where landscapes are to be protected. Policy CO5 also required proposals to protect or enhance the landscape character and functioning of the Romney Marsh Local Landscape Area.
- 8.11 The site lies on the main approach to Brookland and forms a significant defining feature of the village's character and appearance. Whilst facing residential development to the west and flanked by the busy A259 to the east, the site has a rural character and appearance, and contributes to the distinctiveness of the village accordingly.
- 8.12 As described in section 1.0, landscaping and retention of the existing features is proposed as part of the scheme which, once established, will

help visually soften the site and integrate it into the surrounding area. However, it is acknowledged that any development of the site involving up to nine dwellings would involve the introduction of significant built form into the countryside, with an increased perception of built development in the Local Landscape Area. As such it is considered that whilst in the short term there would be some harm to the character of the area, long term, once the landscaping has matured, the proposal would protect the character of the Local Landscape Area.

- 8.13 With regards to the proposed density, the illustrative master plan shows sufficient land and space to accommodate nine houses and the access road without the development appearing cramped or over intensive, proposing an indicative layout that accords with the character of the surrounding development.
- 8.14 In terms of appearance, scale, layout and landscaping of the houses and plots, these matters have been reserved for future consideration. However, it is proposed that a design code is approved that sets out the basic parameters for the houses, covering their form, position, height, dimensions and material palette as also set in section 1.0. The submitted design code is considered acceptable and in keeping with the general character of the area.

Flood Risk and Drainage

- 8.15 The site is located within the Environment Agency tidal flood zones 2 and 3a, where in accordance with the NPPF, the sequential and exceptions test should be applied based on the Strategic Flood Risk Assessment (SFRA) and Environment Agency flood risk zones due to the type of development being considered a 'more vulnerable' use.
- 8.16 According to the Shepway District Council Strategic Flood Risk Assessment, the site falls outside of the flood risk zone in 2115, however, it is still necessary to sequentially test the site for preferable alternatives in flood risk terms due to the location within flood zones 2 and 3. During the site allocation process for the emerging Places and Policies Local Plan a sequential test was carried out where the site was considered to be sequentially acceptable as there were no other similar sites that were available for allocation within the Romney Marsh character area.
- 8.17 As the site is not yet allocated it is necessary to carry out a further sequential test to determine whether there are any sequentially preferable sites within the Romney Marsh character area that are available, meaning they have an extant planning permission or are already allocated. Having checked the HIA (Housing Information Audit) which documents extant planning permissions, and existing allocations within the local plan, there are no sites of a similar size available. As such, the site is considered to pass the sequential test.

- 8.18 Following the sequential test the NPPF also advises that the exceptions test should then be applied. This requires the development to provide wider sustainability benefits to the community and for the development to be safe for its lifetime without increasing flood risk elsewhere. In this regard, it is considered that the site passes the exceptions test where the development would contribute towards the valuable housing provision in the Romney Marsh and help to meet our housing need within this area and also provide much needed self-build housing. In addition, the development can be made safe from flood risk for its lifetime as advised by the FRA (Flood risk Assessment) which recommends that to reduce any residual risk further, flood resilience measures should be incorporated into the development and in implementing these recommendations will also ensure flood risk is not increased elsewhere. As such, the development is considered to pass the exceptions test.
- 8.19 For foul drainage, the area is served by a public foul vacuum main system. With such systems, the number of connections are limited and therefore the point of connection will be specified by Southern Water, with any new connections constructed by them, as required. Southern Water have raised no objection to the proposal and consequently the foul water drainage is considered acceptable in accordance with Shepway District Local Plan Review saved policy U2.
- 8.20 In terms of surface water disposal there is no public system to discharge to and the applicant is proposing a Sustainable Urban Drainage System using a collection pond as part of the open space which is considered to be acceptable. However, concern is had over the fact that the FRA illustrates that if the drainage system was to fail, or become overwhelmed following an extreme rain event, water would exit the system and would flow overland, causing localised surface water flooding. However it is calculated that with the exception of one proposed dwelling, any localised flooding is unlikely to significantly impact the development or existing properties within the area around the site. For the single unit which could be impacted by surface water flooding it is proposed that by raising the threshold of the property a minimum of 300mm above existing ground levels this should mitigate against the flood risk. As such the risks of surface water flooding is considered to be low and therefore acceptable. It is recommended that details of the drainage be controlled via condition as well as floor levels.

Highways and Transformation

- 8.21 A new vehicular access is proposed from Rye Road within the north-western part of the site with an internal access driveway through the middle. The access and road are considered acceptable in terms of width to allow single way traffic and the required sight lines can be achieved. The indicative plans show each property to have two parking spaces and a turning area. This meets the required maximum standards for parking and Kent Highways and Transportation Services have raised no objection subject to some standard conditions. However, these are matters that will be dealt with under a later reserved matters application and the parking provision assessed against the number of bedrooms in each dwelling. As such the development is

considered acceptable in highways and transportation terms in accordance with saved Local Plan Review policies SD1, TR11 and TR12.

Residential Amenities

8.22 The development site is located adjacent to and opposite of residential areas and therefore resident's amenities will be affected by this development. As a hybrid application with the outline part reserving all matters for future consideration for the houses, it is difficult to assess this in detail, however some broad conclusions can be reached. In this regard the most affected would be those residing at Framlea to the western side boundary. However it is considered that there would be no significant overbearing or overshadowing impacts where there are only two windows upon the east elevation of Framlea and an approximate separation distance of 5 metres (based on the indicative layout). There would be no impacts to the south (rear) where the A259 is directly to the rear and none to the east (side) where there are no dwellings. To the north (front) owing to the spacious separation distances, it is considered that there would also be no impact from residents of houses on Rye Road. As such, it is considered that there is sufficient space on site to adequately provide nine detached dwelling without resulting in any significant impact to neighbouring amenities.

8.23 In terms of future occupiers the dwellings would be located within spacious plots with good size gardens suitable for family size dwellings and could achieve suitably sized rooms with adequate light and ventilation to all habitable rooms. As such it is considered that the amenities of future residents would be safeguarded in accordance with saved Local Plan Review policy SD1.

Ecology

8.24 In terms of ecology, the site does not have any national or international nature conservation status and has been surveyed for protected species. The ecology report confirms that the site has limited potential for protected species or habitats and is therefore not constrained by ecology. It is recommended that for each self-build house ecological enhancements be incorporated into the plots.

Archaeology

8.25 The site falls within an archaeological protection zone. KCC Archaeological Officers have not responded to the consultation, however, based on the amount of excavations required, it is recommended that a condition be imposed for a watching brief to safeguard any below ground heritage asset found.

Contamination

- 8.26 The Council's Environmental Health Manager recommends that the site be surveyed for ground contamination and recommends the standard contamination condition be imposed which is acceptable and good practice.

Open space/ play space

- 8.27 The open space proposed at the front of the site meets the requirements for open space provision in accordance with the local plan and the number of bedrooms created would be below the threshold for the need to provide play space on the site.

Environmental Impact Assessment Regulations 2017

- 8.28 In accordance with the EIA Regulations the site does not fall within a sensitive area and the development is below the thresholds for Schedule 2 10(b) urban development projects and therefore does not need to be screened under these regulations.

Local Finance Considerations

- 8.29 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. New Homes Bonus payments are not considered to be a material consideration in the determination of this application but are to be reported.
- 8.30 The New Homes Bonus Scheme provides for money to be paid to the Council when new homes are built within the district. Under the scheme the Government matches the council tax raised from new homes. Initially this was for a period covering the first 6 years, but has been reduced to 4 years for new additions as a result of the Government's response to the recent consultation on the New Homes Bonus scheme (Dec 2016) As such only a 4 year value for the New Homes Bonus has been calculated. In this case, an estimated value of the New Homes Bonus as a result of the proposed development would be £16,400.00 for one year and £65,600.00 for four years and calculated on the basis of council tax bands B and F average dwellings. The consultation response also changed the methodology for assessing further New Homes Bonus monies for authorities. In summary, the basic calculation has remained the same, but a 0.4% threshold has been introduced, meaning that if an authority records an overall increase in new homes in any one year, but this increase is below the threshold, the authority will not receive any New Homes Bonus funding relating to that particular year. This is a significant change, and amongst other things, it means that estimated New Homes Bonus payments for any specific future development is not guaranteed funding. New Homes Bonus payments are not a material consideration in the determination of this application.

- 8.31 In accordance with policy SS5 of the Shepway Core Strategy Local Plan the Council has introduced a CIL scheme, which in part replaces planning obligations for infrastructure improvements in the area. As a self-build development this would be exempt from the CIL Levy (each plot owner would need to apply for the exemption individually).
- 8.32 This application is reported to committee due to the views of Brookland Parish Council and as a departure from the development plan.

Human Rights

- 8.34 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.

9.0 BACKGROUND DOCUMENTS

- 9.1 The consultation responses set out at Section 5.0 and any representations at Section 6.0 are background documents for the purposes of the Local Government Act 1972 (as amended).

RECOMMENDATION – That delegated authority be given to the Head of Planning to grant planning permission upon the expiration of the site and press notices advertising the application as a departure, subject to the following conditions, with any amendments or additional conditions required delegated to the Head of Planning:

Full planning permission conditions:

1. Standard time condition
2. Approved plan numbers
3. Use of a bound material for the first 5 metres of the access
4. Completion of the following works between a dwelling and the adopted highway prior to first occupation of any dwelling hereby permitted;
 - A) Footways/footpaths except the wearing course
 - B) Carriageways except the wearing course but including, highway drainage, street lighting, street name plates and highway structures (if any).
5. Provision and retention of the vehicle turning facilities prior to first occupation.
6. Provision and maintenance of 43 x 2.4 x 43 metres visibility splay lines.
7. Archaeology programme of works
8. Contamination

9. Open space landscaping details including ecological enhancement.
10. Provision of the open space and details of the responsibility of the long term management of the open space.
11. Materials for the road
12. Drainage/ SUDS details, implementation and maintenance

Outline planning permission conditions (for the dwellings):

13. The dwellings shall be limited to self/build custom plots only.
14. Standard Outline Condition A
15. Standard Outline Condition B
16. Standard Outline Condition C
17. Approved plans
18. Maximum no of dwellings (9)
19. Archaeology programme of works
20. Contamination
21. Raised floor levels a minimum of 300mm above existing ground levels for all dwellinghouses.
22. no single storey dwellings and all sleeping accommodation be situated on the first floor or above
23. Water efficiency
24. Details of bin stores, provision and retention
25. Removal of PD rights class F
26. Reserved matters for each plot to be submitted showing,
 - Details to confirm compliance with design code.
 - Samples of materials to be used for the exterior of the dwelling(s)
 - Details of ridge lines, eaves levels, finished floor levels in relation to the existing ground levels.
 - Details of hard and soft landscaping for individual plots, including information on planting specification, boundary treatments, hard surfaced areas and maintenance details.
 - Details of cycle storage provision and permanent retention.
 - Details of car parking and turning within each plot, its provision and retention.

INFORMATIVES

1. Highways
2. Southern Water

Y17/1409/SH
Land adjacent Framlea
Rye Road
Brookland

