

Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: In pursuance of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in accordance with the submitted drawings:

- Site Location Plan- Drawing no. 842 P04 (Received 22nd November 2021)
- Western Access Analytical Plan- Drawing no.842:P07 (Received 18th October 2023)
- Proposed Plans and Elevations Plot 1- Drawing no. 842 P10 a (Received 17th November 2022)
- Proposed Plans and Elevations Plot 2- Drawing no. 842 P11 a (Received 17th November 2022)
- Proposed Plans and Elevations Plot 3- Drawing no. 842 P12 (Received 22nd November 2021)
- Proposed Plans and Elevations Plot 4- Drawing no. 842 P13 a Received 17th November 2022)
- Proposed Plans and Elevations Plot 5- Drawing no. 842 P14 (Received 22nd November 2021)
- Proposed Plans and Elevations Plot 6-8- Drawing no. 842 P15 (Received 22nd November 2021)
- Proposed Plans and Elevations Plot 9-12- Drawing no. 842 P16 (Received 22nd November 2021)
- Proposed Plans and Elevations Plot 13- Drawing no. 842 P17 a (Received 17th November 2022)
- Proposed Plans and Elevations Plot 14 and 15- Drawing no. 842 P18 (Received 22nd November 2021)
- Proposed Plans and Elevations Plot 16 and 17- Drawing no. 842 P19 a (Received 17th November 2022)
- Proposed Plans and Elevations Plot 18- Drawing no. 842 P20 (Received 22nd November 2021)
- Proposed Plans and Elevations Plot 19 Drawing no. 842 P21 (Received 22nd November 2021)
- Proposed Plans and Elevations Plot 20- Drawing no. 842 P22 (Received 22nd November 2021)
- Proposed Plans and Elevations Plot 21- Drawing no. 842 P23 (Received 22nd November 2021)
- Proposed Plans and Elevations Plot 22- Drawing no. 842 P24 a (Received 17th November 2022)
- Proposed Refuse and Cycle Storage- Drawing no. 842 P30 (Received 22nd November 2021)
- Proposed Garage and Carport Elevations- Drawing no. 842 P40, 842 P41 and 842 P42 (Received 22nd November 2021) and 842 P43 A (Received 17th November 2022)
- Site Analytical Plan- Drawing no. 842 P05 C (Received 17th November 2022)
- Site Plan- Drawing no. 842 P01 A (Received 17th November 2022)

REASON: To secure the proper development of the area

3. Prior to their first use in the development hereby approved, samples of the materials to be used in the construction of the external surfaces of the development shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved samples.

REASON: In the interests of the visual amenities of the area in accordance with policy DBE3 of the Canterbury District Local Plan 2017.

4. Prior to their first use in the development hereby approved, details including cross-sections through glazing bars and frames, elevation, glazing, material, colour and finish at a scale of 1:10 of all new external windows and doors shall be submitted to and approved in writing by the local planning authority. Such details as are approved shall be carried out concurrently with the development and fully implemented prior to the first occupation of any part of the approved development.

REASON: In the interests of the visual amenities of the area in accordance with policy DBE3 of the Canterbury District Local Plan 2017.

5. Prior to commencement of the development hereby approved, a Sustainability Strategy shall be submitted to and be approved in writing by the local planning authority. The statement and strategy shall demonstrate how the proposal will respond to the objectives of sustainable development and shall have regard to the measures outlined in table D1 of the Canterbury District Local Plan 2017, to include standard mitigation measures such as:

- Electric Vehicle charging (1 active charging point per dwelling with dedicated parking and 10% active charging points for unallocated parking and non-residential);
- Low NOx boilers; and,
- Photovoltaic solar panels or other renewable technologies (if feasible).

The development shall thereafter be carried out in accordance with the approved details.

REASON: To ensure sustainable development and to mitigate the impact of the proposal on air quality in the surrounding area, in accordance with policies DBE1, CC2, QL11 and QL12 of the Canterbury District Local Plan 2017 and the National Planning Policy Framework.

6. No development, other than demolition, shall take place until the applicant, or their agents or successors in title, has secured the implementation of:-

(i) Archaeological excavation works in accordance with a specification and written timetable, which shall include the following:

which has first been submitted to and approved in writing by the Local Planning Authority; and

(ii) following on from the excavation, any safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological investigation, post-excavation assessment, analysis, publication or conservation in accordance with a 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 in accordance with policies HE11 and HE12 of the Canterbury District Local Plan 2017 and the National Planning Policy Framework.

7. Prior to the landscaping of the site, full details of both hard and soft landscape works, including:
- species, size and location of new trees, shrubs, hedges and grassed areas to be planted;
 - the treatment proposed for all hard surfaced areas beyond the limits of the highway; and,
 - walls, fences, other means of enclosure proposed
- shall be submitted to and approved in writing by the local planning authority.

REASON: In the interests of the visual amenities of the area and to adequately integrate the development into the environment in accordance with policies DBE3 and LB10 of the Canterbury District Local Plan 2017.

8. All hard and soft landscape works shall be carried out in accordance with the approved details. The landscaping works shall be completed by the end of the first planting season following the first occupation of the dwellings on the area of the development to which they relate or in accordance with a programme of works to be agreed in writing with the local planning authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species, unless the local planning authority gives any written consent to any variation.

REASON: In the interests of the visual amenities of the area in accordance with policies DBE3 and LB10 of the Canterbury District Local Plan 2017.

9. Prior to the commencement of development (including site clearance) a reptile mitigation strategy shall be submitted to, and approved in writing, by the Local Planning Authority. The mitigation strategy shall be based on that within the submitted and provide the following information:
- a) Detailed methodology for the capture and translocation of reptiles demonstrating that the methods are in accordance with best practice guidance and are aligned with the proposed phasing of construction;
 - b) Detailed locations of the reptile populations proposed for capture and translocation and the proposed receptor site shown on plans of a suitable scale;
 - c) Details of the receptor site preparation and ecological enhancements necessary to improve the receptor site and make it suitable for reptiles prior to translocation;

d) Management prescriptions to maintain the receptor site in a suitable condition for reptiles in the long term.

The approved strategy and translocation shall be implemented and completed prior to the commencement of development works on site and any mitigation measures shall be retained throughout the life of the development.

REASON: In interests of ecology

10. No development shall take place (including any demolition, ground works, site or vegetation clearance), until a precautionary method statement for the removal of surface vegetation has been submitted to and approved in writing by the local planning authority. The content of the precautionary method statement shall include the:

- a) Detailed working methods necessary to avoid the killing or injury of breeding birds, reptiles and hedgehog etc;
- b) Extent and location of proposed avoidance and mitigation measures, shown on appropriate scale maps and plans;
- c) Timetable for implementation, demonstrating that avoidance and mitigation measures are aligned with the proposed phasing of construction and taking into consideration the active and the sensitive periods for these animal groups;
- d) Persons responsible for implementing the avoidance and mitigation measures, including times during site clearance/ construction when specialist ecologists need to be present on site to undertake / oversee works;
- e) Use of protective fences, exclusion barriers and warning signs;
- f) Provision for 'rescue' if animals are encountered.

REASON: In interests of ecology

11. Prior to the use of the first building, details of a sensitive lighting scheme to avoid impacts to the local bat population and to prevent light pollution shall be submitted to and approved in writing by the Local Planning Authority. These measures shall be based on those outlined in the guidance contained in Guidance Note 08/18 Bats and Artificial Lighting in the UK (Bat Conservation Trust and the Institute of Lighting Professionals) and will thereafter be implemented and maintained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

REASON: In interests of ecology

12. No development (excluding site clearance) shall take place until details of the surface water disposal, including a detailed sustainable surface water drainage scheme for the site, which is compliant with the non-statutory technical standards for sustainable drainage

and shall demonstrate the surface water run off generated up to and including the 100yr critical storm (including allowance for climate change) will not exceed the run off from the undeveloped site following the corresponding rainfall event, and so as not to increase the risk of flooding both on- or off-site, and including details for the long term maintenance of all surface water drainage infrastructure on site, and including the provision of measures to prevent the discharge of surface water onto the highway, have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with such details as are agreed and thereafter maintained.

REASON: To ensure adequate drainage provision and to prevent pollution, in accordance with policies CC11, CC12, CC13 and QL12 of the Canterbury District Local Plan 2017 and the National Planning Policy Framework

13. No occupation of any part of the approved development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

REASON: To ensure that the proposed development will not cause harm to human health or pollution of the environment, in accordance with policy QL12 of the Canterbury District Local Plan 2017 and with the National Planning Policy Framework.

14. In the event that contamination is found that was not previously identified at any time when carrying out the approved development, it shall be reported in writing immediately to the local planning authority. An investigation and risk assessment shall be undertaken at that time in accordance with a site characterisation report that shall be submitted to and approved in writing by the local planning authority and where remediation is necessary, a remediation scheme shall be submitted to and approved in writing by the local planning authority. Prior to the first use of the approved development and following completion of measures identified in the approved remediation scheme, a verification report shall be submitted to and approved in writing by the local planning authority.

REASON: To ensure that the proposed development will not cause harm to human health or pollution of the environment, in accordance with policy QL12 of the Canterbury District Local Plan 2017 and with the National Planning Policy Framework.

15. No demolition or site clearance works shall take place until a CEMP relating specifically to dust and disturbance associated with the demolition and site clearance works has been submitted and approved by the LPA.

REASON: In the interests of highway safety and in accordance with policy T9 of the Canterbury District Local Plan 2017.

16. No development (other than demolition and site clearance) shall take place until a Construction Environmental Management Plan, which shall include the following details:-

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

has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of highway safety and in accordance with policy T9 of the Canterbury District Local Plan 2017.

16. Prior to the first use of the proposed development hereby approved, the vehicle accesses shown on the submitted plans (4613-CON-OO-XX-DR-TP-0001 (Pg 32 of the TS) shall be provided and thereafter maintained.

REASON: In the interests of highway safety and in accordance with policy T9 of the Canterbury District Local Plan 2017.

17. Prior to the first use of the proposed development approved, the visibility splays shown on the submitted plans (drawing no. 4613-CON-OO-XX-DR-TP-0001) shall be provided with no obstructions over 0.6 metres above carriageway level within the splays. The visibility splays shall thereafter be retained and maintained with no obstructions over 0.6 metres above carriageway level within the splays.

REASON: In the interests of highway safety and in accordance with policy T9 of the Canterbury District Local Plan 2017.

18. Prior to the first use of the proposed development hereby approved, details shall be submitted showing the provision of the pedestrian fingerpost sign at the Church Lane

entrance to the site, and approved in writing by the Local Planning Authority and thereafter maintained.

REASON: In the interests of highway and pedestrian safety and in accordance with policy T9 of the Canterbury District Local Plan 2017.

19. Prior to the first use of the proposed development hereby approved, the vehicle loading/unloading and turning facilities shown on the submitted plans shall be provided and thereafter maintained.

REASON: In the interests of highway safety and in accordance with policy T9 of the Canterbury District Local Plan 2017.

20. Prior to the first use of the proposed development hereby approved, the vehicle parking spaces shown on the submitted plans shall be provided and thereafter maintained.

REASON: In the interests of highway safety and in accordance with policy T9 of the Canterbury District Local Plan 2017.

21. Prior to the first occupation of each dwelling, the secure cycle storage as shown on the deposited plan drawing 842-P30 shall be provided and thereafter maintained.

REASON: In the interests of highway safety and in accordance with policy T9 of the Canterbury District Local Plan 2017.

22. Prior to first occupation of any dwelling hereby approved, the following works between the dwelling and the highway shall be carried out prior to first occupation of the dwelling to which it relates:

(a) Footways and/or footpaths, with the exception of the wearing course; and,

(b) Carriageways, with the exception of the wearing course but including a turning facility, highway drainage, visibility splays, street lighting, street nameplates and highway structures (if any). The area agreed shall thereafter be maintained for that purpose.

REASON: In the interests of highway safety and in accordance with policy T9 of the Canterbury District Local Plan 2017.

23. Prior to the construction of the valley road site entrance, details demonstrating that the landscaping and in particular the site entrance to the west will not reduce the area of floodplain in Flood Zone 3 will be submitted to and approved in writing by the local planning authority.

If there is any loss of floodplain storage identified, details of flood compensation will be required and this should be provided on a level for level basis ensuring that the same volume of storage is available at all levels of flooding.

The development will be carried out in accordance with the details approved, with any flood compensation required carried out prior to the first occupation of the development hereby approved.

REASON: To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided