

Application No: Y19/1275/FH

Location of Site: Hope All Saints Garden Centre, Ashford Road, New Romney, Kent TN28 8TH

Development: Erection of 25 dwellings

Applicant: Pageant Ltd

Agent: Jennifer Owen & Associates Ltd

Officer Contact: Robert Allan

SUMMARY

This report considers whether planning permission should be granted for the erection of 25 dwellings, together with associated landscaping and parking. The proposals are considered to represent good design that contribute positively towards sustainable development and the Council's identified five-year supply of housing land. Objections from KCC highways, the Town Council, and local residents are not considered to amount to a justifiable reason for refusal. The impacts upon the designated local landscape area are also considered to be acceptable, alongside those upon the ecological constraints at the site, subject to appropriate mitigation being secured via condition. All remaining issues pertaining to residential amenity, drainage and contamination are considered acceptable also and the application is therefore recommended for approval subject to completion of a s.106 agreement to secure 30% on-site affordable housing and financial contributions toward play and open space and delivery of KCC services.

RECOMMENDATION:

That planning permission be granted subject to the conditions set out at the end of the report and that delegated authority be given to the Chief Planning Officer to agree and finalise the wording of the conditions and add any other conditions that he considers necessary; and completion of a s.106 agreement to secure affordable housing and financial contributions toward play and open space and delivery of KCC services.

1. INTRODUCTION

1.1. The application is reported to Committee due to the views of New Romney Town Council.

2. SITE AND SURROUNDINGS

2.1. The application site is located approximately 82 metres to the north west of the defined settlement boundary and approximately 384 metres from the High Street of New Romney, which is identified as a strategic town in the Core Strategy Local Plan. The site is bounded to the north-west by Cockreed Lane, to the south-west by Ashford

Road, and open field to the north east / south west boundaries, which are defined by hedgerows and some trees.

- 2.2. The application site forms part of the broad location for development in the Core Strategy in New Romney along with neighbouring land. The adjacent field, which wraps around the north east and south western boundaries has an outstanding planning application (Y14/1411/SH) on it, as well as a recently refused scheme (Y17/1390/SH) and two recently approved outline schemes; Y18/1404/FH for up to 117 dwellings and Y18/1419/FH for a link road (vehicular and pedestrian) between the eastern and western portions of the broad location. The site is identified in Figure 1 below:

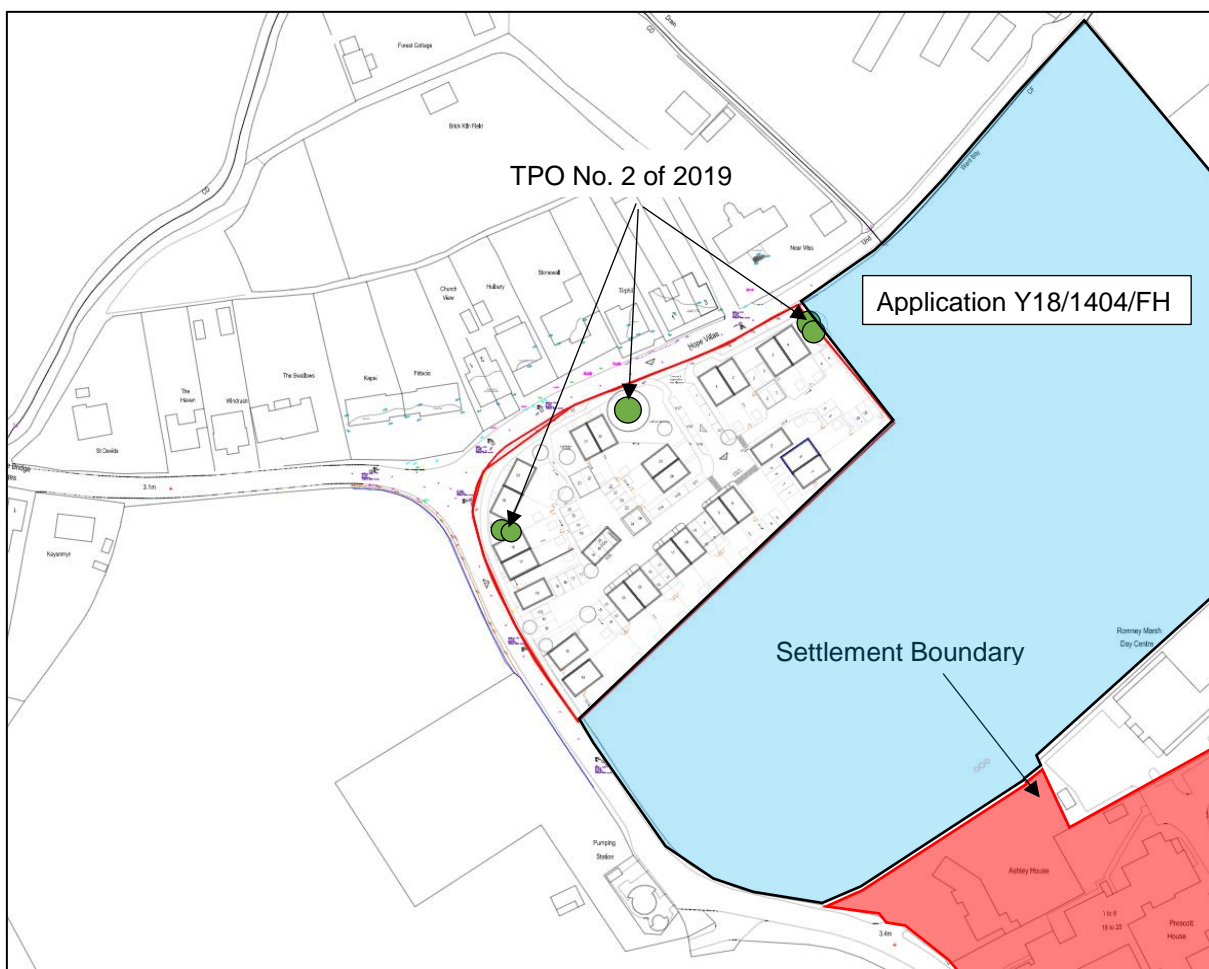


Figure 1: application site boundary

- 2.3. The application site measures 0.59ha in size and is generally flat. There are a variety of boundary treatments, including steel palisade gates, timber fencing and stock-proof style fencing, with a mix of shrubs and trees following the boundaries.
- 2.4. The application site is subject to a Tree Preservation Order (TPO No2 of 2019) which protects six trees, as shown on figure 1:

No.	Description
T1	Red Maple
T2	Silver Birch
T3	Purple Leaf Plum
T4	Cockspur Thorn
T5	Field Maple

- 2.5. Within the application site is an open area, with some hard-standing, storage containers and general paraphernalia associated with the former garden centre and landscaping business use of the site.
- 2.6. The dwellings on the north west side of Cockreed Lane are a mix of one and two storey detached, semi-detached and terraced properties, that have been constructed in a variety of architectural styles, with a variety of materials and at a variety of times.
- 2.7. A site location plan is attached to this report as **Appendix 1**.

3. PROPOSAL

- 3.1 Full planning permission is sought for the erection of 25 dwellings, comprised of 18 x 3 bedroom houses, 6 x 2 bedroom houses and 1 x flat over garage, utilising an existing access from Cockreed Lane on the north western boundary of the site, together with the creation of associated parking and landscaping. Access would be provided via a new access from Cockreed Lane and is proposed to be laid out in accordance with Figure 2 below.



Figure 2: application site layout

3.2 A total of 65 car parking spaces are proposed, broken down as follows:

Car barn	11
Allocated	38
Visitor spaces	16
Total	65

- 3.3 Should the adjacent allocated site not come forward before the scheme under consideration here, the application has demonstrated that a pedestrian link to New Romney High Street can be provided along highway verge that runs along Ashford Road to the south west of the site.
- 3.4 During the course of considering the application Officers have sought a number of amendments to address concerns about character, layout, parking provision, hard/soft landscaping and dwelling design.
- 3.5 The resulting scheme, which draws on its 'rural' location, now introduces a series of lanes and includes the use of shared surfaces to ensure the scheme is pedestrian friendly, with the amount of soft landscaping increased and enhanced in order to soften the impact of the dwellings. In response to officer concerns the applicant has sought to ensure that all public spaces are now overlooked by frontages and that parking is integrated into the layout.
- 3.6 Materials proposed are a mix of a red facing brick, tile hanging, corduroy brick panels, clay roof tiles, aluminium windows and rainwater goods in grey, composite external doors, and timber soffits and fascia. A render of the scheme can be seen below in figure 3.



Figure 3: render

- 3.7 In addition to relevant plans and drawings, the applicant has submitted the following documents in support of the application.

Planning Statement

The Planning Statement discusses the site context, the policy context and how the issues and constraints specific to the site have been addressed. This document also summarises the pre-application discussions that have taken place between the Council and the applicant and the supporting documentation supplied, concluding that the application should be approved.

Design and access statement

This explains the design principles and concepts that have been applied to the development, including the evolution of the scheme following discussion with the Council's Officers. It demonstrates how the proposed development's context has influenced the design, as well as setting out the approach to access, scale, appearance, landscaping, sustainability and considers how relevant National and Local Plan policies have been taken into account. It concludes that the scheme would provide 25 dwellings on a brownfield site, with a high level of design achieved after consultation with the LPA and consultees.

Landscape strategy

This is a drawing that sets out the proposals for the augmentation of the existing landscaping around the site, as well as opportunities for new planting and ecological enhancement.

Landscape and visual appraisal

The document assesses the topography of the area, vegetation, geology, public highways including PROWs and area of settlements, identifying the most prominent viewpoints accessible via public roads or footpaths. It concludes that the development will have a negative impact during construction, a moderate to low impact once built and a positive impact within 5 to 10 years once mitigation planting has matured. Views of the site will be greatly reduced when the development to the north east and south is constructed, owing to it being a two storey housing development which will block views of the site.

Drainage impact and flood risk assessment

This document (and subsequent addendums) set out the drainage strategy for the site, accounting for ground conditions and future climate change. It also identifies that Land Drainage Consent will be required from the Romney Marsh Area Internal Drainage Board (RMAIDB) for a new surface water outfall that will connect to a watercourse through the highway verge, requiring a Section 50 New Road and Street Works Act License.

It concludes that:

- The development will increase discharge to the public foul sewer but that a sewer capacity check issued to Southern Water services confirms adequate capacity.
- Surface water management will provide discharge at a controlled rate to the adjacent watercourse at the 'Greenfield' run-off rate and with the introduction of a suitably designed SUDS, post-development run-off volume is reduced by 30sqm from pre-development levels.
- The site is protected by coastal flood defences to a 1 in 200 year standard, including allowance for climate change and has a low risk of coastal flooding.
- As the site is allocated as part of the Broad Location, it is considered that the Sequential Test is passed.
- The Exception Test is passed with a range of mitigation measures proposed.
- The site can be adequately drained, is sustainable in terms of flood risk and will not increase flood risk to neighbouring properties.

Arboricultural impact assessment

This document (and subsequent addendums), together with a tree survey plan and a tree protection plan, demonstrated that 15 individual trees, 4 groups of trees and 2 hedges were surveyed, with the report written in accordance with British Standard BS 5837:2012 'Trees in relation to demolition, design and construction – Recommendations'. In order to facilitate the development, 7 individual trees, 3 groups and 1 hedge will require removal, with a further tree removed for reasons of sound arboriculture management. One group will require pruning works to allow for suitable clearance.

Transport statement

This document (and subsequent addendums) conclude that vehicle and cycle parking standards would be met across the development, with on-site geometry, sight lines and off-site improvements all meeting the required standards.

Pedestrian Link Report

This sets out that off-site highway improvements to provide a pedestrian link to New Romney High Street within the limits of the highway verge can be achieved, with Kent County Council Highways and Transportation confirming this.

Preliminary ecological appraisal

This document identifies that without suitable avoidance and mitigation measures, development proposals would have the potential to impact upon bats, badger, hedgehog, nesting birds, great crested newt and reptiles. A small population of reptiles was found within the application site, restricted to the brick wall along the northern boundary. The report also recommends enhancement measures in order to provide opportunities for biodiversity gain.

Heritage statement

This document identifies that the potential for direct effects upon archaeology and indirect effects upon offsite statutorily designated heritage assets has been assessed within the framework of planning policy and guidance. There is no evidence of archaeology with the proposed development area and a watching brief during the stripping of topsoil in areas where it remains in situ would be an appropriate mitigation strategy.

Phase 1 desk study

The study comprised a historical database search and site walkover survey, acknowledging that the site has been in agricultural use for over 150 years and agricultural/commercial use since the 1990s. The surrounding land has been predominantly agricultural with houses located along Cockreed Lane and other than contamination associated with a historic fire, the former activities are not considered likely to have caused significant contamination of the underlying soils. There were no signs of any significant contamination or any current potential contaminative activities being carried out on site. The bedrock geology underlying the site is the Hasting Formation, designated as a Secondary A Aquifer. The site is not situated within a Groundwater Source Protection Zone. Given the sites historical usage and the fire damaged buildings, it is recommended that an intrusive site investigation is undertaken across the site to determine the extent of any ground contamination present.

4. RELEVANT PLANNING HISTORY

4.1 The relevant planning history for the application site, the adjacent field, the school playing field that abuts the north-east of that field, and the site beyond known as 'Land opposite Dorland' is as follows:

Y15/0164/SH Outline application for development of up to 110 dwellings with supporting infrastructure.

Approved with conditions.

Y17/0674/SH Reserved matters application for the construction of 109 dwellings, together with associated landscaping and infrastructure, being details pursuant to outline application Y15/0164/SH (details relating to landscaping, layout, scale, access and appearance).

- Approved with conditions.**
- Y14/1411/SH Outline application for up to 117 dwellings, new proposed vehicular access arrangements, parking, flood attenuation, open space including the retention of 0.7 hectares of existing playing fields and associated works.
- Undetermined.**
- Y17/1390/SH Outline planning application for the erection of up to 117 dwellings with public open space, landscaping and sustainable drainage system (SUDS) and vehicular access point from Ashford Road. All matters reserved except for means of access.
- Refused.**
- Y18/1404/FH Outline planning application for the erection of up to 117 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point from Ashford Road. All matters reserved except for means of access.
- Approved with conditions.**
- Y18/1419/FH Outline planning application for engineering operations to provide vehicular and pedestrian connectivity. All matters reserved except for means of access.
- Approved with conditions.**
- Y18/1428/FH Erection of 27 dwellings.
- Refused.**

The application site, the adjacent field, the school playing field that abuts the north-east of that field, and the site beyond known as 'Land opposite Dorland' which is currently being developed as a housing site for 109 dwellings (planning application Y15/0164/SH and Y17/0674/SH) all fall within the area designated as a broad location for development in the Core Strategy. The adjacent field has an outstanding planning application (Y14/1411/SH) on it, as well as a recently refused scheme (Y17/1390/SH) and two recently approved outline schemes; Y18/1404/FH for up to 117 dwellings and Y18/1419/FH for a link road (vehicular and pedestrian) between the eastern and western portions of the broad location. The two subsequent approvals were considered to address the concerns of the refused scheme which primarily involved increased traffic on the local road network.

- 4.2 On this site, application Y18/1428/FH for the erection of 27 dwellings was refused on grounds of layout, design, highway safety and amenity standards for future occupiers.

5. CONSULTATION RESPONSES

- 5.1 The consultation responses are summarised below.

Consultees

New Romney Town Council: Object on the following grounds;

- contrary to policies SS3, SD1 and BE1; contrary to emerging policies HB1 and HB2

St Mary in the Marsh Parish Council: Make no comments.

KCC Highways and Transportation: Raises no objection.

Environment Agency: Raises no objection subject to conditions contained in the recommendation relating to finished floor levels and contamination.

KCC Flood and Water Management: Raises no objection subject to conditions contained in the recommendation relating to precise details of SUDS system and its maintenance

Southern Water: Raises no objection subject to conditions and informative

Romney Marshes Area Internal Drainage Board: make the following comments:

- Further evidence requested of ground conditions. Consent for an outfall would be subject to proof of third party approvals.

This can be secured by condition.

KCC Ecology: Raises no objection subject to a condition securing detailed mitigation strategy to be submitted as a condition of planning permission, alongside details of a bat-sensitive lighting scheme and securing of ecological enhancements.

Environmental Health: Raises no objection subject to the comments made by the contaminated land consultants being addressed

Council's Contaminated Land Consultant: Raises no objection subject to conditions contained in the recommendation.

Arboriculture Manager: Raises no objection subject to a tree protection condition.

KCC Archaeology: No objection

- Given the potential for medieval and post-medieval settlement evidence, recommend a condition (pre-commencement of development) requiring a programme of archaeological evaluation and investigation.

Housing Strategy Manager: Raises no objection and makes the following comments:

- a) 30% Affordable units to be provided on site which would equate to 8 units being delivered
- b) The split would be 60% affordable rent and 40% shared ownership
- c) Location of the units within the site to be agreed with the council

- d) Affordable units to be delivered by an affordable housing provider agreed by the council
- e) Completion and delivery of the affordable housing units prior to completion and occupation of 50% of the market sale units
- f) A local lettings plan to be implemented to give priority to applicants with a local connection to the parish of New Romney

This would be secured in a s106 agreement

KCC Economic Development: No objection

- The development will have an additional impact on the delivery of services which require mitigation through either direct provision of infrastructure or payment of financial contributions.

Request Summary

	Per Dwelling (x 25)	Total	Project
Community Learning	£16.42	£410.50	Towards additional resources and classes at Romney Resource Centre New Romney for the new learners from this development
Youth Service	£65.50	£1637.50	Towards additional resources for the Youth Service locally in New Romney
Library Bookstock	£55.45	£1386.25	Towards additional services and stock in New Romney library for the additional borrowers generated from this proposal
Social Care	£146.88	£3672.00	Towards specialist care accommodation in Folkestone and Hythe District
	All homes built as Wheelchair Accessible & Adaptable Dwellings in accordance with Building Regs Part M 4(2)		
Waste	£221.92	£5548.00	Toward the new Folkestone and Hythe WTS
Broadband:	Condition: Before development commences details shall be submitted for the installation of fixed telecommunication infrastructure and High Speed Fibre Optic (minimal internal speed of 1000mb) connections to multi point destinations and all buildings including residential, commercial and community. The infrastructure installed in accordance with the approved details during the construction of the development, capable of connection to commercial		

	<p>broadband providers and maintained in accordance with approved details.</p> <p>Reason: To provide high quality digital infrastructure in new developments as required by paragraph 112 NPPF</p>
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Local Residents Comments

5.2 78 neighbours were directly consulted, three objections were received.

5.3 I have read all of the representations received. The key issues are summarised below:

Objections

- Increased traffic;
- Noise and disturbance;
- Light pollution;
- Loss of privacy;
- Construction traffic;
- Increased pressure on infrastructure such as doctors' surgery;
- Access should be from Ashford Road;
- Access has not always been there;
- Displacement of parking from in front of proposed development;
- Increased likelihood of flooding of existing properties;
- Trees and hedges should be retained;
- Development should face away from existing properties;
- Site is in a prominent position in the open countryside;
- Over development of site.

5.4 Responses are available in full on the planning file on the Council's website:

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

6. RELEVANT PLANNING POLICY

6.1 The Development Plan comprises the Shepway Core Strategy Local Plan (2013) and the Places and Policies Local Plan (2020) which has now been adopted.

6.2 The relevant development plan policies are as follows:-

Shepway Local Plan Core Strategy (2013)

DSD	Delivering Sustainable Development
SS1	District Spatial Strategy
SS3	Place-Shaping and Sustainable Settlements Strategy
CSD3	Rural and tourism development

CSD4	Green infrastructure
CSD5	Water and coastal environmental management
CSD8	New Romney strategy

Places and Policies Local Plan (2020)

HB1	Quality Places through Design
HB2	Cohesive Design
HB3	Space Standards
T1	Access to new developments
T2	Parking Standards
NE1	Enhancing and managing access to the natural environment
NE2	Biodiversity
NE3	Protecting the District's Landscape and Countryside
HE1	Heritage assets
HE2	Archaeology
CC1	Reducing carbon emissions
CC2	Sustainable design and construction
CC3	Sustainable drainage systems
C3	Provision of open space
C4	Children's play space

Core Strategy Review Submission Draft (2019)

The Submission draft of the Core Strategy Review was published under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations (2012) for public consultation between January and March 2019. Following changes to national policy, a further consultation was undertaken from 20 December 2019 to 20 January 2020 on proposed changes to policies and text related to housing supply. The Core Strategy Review was then submitted to the Secretary of State for independent examination on 10 March 2020.

Accordingly, it is a material consideration in the assessment of planning applications in accordance with the NPPF, which states that the more advanced the stage that an emerging plan has reached, the greater the weight that may be given to it (paragraph 48). Based on the current stage of preparation, the policies within the Core Strategy Review Submission Draft may be afforded weight where there has not been significant objection. The following draft policies apply:

SS1	District Spatial Strategy
SS3	Place-Shaping and Sustainable Settlements Strategy
CSD3	Rural and tourism development
CSD4	Green Infrastructure
CSD5	Water and coastal environmental management
CSD8	New Romney Strategy

6.3 The following are also material considerations to the determination of this application.

Government AdviceNational Planning Policy Framework (NPPF) 2019

- 6.4 Members should note that the determination must be made in accordance with the Development Plan unless material considerations indicate otherwise. A significant material consideration is the National Planning Policy Framework (NPPF). The NPPF says that less weight should be given to the policies above if they are in conflict with the NPPF.

Paragraph 8 – three main strands of sustainable development: economic, social, and environmental

Paragraph 11 – development proposals that accord with an up-to-date development plan should be approved “without delay”

Paragraph 47 – applications for planning permission be determined in accordance with the development plan

Paragraph 48 – giving weight to emerging plans

Paragraph 109 - development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe

Paragraph 117 – best, most productive use of land for homes

Paragraph 122 – development at appropriate densities

Section 12 – aims to achieve well-designed development and places

Paragraphs 170 to 177 – conserving and enhancing the natural environment and habitats and biodiversity

Paragraphs 178 to 180 – ground conditions and pollution

Paragraphs 189 to 192 – proposals affecting heritage assets

National Planning Policy Guidance (NPPG)

Design: process and tools

Climate Change

Flood Risk and Coastal Change

Natural Environment

7. APPRAISAL

- 7.1 In light of the above the main issues for consideration are:

- a) Principle of development
- b) Design / Layout
- c) Residential amenity
- d) Ecology and biodiversity
- e) Flooding / Drainage
- f) Archaeology

- g) Highway safety
- h) Contamination
- i) Play / Open Space
- j) Affordable Housing
- k) Financial contributions / CIL

a) Principle of development

- 7.2 New Romney itself is identified as a Strategic Town in the Core Strategy where it is identified as being suitable for expansion from its current built limits. Table 4.2 linked to policy SS3 of the CS and the emerging plan states that the role/ status of Strategic Towns is to *“accommodate significant development – in so far as consistent with maintaining historic character – appropriate to the needs of their wider hinterlands in Shepway, and maintaining the viability of their local transport hubs, Town Centres and higher-order tourism, employment and public services.”*
- 7.3 The application site, whilst outside the identified settlement boundary is identified within the Core Strategy (policy CSD8) as being suitable for housing development as part of the broad location for development.

Development of the broad location should meet the following criteria:

- a. The development as a whole should provide around 300 dwellings (Class C3) and a range and size of residential accommodation, including 30% affordable housing, subject to viability.
- b. Pedestrian/cyclist linkages southwards to the town centre should be improved and prioritised from the central area of the development, in preference to linkages around the periphery of the site.
- c. Land proposed for residential development must have a sufficient level of internal connection through providing a new movement link through the site, appropriately designed to 20mph, and/or through a cycleway/footpath to provide a secure and attractive green corridor.
- d. Proposals should incorporate as necessary a minimum of 0.7ha of land for the upgrade of St Nicholas' Primary School playing facilities on a consolidated area.
- e. Archaeological constraints need to be examined and associated mitigation will be required to be provided at an early stage, in order to inform the masterplan, development strategy and quantum of development.
- f. Flooding and surface water attenuation for the overall site should be concentrated in the lowest areas of the site, recommendations of the Shepway SFRA must be followed, and measures should also provide visual and nature conservation enhancement for the benefit of the site and local community.
- g. Appropriate off-site mitigation measures must be identified, including to ameliorate highway impacts and manage drainage demands.

The compliance with the relevant parts of this and other relevant policies is discussed in subsequent sections. It should be noted that parts c. and d. are not relevant to this site.

- 7.4 The application site is approximately 380 metres to the north of the High Street, but has no direct footway links. Should the adjacent allocated site to the south east not come forward before the scheme under consideration here, the application has demonstrated that a pedestrian link to New Romney High Street can be provided along highway verge that runs along Ashford Road to the south west of the site.
- 7.5 Whilst the site is outside of the identified settlement boundary, it is adjacent to the New Romney settlement boundary and forms a natural extension to the town, especially when taken in the context of the other development coming forward in the wider 'broad location' area.
- 7.6 In light of the above I am satisfied that the principle of development on this site is acceptable, subject to all other material planning considerations being addressed.

b) Visual amenity / Design / Layout

- 7.5 The application site forms part of the wider broad location allocation and sits to the north-west of the town of New Romney, transitioning into open countryside beyond. It is within a designated Local Landscape Area where policy NE3 of the Places and Policies Local Plan states that proposals should protect or enhance the landscape character and functioning of Local Landscape Areas unless the need to secure economic and social well-being outweighs the need to protect the area's local landscape importance.
- 7.6 There are TPO trees on the north eastern boundary, the north western boundary and the western boundary (TPO No2 of 2019) that are proposed to be incorporated into the landscaping of the development, alongside augmented planting within the site and around the boundaries, the final detail of which can reasonably be secured via planning condition.
- 7.7 The domestic scale of the development, with the majority of properties being two storeys in height, with some two storeys with rooms in the roof served by dormer windows, would be commensurate with that of the prevailing context of surround land and recent approvals. Whilst with any development there would be a significant change in appearance, Officers are satisfied that in terms of scale, the development would be and relevant, given the Core Strategy allocation, and is not considered detrimental.
- 7.8 The design of the houses is contemporary, which relates to the modern character emerging in the adjacent broad location sites that are under construction. These employ a traditional pitched roof form, finished in a mix of brick, artificial weatherboard cladding and tiles. The proposed development also has a traditional pitched roof form, but utilises more brick and tile, with corduroy brick feature panels proposed for some units, corner windows and modern dormer styles to move the architectural vernacular into the 21st century, avoiding pastiche copies of traditional architecture and bringing innovative design to this part of the broad location, without appearing incongruous. Good quality materials are proposed, with timber fascia and soffits and aluminium windows and rainwater goods, which can be controlled via condition.
- 7.9 The layout provides limited communal amenity space, amounting only to the planted area adjacent to the bell mouth junction serving the development. However, the site is so close to the outdoor space offered by the recreation ground on Fairfield Lane and St Martin's Field beyond, that this is not considered to be an issue, as residents will have access to outdoor space, including a children's play park. Through amendments

to the scheme secured by Officers, the layout has been amended to make it less car-dominant and more pedestrian friendly, placing the parking between houses in a tandem arrangement, or having it in discreet parking courts, so that it is not readily visible, but at the same time, the natural surveillance of the streets and spaces within the proposed development has been increased through ensuring windows and doors face key areas. The proposed dwellings are appropriately sited to ensure a comfortable environment for new residents, with good separation distances between frontages.

Amenity of future occupiers

- 7.10 Policy HB3 in the Places and Policies Local Plan sets out space standards internally and externally. In respect of the internal space standards, internal floor spaces meet or exceed the minimum required by the Nationally Described Standard, rooms are square or rectangular and allow for suitable furniture placement, and good natural daylight is provided to each room.
- 7.11 In respect of external space standards, several of the properties fail the policy requirements to have a 10 metre long garden. However, the Council will consider variations to the external space standards if it can be demonstrated through the Design and Access Statement or site master planning that such an approach is needed to reflect the character of the area. In such instances communal or public open space should be provided or be made available within the immediate locality.
- 7.12 In this case, the properties fail the standard by approximately 500mm, but have been positioned within their plot so that they also benefit from front garden areas or landscaping, in order to improve the wider public realm. Further, the site is so close to the outdoor space offered by the recreation ground on Fairfield Lane and St Martin's Field beyond, that it is clear that residents will have access to outdoor space, including a children's play park within the immediate locality and an acceptable standard of living accommodation will be provided. It is therefore considered that the scheme will provide for and protect the amenities of future residents of the development and those on the neighbouring development.
- 7.13 Overall it is considered that although the proposal would result in change to the character of the Local Landscape Area and the rural lanes surrounding the site through the increased built development, this would have been a factor in the sustainability appraisal associated with the allocation of the site within the Core Strategy, so has previously been considered. In any case, the development would be of an appropriate and domestic scale and layout, which would accord with surrounding residential development and emerging character, with the retention of existing trees and landscape features, provision of additional landscaping and good design of the proposed dwellings, with the final materials capable of being secured via condition, helping to mitigate the visual impact. The proposal would also secure a good standard of amenity for future occupiers through the layout of the proposal and design of the units. It is therefore considered that the proposal would constitute high quality design, would not cause visual harm to the landscape of the area and would provide an acceptable standard of amenity for future occupiers and would be policy compliant in this regard.

c) Residential amenity

Existing occupiers

7.14 The site is located at the western end of the broad location, with roads on two sides and open field on the remaining two sides, although this land is allocated for development. It is considered that the properties on the opposite side of Cockreed Lane would not be impacted upon in respect of overlooking, overbearing presence or any overshadowing, as the separation distance would be too great, with the front windows of the properties already facing the street. Further, the additional noise and disturbance associated with 25 units is considered unlikely to create a significant issue over and above that emerging from the development to the east when considered cumulatively and is likely to be of a domestic nature and therefore largely compatible with the surrounding uses in respect of timings and volume.

d) Ecology and biodiversity

7.15 The site is not within any designated wildlife areas, and the information submitted with the application has been reviewed by KCC Ecological Advice Service and found to be sufficient to determine the application, with no additional surveys required to be carried out prior to determination in respect of the species identified. Subject to a detailed mitigation/enhancement strategy being prepared and submitted prior to commencement of development, together with a bat-sensitive lighting scheme, all of which can reasonably be secured via condition should permission be granted, the proposal is considered to have no likely significant ecological impacts and is therefore acceptable on these grounds.

e) Flooding / Drainage

7.16 The application site is situated within Flood Zone 2 and 3 of the Environment Agency flood risk maps, as is the whole broad location allocation (except for some very small areas). Most of the broad location site, including the application site, is identified as being at no risk of flooding according to the Council's Strategic Flood Risk Assessment in 2115, taking account of climate change. The application site benefits from coastal flood defences maintained by the Environment Agency in partnership with Folkestone and Hythe District Council and is currently protected to a 1 in 200 year standard, accounting from climate change, with a consequent low risk of coastal flooding.

7.17 As the site is part of the Core Strategy allocation, which has been sequentially tested for the Romney marsh character area in accordance with the NPPF and the Planning Practice Guidance (NPPG), the sequential test has been applied at the plan level for development of this site and in accordance with paragraph 162 of the NPPF does not need to be reapplied at the site specific level. It is, however, necessary to apply a sequential approach within the site itself when considering this application. As the whole of the site is located within Flood Zones 2&3 and the whole of the site is not considered to be at risk of flooding in 2115 on the SFRA, there is no part of the site sequentially preferable to focus the more vulnerable parts of the development. As such, this consideration is met. However, as the development is located within Flood Zones 2&3 as depicted on the Environment Agency flood maps and includes 'more vulnerable' development, it is necessary to apply the exceptions test.

7.18 The Exception test states that in order to grant planning permission or allocate a site:

- it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment;

- a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

7.19 It is considered that this site meets the requirements of the exception test for the following reasons:

- Firstly, the site has wider sustainability benefits – the site (along with other land) was identified as a broad location to provide sufficient housing in order to meet the Council’s requirements for housing land supply. Policy CSD8 provides for additional housing in this broad location in order to bring forward and support other wider sustainability benefits to the area and seeks to develop New Romney as a residential, business, service, retail and tourist centre for the Romney Marsh.
- Secondly, it is considered that the development could be made safe for its lifetime provided mitigation measures as submitted within the Flood Risk Assessment are provided. The Environment Agency raise no objection provided the necessary mitigation measures are included, such as a finished floor level of 2.9m above ODN or 3.2m above ODN for living and sleeping accommodation.

In addition, subject to a SUDS scheme being implemented, via a suitably worded condition, the proposal would not increase flood risk elsewhere. KCC as the lead local flood authority have not raised objection to the proposal subject to a suitable SUDS scheme being employed. As such, the development is considered to pass the exceptions test.

7.20 It is noted that, although not objecting, the Romney Marsh Area Internal Drainage Board have commented regarding the implementation of the surface water drainage strategy, given the nearest watercourse is some 40 metres away and not under the control of the landowner. However, whilst this is a concern, no objection has been raised, and the permitting regime run by the RMAIDB falls outside of the scope of the planning regime.

7.21 For foul water, Southern Water have raised no objection, identifying that they would be able to provide foul sewage disposal to serve the development.

f) Archaeology

7.22 The application site falls within an area of archaeological notification, which is considered to be a non-designated heritage asset in accordance with the definition within the NPPF. The application was supported by a desk based assessment assessing the likely degree of heritage potential on the site. Given the potential for medieval and post-medieval settlement evidence, KCC Archaeology recommend a condition requiring a programme of archaeological evaluation and investigation be attached to any grant of permission.

g) Highway Safety / Cycle Parking

7.23 The access road into the development would utilise an existing access point, which as assessed by KCC Highways and Transportation, is considered to be acceptable in respect of highway safety.

7.24 The proposed car parking provision meets the requirements of adopted policy T2 and the development would meet the Councils adopted cycle storage requirements within policy T5, with storage being provided within the garden storage sheds – this would be secured via condition. KCC Highways and Transportation have concerns regarding the location of some of the visitor spaces, but it is considered that the distances required to walk are not unreasonable and that the bays can be clearly marked for visitor use, to avoid confusion.

7.25 The application includes details of how off-site highway improvements to provide a pedestrian link to New Romney High Street within the limits of the highway verge can be achieved, with Kent County Council Highways and Transportation confirming this. This would provide pedestrian links to the town centre for the development, should the adjacent allocated site not come forward at the same time.

h) Contamination

7.26 The Council’s land contamination consultants consider the application addresses the requirements of stage 1 of the Council’s contamination condition, with further work required, but capable of being addressed via the remaining parts of the standard land contamination condition. This would meet with the aims of paragraph 178 of the National Planning Policy Framework, where planning decisions ensure that after remediation, as a minimum, land should not be capable of being determined as contaminated.

i) Play Space / Open Space

7.27 In relation to policies C3 and C4, which deal with the provision of open space and play space, respectively, off-site contributions have been calculated at £31,402.80 for open space and £21,253.00 for play space, giving a total of £52,655.80 which includes a 10 year maintenance sum. This can be secured via legal agreement, if planning permission were to be granted.

j) Affordable Housing

7.28 The applicant has stated that the policy requirement of 30% affordable housing will be met, on-site, which is considered acceptable. The Housing Strategy Manager has clarified that this will mean 8 units, with 60% affordable rent and 40% shared ownership. The location of the units within the site will be agreed via the s.106, with the units delivered by an affordable housing provider agreed with the Council. The Council would also seek to have completion and delivery of the affordable units prior to completion and occupation of 50% of the market sale units, with a local lettings plan implemented, in order to give priority to applicants with a local connection to the parish of New Romney. The required level of affordable housing would therefore be provided and the application would be policy compliant in this respect.

k) Financial Contributions / CIL

7.29 The following contributions are sought:

Obligation	Trigger	Reg. 122 Reason
Community Learning	Upon commencement	The proposal would place additional burden upon local
Youth Service		

		services that would be directly related to the development, with the mitigation for this able to be fairly and reasonably related in scale and kind to the development and necessary to make the development acceptable in planning terms
Library Bookstock		
Social Care		
Play Space		
Open Space		
30% affordable housing	Completion and delivery of the affordable units prior to completion and occupation of 50% of the market sale units	

The requests for financial contributions in respect of support for local services in respect of the additional demand the development will place upon them are payable and total £11,016.77 at the current time, which can be secured via a legal agreement, which the applicant has agreed to enter into. These items are set out in paragraph 5.1 of this report. This document will also contain the requirement for play and open space monies totalling £52,655.80, the requirement to provide affordable housing and as there are areas of landscaping around the development, the requirement to set up a management company to maintain these areas.

7.30 Under the Council’s adopted charging schedule, the development within the allocated ‘broad location’ is exempt from paying the Community Infrastructure Levy (CIL).

Environmental Impact Assessment

7.31 In accordance with the EIA Regulations 2017, this development has been considered in light of Schedules 1 & 2 of the Regulations and it is considered to fall within Schedule 2, Part 10b, being an urban development project. The site does not exceed any of the thresholds. Consequently, a screening opinion has been carried out by the Council and has concluded that the development is not EIA development and as such an Environmental Statement was not required.

Local Finance Considerations

7.32 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.

7.33 In accordance with policy SS5 of the 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. This application is not liable for the CIL charge

Human Rights

7.34 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.

Public Sector Equality Duty

7.35 In determining this application, regard has been had to the Public Sector Equality Duty (PSED) as set down in section 149 of the Equality Act 2010, in particular with regard to the need to:

- Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
- Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it. It is considered that the application proposals would not undermine objectives of the Duty.

It is considered that the application proposals would not conflict with objectives of the Duty.

Working with the applicant

7.36 In accordance with paragraphs 38 of the NPPF, Folkestone and Hythe District Council (F&HDC) takes a positive and creative approach to development proposals focused on solutions. F&HDC works with applicants/agents in a positive and creative manner.

8. CONCLUSION

8.1 This report considers whether planning permission should be granted for the erection of 25 dwellings, together with associated landscaping and parking. The proposals are considered to represent good design and officers consider that the development will contribute positively towards sustainable development and the Council's identified five-year supply of housing land without giving rise to any serious amenity concerns. While objections from KCC highways, the Town Council, and local residents are noted these are not considered to amount to a justifiable reason for refusal. The impacts upon the designated local landscape area are also considered to be acceptable, alongside those upon the ecological constraints at the site, subject to appropriate mitigation being secured via condition. All remaining issues pertaining to residential amenity, drainage and contamination are considered acceptable also and the application is therefore recommended for approval subject to completion of a s.106 agreement to secure 30% on-site affordable housing and financial contributions toward play and open space and delivery of KCC services.

9. BACKGROUND DOCUMENTS

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

1. RECOMMENDATION

That planning permission be granted subject to the following conditions and that delegated authority be given to the Chief Planning Officer to agree and finalise the wording of the conditions and add any other conditions that he considers necessary; and completion of a s.106 agreement to secure affordable housing and financial contributions toward play and open space and delivery of KCC services.

Conditions:

1. The development must be begun within three years of the date of this permission.

Reason:

As required by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans and reports:

Plans:

322/100 Rev. B, 322/101 Rev. G, 322/102 Rev. D, 322/103 Rev. C, 322/104 Rev. D, 322/105 Rev. C, 322/106 Rev. D, 322/107 Rev. D, 322/108 Rev. D, 322/109 Rev. D, 322/110 Rev. D, 322/111 Rev. C, 322/112 Rev. D, 322/113 Rev. B, 322/114 Rev. B, 322/115 Rev. A, 0143/18/B/20 Rev D

Reports:

Drainage Impact and Flood Risk Assessment Addendum letter EMC/2018/052 22 April 2020, MicroDrainage Surface Water Details & Simulation Results, MicroDrainage 40% Sensitivity Test Simulation Results, Drawing EMC-2018-052-04 rev06, Arboricultural Impact Assessment – Supplementary Report GE030_RP_002 21 April 2020, Arboricultural Impact Assessment GE030_RP_001-D, Tree Survey Plan GE030_DR_001, Tree Protection Plan GE030_DR_002- REV E, Transport Statement Addendum EMC/2018/052 22 April 2020, Highways Aspect Drawing EMC-2018-052-05 rev12, Stage One Outline Design Pedestrian Link Oct 2017, Drawing EMC-2017-142-05-00

Reason:

For the avoidance of doubt and in order to ensure the satisfactory implementation of the development.

3. No construction above foundation level of any property or properties shall take place until details of the materials to be used in the construction of the external surfaces of the development hereby permitted, inclusive of (windows, doors, bricks, tiles, cladding, brick bond pattern, mortar joints, rainwater goods and their routing/position,

and depth of window reveals), have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:

To ensure the satisfactory appearance of the completed development and in the interests of visual amenity.

4. No construction work above the foundation level of any building on site shall take place until a hard and soft landscaping scheme for the site, including an implementation programme and maintenance schedule, shall be submitted to the Local Planning Authority for approval in writing. The landscaping scheme shall be carried out in accordance with the approved details and implementation programme unless an alternative timescale has first been agreed in writing with the Local Planning Authority. The soft landscape works shall be maintained in accordance with the agreed maintenance schedule. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate.

Reason:

In order to protect and enhance the appearance of the area.

5. Prior to commencement of development, full details of the means of foul water disposal from the development shall be submitted to the Local Planning Authority for approval in writing, together with a timetable for their implementation, with such details as approved, implemented and/or maintained in a functional condition thereafter in accordance with the approved timetable.

Reason:

To ensure proper drainage and avoid pollution and flooding of the area.

6. Prior to commencement of development a detailed sustainable surface water drainage scheme for the site shall be submitted to (and approved in writing by) the local planning authority. The detailed drainage scheme shall be based upon the Drainage Strategy Plan (drawing no. EMC-2018-052-04 Rev 04) and shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm) can be accommodated and disposed of without increase to flood risk on or off-site. The drainage scheme shall also demonstrate (with reference to published guidance):
 - i. that silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters.
 - ii. appropriate operational, maintenance and access requirements for each drainage feature or SuDS component are adequately considered, including any proposed arrangements for future adoption by any public body or statutory undertaker.

The drainage scheme shall be implemented in accordance with the approved details.

Reason:

To ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on/off site flooding.

7. Prior to the first occupation (or within an agreed implementation schedule) of any dwelling or dwellings hereby permitted, a Verification Report, pertaining to the surface water drainage system and prepared by a suitably competent person, shall be submitted to and approved by the Local Planning Authority. The Report shall demonstrate the suitable modelled operation of the drainage system where the system constructed is different to that approved. The Report shall contain information and evidence (including photographs) of details and locations of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, the submission of an operation and maintenance manual for the sustainable drainage scheme as constructed.

Reason:

To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with and subsequently maintained pursuant to the requirements of paragraph 165 of the National Planning Policy Framework.

8. The development shall be carried out in accordance with the submitted flood risk assessment (Tridax 2018) and the following mitigation measures detailed within:
 - Finished floor levels shall be set no lower than 2.9m aODN and 3.2m aODN for living/sleeping accommodation respectively.

These mitigation measures shall be fully implemented for all dwellings within the development, prior to first occupation and thereafter retained and maintained as such.

Reason:

To reduce the risk from flooding to the proposed development and future occupants.

9. The development hereby permitted shall not be occupied until written documentary evidence has been submitted to, and approved by, the local planning authority, proving that the development has achieved a maximum water use of 110 litres per person per day as defined in paragraph 36(2)(b) of the Building Regulations 2010 (as amended). Such evidence shall be in the form of a post-construction stage water efficiency calculator.

Reason

In accordance with the requirements of policies CSD5 and SS3 of the Shepway Core Strategy Local Plan 2013 which identify Folkestone and Hythe Districty as a water scarcity area and require all new dwellings to incorporate water efficiency measures.

Water efficiency calculations should be carried out using 'the water efficiency calculator for new dwellings' <https://www.gov.uk/government/publications/the-water-efficiency-calculator-for-new-dwellings>

10.1. Prior to commencement of the development a desk top study shall be undertaken and submitted to and approved in writing by the Local Planning Authority. The study shall include the identification of previous site uses, potential contaminants that might reasonably be expected given those uses and any other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall also be included.

2. If a desk top study shows that further investigation is necessary, an investigation and risk assessment shall be undertaken by competent persons and a written report of the findings shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development. It shall include an assessment of the nature and extent of any contamination on the site, whether or not it originates on the site. The report of the findings shall include

- A survey of the extent, scale and nature of contamination
- An assessment of the potential risks to
 - Human health
 - Property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - Adjoining land,
 - Ground waters and surface waters,
 - Ecological systems,
 - Archaeological sites and ancient monuments and
 - An appraisal of remedial options and identification of the preferred option(s).

All work pursuant to this Condition shall be conducted in accordance with the DEFRA and Environment Agency document Model Procedures for the Management of Land Contamination (Contamination Report 11).

3. If investigation and risk assessment shows that remediation is necessary, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development. The scheme shall include details of all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works, site management procedures and a verification plan. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme shall be carried out in accordance with the approved terms including the timetable, unless otherwise agreed in writing by the Local Planning

Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

4. Prior to commencement of development, a verification report demonstrating completion of the works set out in the approved remediation scheme and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include details of longer-term monitoring of pollutant linkages and maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

5. In the event that, at any time while the development is being carried out, contamination is found that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall be undertaken and where remediation is necessary a remediation scheme shall be prepared. The results shall be submitted to the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report shall be prepared and submitted to the Local Planning Authority.

Reason:

To protect the environment and human health against contamination and pollution.

11. Prior to commencement of development, a detailed ecological mitigation strategy together with details of how the development will enhance biodiversity shall be submitted to the Local Planning Authority for approval in writing, together with a timetable for their implementation. The strategy must include the following:

- Updated preliminary ecological appraisal and recommended specific species surveys;
- Great Crested Newt surveys;
- Overview of the mitigation required;
- Methodology to implement mitigation;
- Timing of the proposed works;
- Map showing location of the receptor site(s);
- Details of receptor site management;
- Ecological enhancements.

The approved details shall be implemented in full in accordance with the approved timetable.

Reason:

In the interests of securing enhancements for biodiversity.

12. Prior to first occupation of any dwelling or dwellings, a bat sensitive lighting scheme for the whole development incorporating the recommendations within paragraphs 10.6 and 10.7 of the Ecological Appraisal (Native Ecology; Nov 2019), shall be submitted to the local planning authority for approval, with such details as approved, implemented in full prior to the first occupation of any dwelling or dwellings and

thereafter retained and maintained to the approved specification. No additional lighting shall be installed on the land, the subject of this application, without the prior submission to and approval in writing of details by the Local Planning Authority.

Reason:

In order to safeguard the ecological interest at the site.

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

Reason:

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

14. Prior to commencement of development, details of:

- i. construction vehicle loading / unloading and turning facilities;
- ii. parking facilities for site personnel and visitors;
- iii. wheel washing facilities.

Shall be submitted to the Local Planning Authority for approval, in writing, with such details as approved, implemented in full and retained for the duration of the construction phase of the development.

Reason:

In the interests of highway safety and public amenity.

15. The parking shown on the approved plans shall be provided in full prior to the first occupation of any dwelling or dwellings hereby approved and shall thereafter be kept available for parking purposes in connection with the development at all times.

Reason:

It is necessary to make provision for adequate off street parking to prevent obstruction of the highway and to safeguard the amenities of adjoining areas.

16. No construction work above the foundation level of any building on site shall take place until details have been submitted to and approved in writing by the Local Planning Authority of the boundary treatment to be erected, with such details as approved, implemented in accordance with the approved plans.

Reason:

In the interests of visual amenity.

17. No construction work above the foundation level of any building on site shall take place until details have been submitted to and approved in writing by the Local Planning Authority, for the installation of fixed telecommunication infrastructure and High Speed Fibre Optic (minimal internal speed of 1000mb) connections to multi point

destinations and all buildings within the approved development including residential, commercial and community. The infrastructure shall be installed in accordance with the approved details during the construction of the development, be capable of connection to commercial broadband providers and be maintained in accordance with approved details.

Reason:

To provide high quality digital infrastructure in new developments as required by paragraph 112 NPPF

18. Prior to the commencement of the development hereby permitted, tree protection measures in accordance with BS5837:2012 Trees in Relation to Construction - Recommendations, shall be erected for each tree or group of trees to be retained on this site, as indicated on the approved plans, or other such measures as may be agreed with the Local Planning Authority in writing shall be provided. The protection measures shall be retained in position at all times until the completion of the development, and the land so enclosed shall be kept clear of all contractors' materials and machinery. The existing soil levels around the base of the trees shall not be altered.

Reason:

To ensure that the trees are not damaged during the period of construction.

19. Prior to first occupation of the dwellings hereby permitted details of secure cycle storage, at a ratio of one space per bedroom, per dwelling, for the approved dwellings, shall be submitted to and agreed in writing by the Local Planning Authority and, upon agreement, shall be provided in full for all properties and retained in perpetuity

Reason:

In the interest of amenity and encouraging use of alternative methods of transport.

20. Before development commences details shall be submitted for the installation of fixed telecommunication infrastructure and High Speed Fibre Optic (minimal internal speed of 1000mb) connections to multi point destinations and all buildings including residential, commercial and community. The infrastructure installed in accordance with the approved details during the construction of the development, capable of connection to commercial broadband providers and maintained in accordance with approved details.

Reason:

To provide high quality digital infrastructure in new developments as required by paragraph 112 NPPF

21. Details of how the development as a whole will reduce carbon emissions by a minimum of 10 percent above the Target Emission Rate, as defined in the Building Regulation for England approved document L1A: Conservation of Fuel and Power in Dwellings, shall be submitted to the Local Planning Authority for approval, in writing,

prior to progression of development beyond foundation level, with such details as approved implemented in full and thereafter retained and maintained.

Reason:

To support the transition to a low carbon future through the use of on-site renewable and low-carbon energy technologies.

22. The occupation of the development authorised by this permission shall not begin until the works shown on the drawings hereby approved and described in the Tridax Ltd document, Proposed Pedestrian Link for Land at Cockreed Lane, New Romney Version 1.1 have been completed in accordance with those drawings and have been certified in writing as complete by or on behalf of the Local Planning Authority, or unless otherwise agreed in writing by or on behalf of the Local Planning Authority.

Reason:

In order to provide a pedestrian footway link to New Romney High Street

Appendix 1 – Site Location Plan