

05 June 2026

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NOTIFICATION OF DECISION OF THE LOCAL PLANNING AUTHORITY

Case Reference	21/00521/AS
Site Address	6 Boys Hall Road, Willesborough, Ashford, Kent, TN24 0LA
Proposal	Outline planning application with all matters reserved for the removal of mobile home, hair salon and outbuilding and erection of five detached four bedroom houses.

DECISION: PLANNING PERMISSION IS GRANTED in accordance with the application and plans subject to the following conditions:

Conditions:

- 1 Approval of the details of the layout, access, scale, landscaping and appearance (hereafter called "the Reserved Matters") shall be obtained from the Local Planning Authority in writing before development commences and the development shall be carried out as approved.

Reason: To comply with the provisions of Article 3 of the Town and Country Planning (General Development Procedure) Order 1995 and Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 Application for approval of the Reserved Matters shall be made to the Local Planning Authority not later than the expiration of 3 years from the date of this permission. The development hereby permitted shall be begun no later than the expiration of 2 years from the date of approval of the last of the Reserved Matters to be approved.

Reason: To comply with the provisions of Article 3 of the Town and Country Planning (General Development Procedure) Order 1995 and Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 3 No development shall take place until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The detailed drainage scheme shall demonstrate that the surface water generated by the approved 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 and shall include a timetable for implementation. The development shall be carried out in accordance with the approved drainage scheme and timetable.

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. These details and accompanying calculations are required prior to the commencement of the development as they form an intrinsic part of the proposal, the approval of which cannot be disaggregated from the carrying out of the rest of the development.

- 4 Prior to the commencement of the development hereby approved, a Biodiversity Enhancement Plan shall be submitted to and approved in writing by the Local Planning Authority. The Biodiversity Enhancement Plan shall take account of the protected species that have been identified on the site and shall demonstrate an enhancement of biodiversity within the site. The Plan shall include, but not be limited to, a native species-only landscape scheme, details including number, location and specification of integral bird nesting boxes (to accord with BS 42021:2022), and a timetable for implementation of the approved measures. The Biodiversity Enhancement Scheme shall be fully implemented in accordance with the approved details which shall thereafter be retained.

Reason: To protect and enhance existing species and habitats within the site and in proximity of the Green Corridor.

- 5 Prior to the commencement of the development hereby approved, an Energy and Sustainability Strategy to specify proposed measures to reduce energy consumption for each of the dwellings shall be submitted to and approved in writing by the Local Planning Authority. The submitted Energy and Sustainability Strategy shall include the provision of solar photovoltaics (PV) and/or Air Source Heat Pumps or alternative means of renewable energy generation and EV Charging (provided to Mode 3 standard (providing a 7kw output) and SMART enabling Wifi connection), for each of the dwellings. No dwelling shall be first occupied until the approved details for that dwelling have been provided and the approved measures shall thereafter be retained in a working order.

Reason: In order to take account of the impact of development on climate change and to assist a shift towards the use of sustainable energy, to encourage the use of sustainable transport modes and to reduce the demand for water use, in accordance with policies SP1, ENV1, ENV7 and ENV12 of the Ashford Local Plan 2030 and the Council's Climate Change Guidance for Development Management.

- 6 Prior to the commencement of development, a scheme for the protection of the dwellings hereby approved from noise from the domestic and high speed rail line shall be submitted to and approved in writing by the Local Planning Authority. The approved protection measures shall be completed in full prior to the first occupation of the dwelling to which they relate and shall thereafter be retained and maintained.

Reason: In order to protect the occupiers of the dwellings from undue disturbance by noise.

- 7 Prior to the commencement of the development hereby approved, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the local planning authority. The CEMP shall include details of the following:

- a) Measures for the protection of retained trees and hedgerow within and adjacent to the site, in accordance with BS 5837:2012;
- b) Measures to avoid impacts to nesting birds, badgers and foraging/commuting bats;
- c) Routing of construction and delivery vehicles to/from site;
- d) Parking and turning areas for construction and delivery vehicles and site personnel;
- e) The provision of wheel washing facilities within the site;
- f) Measures for the management of dust during construction, including dust suppression methods to be used;
- g) Details of soils handling, storage and re-use.

The approved CEMP shall be adhered to and implemented throughout the construction period, in accordance with the approved details.

Reason: To avoid an offence under the Wildlife and Countryside Act 1981, with consideration for Species of Principal Importance under the Natural Environment and Rural Communities Act 2006 and in the interests of highway safety and neighbour amenity.

- 8 Prior to the commencement of the development hereby approved, a Tree Protection Plan shall be submitted to and approved by the Local Planning Authority. The Tree Protection Plan shall identify all trees and hedges within the site that are to be retained, as well as any outside the site boundaries that could be effected by the development and demonstrate the measures to be put in place to avoid damage to the trees and hedges, including their root systems, during the construction of the development.

The Tree Protection Plan shall include the following measures:

- (a) All trees to be preserved shall be protected during any operation on site by temporary fencing in accordance with the approved Tree Protection Plan and any approved Arboricultural Method Statement to the satisfaction of the Local Planning Authority. Such tree protection measures shall remain throughout the period of construction
- (b) No fires shall be lit within the spread of branches or downwind of the trees and other vegetation;
- (c) No materials or equipment shall be stored within the spread of the branches or Root Protection Area of the trees and other vegetation;
- (d) No roots over 50mm diameter shall be cut, and no buildings, roads or other engineering operations shall be constructed or carried out within the spread of the branches or Root Protection Areas of the trees and other vegetation;
- (e) Ground levels within the spread of the branches or Root Protection Areas (whichever the greater) of the trees and other vegetation shall not be raised or lowered in relation to the existing ground level, except as may be otherwise agreed in writing by the Local Planning Authority.

The measures within the approved Tree Protection Plan shall be carried out for the duration of the construction of the development.

Reason: Pursuant to Section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and locality.

- 9 Prior to the commencement of the development hereby approved, details including plans shall be submitted to and approved by the local planning authority for the installation of a high speed wholly Fibre Broadband to the Premises (FTTP) connection, or in the case of new technology, details of such new technology demonstrating the comparable broadband speed, unless sufficient information is provided to demonstrate that it is not

feasible. Thereafter, the infrastructure shall be laid out in accordance with the approved details and be available for use on the first occupation of each dwelling.

Reason: To ensure the development is provided with high quality broadband services in accordance with Policies SP1 and EMP6 of the Ashford Local Plan 2030.

- 10 Prior to the first occupation of any of the dwellings hereby approved, details of the form and siting of a warning sign at the site entrance to warn drivers of the presence of cyclists on the adjacent footpath/cycle path shall be submitted to and approved in writing by the local planning authority. The sign shall be installed in accordance with the approved details prior to the first occupation of any of the dwellings hereby approved and shall thereafter be retained.

Reason: In the interests of highway safety.

- 11 Prior to the first occupation of any of the development hereby approved, a Lighting Design Plan for Biodiversity shall be submitted to and approved in writing by the local planning authority. The Plan shall include details of lighting fixtures (luminaire type; mounting height; beam orientation and luminaire profiles) and their location within the site demonstrating that areas to be lit will not disturb bat activity. All external lighting shall be installed in accordance with the specifications and locations set out in the Plan and shall be retained and maintained thereafter.

Reason: In order to achieve an appropriately lit and high-quality public realm that balances the requirements for safety and security with nature conservation and reducing light pollution within the dark skies zone, in accordance with policies SP1, ENV1 and ENV4 of the Ashford Local Plan 2030

- 12 Prior to the first occupation of any of the dwellings hereby approved, a verification report of the implementation and operation of the Stodmarsh Stream Enhancement Scheme at Bliby Wood DD1 shall be submitted to and approved by the Local Planning Authority. This verification report shall include the following:
- Confirmation from the landowner of the Bliby Wood DD1 Stodmarsh Stream Enhancement Scheme that the mitigation scheme has been delivered in accordance with the permits and approved plans and a Works Completion Certificate has been issued.
 - Submission of a vesting certificate to confirm that the nutrient credits as reserved in the Dace Environmental Nutrient Neutrality Offset Scheme - Reservation Certificate Number 047 have been allocated to the proposed development.

Reason: In the interest of preserving protected and qualifying features of European protected sites from water pollution associated with the occupation phase of development in accordance with policies SP1 and ENV1 of the Ashford Local Plan 2030.

- 13 The dwellings hereby permitted shall achieve the minimum optional requirement set out in the Building Regulations for water efficiency that requires an estimated water use of no more than 110 litres per person per day.

Reason: In order to carefully manage water supply given the level of household demand relating to available resource. In accordance with policy ENV7 of the Ashford Local Plan 2030.

- 14 If unexpected contamination (as defined in Part 2A of the Environmental Protection Act 1990) is found at any time when carrying out the approved development it must be reported in writing to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared. Following completion of the remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be prepared and submitted for approval in writing by the local planning authority.

Reason: To ensure that risks from land contamination to the future users of land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policies SP1, ENV1 and ENV8 of the Ashford Local Plan 2030.

- 15 The development shall be carried out in accordance with the following plans/documents:
- Dace Environmental Nutrient Neutrality Offset Scheme - Reservation Certificate Number 047
 - Location and Existing Site Plan 599-04

Reason: In the interests of the proper planning of the development.

Informatives:

- 1 The details of the Reserved Matters submitted pursuant to condition 1 of this permission shall include a maximum of five additional dwellings within the site and shall include, but not be limited to, the following:
- A final masterplan for the development of the site;
 - Detailed plans and elevations for each of the proposed dwellings;
 - Details of the level of internal floorspace for each of the proposed dwellings, to accord with the internal residential space standards set out in policy HOU12 of the Local Plan;
 - Details of private external amenity spaces for all of the dwellings within the site, to accord with the level of private external open space set out in policy HOU15 of the Local Plan;
 - Details of parking provision for all of the dwellings within the site, to accord with the standards set out in policy TRA3(a) of the Local Plan;
 - Details of on-plot refuse storage facilities, and refuse collection facilities within the site for each of the dwellings within the site which shall be located a maximum of ten metres from the vehicular site access;
 - Details of secure and covered bicycle storage facilities for each of the proposed dwellings (at a ratio of 1 space per bedroom);
 - Details of all proposed walls and fences within the site;
 - Details of existing and proposed site levels, finished floor levels for each of the proposed dwellings and the relationship of earthworks with retained vegetation and the surrounding landform;
 - Plans and sections to demonstrate the provision of level thresholds to all principal entrances of all dwellings/buildings and/or level thresholds accessed by shallow ramps where level thresholds cannot be provided;
 - A Tree Survey which shall confirm the number and location of all trees that are proposed to be removed as part of the development;
 - Details of a native species-only landscape scheme, to include the species, size and location of all trees proposed within the site;
 - Details of all hard landscaping materials (size, type and colour).

- 2 In accordance with paragraph 39 of the NPPF, Ashford Borough Council (ABC) takes a positive and proactive approach to development proposals focused on solutions.

ABC works with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service,
- as appropriate updating applicants/agents of any issues that may arise in the processing of their application,
- where possible suggesting solutions to secure a successful outcome,
- informing applicants/agents of any likely recommendation of refusal prior to a decision and,
- by adhering to the requirements of the Development Management Customer Charter.

In this instance, the applicant/agent was updated of any issues after the initial site visit. The applicant/agent was provided the opportunity to submit additional information to address issues and the application was then dealt with without delay.

- 3 The applicant is advised of the comments of Kent Fire and Rescue who will require the following on-site access requirements to be established where relevant:
1. For dwelling houses, access for a pumping appliance should be provided to within 45m of all points within the dwelling house.
 2. Access routes and hardstanding should comply with Building Regulations and Kent Fire and Rescue Service requirements.
 3. Dead-end access routes longer than 20m require turning facilities. Turning facilities should comply with Kent Fire & Rescue Service guidance.
- 4 Planning permission does not convey any approval for construction of the required vehicular crossing, or any other works within the highway for which a statutory licence must be obtained. Applicants should contact Kent County Council - Highways and Transportation (web: www.kent.gov.uk/roads_and_transport.aspx or telephone: 03000 418181) in order to obtain the necessary Application Pack.
- 5 It is the responsibility of the applicant to ensure, before the development hereby approved is commenced, that all necessary highway approvals and consents where required are obtained and that the limits of highway boundary are clearly established in order to avoid any enforcement action being taken by the Highway Authority.

Across the county there are pieces of land next to private homes and gardens that do not look like roads or pavements but are actually part of the road. This is called 'highway land'. Some of this land is owned by The Kent County Council (KCC) whilst some are owned by third party owners. Irrespective of the ownership, this land may have 'highway rights' over the topsoil.

Information about how to clarify the highway boundary can be found at <https://www.kent.gov.uk/roads-and-travel/what-we-look-after/highway-land/highway-boundary-enquiries>

The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under such legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.

- 6 The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this Act. Breeding bird habitat is present on the application site and assumed to contain nesting birds between 1st March and 31st August, unless a recent survey has been undertaken by a competent ecologist and has shown that nesting birds are not present.

Signed

A handwritten signature in black ink, appearing to read 'S. Cole', written in a cursive style.

Simon Cole
Assistant Director - Planning and Development