

**NOTIFICATION OF DECISION OF
THE LOCAL PLANNING AUTHORITY**

Date of Decision: 19 September 2025



Email: planning@folkestone-hythe.gov.uk

Gladman Developments Limited and the Rix Family
C/o Gladman House
Alexandria Way
Congleton Business Park
Congleton
CW12 1LB

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: 20/0604/FH

Proposal: Outline planning application for the erection of up to 52 dwellings with public open space, landscaping, sustainable drainage system (SUDS), a vehicular access point from Ashford Road (All matters reserved except for details of the access from the A20).

Site Location: Land to the South of Ashford Road, Sellindge

DECISION: APPROVE WITH CONDITIONS in accordance with the planning application and plans.

Subject to the following conditions:

- 1 Approval of the details of layout, scale, landscaping, access (with the exception of the highway access hereby approved), and appearance (herein 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 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 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(s) for approval of the Reserved Matters shall be made to the Local Planning Authority not later than the expiration of three years from the date of this permission. The development hereby permitted shall be begun no later than the expiration of two years from the date of the approval of the last Reserved Matters to be approved.

Reason: To comply with the provisions of Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015

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 The development shall be carried out in accordance with the following plans and documents:

- Site Location Plan – CSA/3256/114 Rev A
- Swept Path Analysis Refuse Vehicle - 1687/SP/02 Rev C
- Indicative Site Access Arrangement - 1687/04 Rev I
- Proposed Pedestrian and Cycle Improvements Plan - 1687/08 Rev C

- ECIA Addendum and Outline Bat Sensitive Lighting Strategy (CSA Environmental, July 2024)
- Nutrient Neutrality Assessment (Water Environment, 23064-NUT-RP-01 rev C03 April and July 2024)
- BNG Metric (June 2024) and BNG Report (CSA Environmental, CSA/4509/16 rev B, April 2024)
- Development Framework Plan (CSA Environmental, CSA/4509/112 rev E, June 2024)
- Flood Risk Assessment (RSK LDE Ltd, 680129-R2(02)-FRA issue 2 June 2024)
- Illustrative Masterplan (CSA Environmental, CSA/4509/124 rev C, June 2024)
- Ecological Impact Assessment (CSA Environmental, CSA/4509/06 rev C, April 2024)
- Planning and Affordable Housing Statement Addendum (Gladman Developments Ltd, November 2023)
- Design and Access Statement (CSA Environmental, CSA/4509/13/B, November 2023)
- Heritage Assessment (CSA Environmental, CSA/4509/03 rev B, July 2023)
- Land Contamination Assessment (RSK, 52109 R01, August 2019)
- Landscape and Visual Impact Assessment (CSA Environmental, CSA/4095/02 rev D, November 2023)
- Transport Assessment (Ashley Helme Associates Ltd, 1687/4/B November 2023)
- Travel Plan (Ashley Helme Associates Ltd, 1687/5/A, October 2023)
- Arboricultural Assessment (CSA Environmental, CSA/4509/14, June 2024)
- Air Quality Assessment (Wardell Armstrong, GM12932/FINAL, October 2023)
- Noise Assessment (Wardell Armstrong, GM12932/FINAL, January 2024)

Reason: To ensure the development is carried out in accordance with the approval and to ensure the quality of development indicated on the approved plans is achieved in practice.

- 4 No work on the construction of the building(s) hereby permitted shall take place until samples of the materials and details of the windows and doors to be used in the construction of the external surfaces of buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The details to be submitted shall include a schedule and plan indicating the materials to be used for each plot. The development should 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.

- 5 No development beyond the construction of foundations shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include existing trees, shrubs and other features, planting schedules of plants, noting species (which shall be native species and a type that will encourage wildlife and biodiversity), plant sizes and numbers where appropriate, means of enclosure, hard surfacing materials and an implementation programme.

Reason: In the interests of the visual amenity of the area and encouraging wildlife and biodiversity.

- 6 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed in writing with the Local Planning Authority.

Reason: In the interests of the visual amenity of the area and encouraging wildlife and biodiversity.

- 7 Upon completion of the approved landscaping scheme, any trees or shrubs that are removed, severely damaged or becoming seriously diseased within five years of planting, shall be replaced with trees or shrubs of such size and species as may be agreed in writing with the Local Planning Authority, and within whatever planting season is agreed.

Reason: In the interests of the visual amenity of the area and encouraging wildlife and biodiversity.

- 8 The trees shown in the Arboricultural Impact Assessment Report dated June 2024 as “existing trees to be retained” shall be retained and maintained. Any trees removed, dying, being severely damaged or becoming seriously diseased within five years of the date of this permission shall be replaced with trees or shrubs of such size and species as may be agreed with the Local Planning Authority.

Reason: In the interests of visual amenity.

- 9 The development hereby permitted shall be carried out in such a manner as to avoid damage to existing trees that are identified for retention in the approved drawings including their root systems, and other planting to be retained by observing the following:

(a) All trees to be retained must be protected by suitable fencing of a height not less than 1.2m at a distance as specified in Table 1 or Figure 2 of BS 5837 (2012) ‘Trees in Relation to Design, Demolition and Construction’

before any equipment, machinery or materials are brought on to the site and shall be maintained until all equipment, machinery and surplus materials have been removed from the site.

(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, unless otherwise agreed in writing by the Local Planning Authority.

(f) No trenches for underground services shall be commenced within the Root Protection Areas of trees which are identified as being retained in the approved plans, or within 5m of hedgerows shown to be retained without the prior written consent of the Local Planning Authority. Such trenching shall be carried out to National Joint Utilities Group recommendations.

Reason: To protect and enhance the appearance and character of the site and locality.

- 10 Any excavation beneath the canopies of trees which are intended to remain or within one metre of any canopy edge shall be done by hand. Existing tree roots exceeding 50mm in diameter shall be left bridging trenches and pipes and services shall be inserted under the roots. Any roots that may be accidentally severed shall be trimmed, cleaned and sealed with a bitumastic sealant.

Reason: In order to protect existing trees which are considered to be worthy of retention.

- 11 No development shall take place, including any works or demolition, until a comprehensive Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority (in consultation with National Highways for the M20). The approved statement shall be adhered to throughout the construction. The statement shall provide for:
- (a) Routing of construction and delivery vehicles to / from site
 - (b) The parking vehicles of site operatives and visitors
 - (c) loading and unloading of plant and materials
 - (d) storage of plant and materials used in constructing the development
 - (e) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate.
 - (f) Wheel washing facilities
 - (g) measures to control the emission of dust and dirt during construction
 - (h) a scheme for recycling or disposal of waste resulting from demolition and construction works

- (i) timing of deliveries
- (j) temporary traffic management and signage
- (k) Construction phasing
- (l) Permitted construction traffic arrival and departure times
- (m) Management of loose loads

Reason: In the interests of the amenities of the area and highway safety and convenience and to mitigate any adverse impact from the development on the M20.

- 12 The reserved matters application(s) to be submitted pursuant to condition 1 shall include details of vehicle and secure, covered cycle parking, including visitor parking and turning facilities. The provision of vehicular and cycling parking and turning facilities as approved for each reserved matter of the development hereby approved, shall be implemented in full prior to the first occupation of the units they serve. These facilities shall be kept available for parking and turning purposes in connection with the units they serve at all times thereafter.

Reason: In the interests of highway safety and convenience.

- 13 The proposed roads, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, driveway gradients, car parking and street furniture are to be laid out and constructed in accordance with details to be submitted to and approved under the details pursuant to condition 1 by the Local Planning Authority.

Reason: In the interests of highway safety and convenience.

- 14 Prior to the occupation of any dwelling, the following works must be completed in accordance with the approved plans (relevant to that specific property):
- (a) Footways and/or footpaths, with the exception of the wearing course.
 - (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).

Reason: In the interests of highway safety.

- 15 In relation to the provision of EV Charging points:

- (a) Prior to the first occupation of any dwelling hereby permitted, one electric vehicle charging point per house/bungalow with on-plot parking shall be provided, in accordance with specifications and in location(s) which must be submitted to and approved in writing by the Local Planning Authority;
- (b) Prior to the first occupation of any flat/apartment, an electric charging strategy shall be submitted to, and approved in writing by the Local Planning Authority. The strategy shall confirm details of an electric vehicle charging point to be installed to serve every allocated car parking space

located within the flat/apartment car parking area together with a phasing/sub-phasing based electric vehicle charging points installation programme.

(c) Following installation, the electric vehicle charging points shall thereafter be retained and available in working order in perpetuity in order to assist the charging of electric or hybrid vehicle by the residential occupiers of the houses, and flats/apartment buildings.

Reason: In the interest of sustainable development and reducing carbon emissions.

- 16 The reserved matters applications to be submitted pursuant to condition 1 above shall include details of the location of the affordable units, the unit type mix and self-build and custom-build plots. Design parameters for the self-build/custom housebuilding plots should also be submitted as part of the design and access statement for the reserved matters application to which it relates and upon approval shall be retained as such.

Reason: To ensure compliance with Places and Policies Policy HB4.

- 17 (A) Prior to any development works the applicant (or their agents or successors in title) shall secure and have reported a programme of archaeological field evaluation works, in accordance with a specification and written timetable which has been submitted to and approved by the local planning authority.

(B) Following completion of archaeological evaluation works, no development shall take place until the applicant or their agents or successors in title, has secured the implementation of any safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological investigation and recording in accordance with a specification and timetable which has been submitted to and approved by the local planning authority.

The archaeological safeguarding measures, investigation and recording shall be carried out in accordance with the agreed specification and timetable.

(C) Within 6 months of the completion of archaeological works a Post Excavation Assessment Report shall be submitted to and approved in writing by the local planning authority. The Post-Excavation Assessment Report shall be in accordance with Kent County Council's requirements and include:

(i) a description and assessment of the results of all archaeological investigations that have been undertaken in that part (or parts) of the development.

(ii) an Updated Project Design outlining measures to analyse and publish the findings of the archaeological investigations, together with an implementation strategy and timetable for the same.

(iii) a scheme detailing the arrangements for providing and maintaining an archaeological site archive and its deposition following completion.

The measures outlined in the Post-Excavation Assessment Report shall be implemented in full and in accordance with the agreed timings.

Reason: To ensure that features of archaeological interest are properly examined and recorded in accordance with relevant local policy and the National Planning Policy Framework.

18 In accordance with the RSK Preliminary Risk Assessment (52109 R01 (01) submitted with the application:

(a) if further contamination 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:

(i) A survey of the extent, scale and nature of contamination;

(ii) 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

(iii) 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 Land contamination risk management (LCRM) Guidance published on gov.uk (<https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm>)

(b) If investigation and risk assessment shows that remediation is necessary, no development shall take place until 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 has been submitted to and approved in writing by the Local Planning Authority. 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.

(c) No development shall take place until a verification report demonstrating completion of the works set out in the approved remediation scheme and the effectiveness of the remediation has been 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.

(d) If during development, contamination not previously identified is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted and obtained written approval from the Local Planning Authority, details of how this unsuspected contamination shall be dealt with. 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 ensure that risks from land contamination to the future users of the land and neighbouring land, together with those to controlled waters, property and ecological systems, are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors.

- 19 No infiltration of surface water drainage into the ground may be permitted other than with the written consent of the Local Planning Authority. The development shall be carried out in accordance with the approved details of the reserved matters.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in line the National Planning Policy Framework.

- 20 No construction work in connection with the development shall take place on any Sunday or Bank Holiday, nor on any other day except between the following times:
Monday to Friday 0800 – 1900 hours
Saturdays 0800 – 1300 hours

Unless in association with an emergency or with the prior written approval of the Local Planning Authority.

Reason: In the interests of residential amenity.

- 21 No work above slab level on the construction of the buildings hereby permitted shall take place until a copy of formal confirmation has been supplied to the Local Planning Authority confirming that High Speed Fibre Optic (minimal internal speed of 100mb) will be supplied to the dwellings hereby permitted. Prior to the first occupation of any of the dwellings hereby approved, confirmation shall be submitted to the Local Planning Authority that the infrastructure to allow connection to High Speed Fibre Optic broadband (minimal internal speed of 100mb) has been laid out in the site.

Reason: In order to ensure the future provision of superfast fibre optic broadband for occupants.

- 22 Construction above slab level of the development hereby permitted shall not commence until written documentary evidence has been submitted to, and approved in writing by, the local planning authority proving that all the dwellings in the phase will achieve 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 design stage water efficiency calculator. 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 all dwellings in that phase have 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. Water efficiency calculations should be carried out using 'the water efficiency calculator for new dwellings' <https://www.gov.uk/government/publications/thewater-efficiencycalculator-for-new-dwellings>

Reason: In accordance with the requirements of policies CSD5 and SS3 of the Core Strategy Review 2022 which identify the district as a water scarcity area and require all new dwellings to incorporate water efficiency measures.

- 23 Prior to first occupation of any dwelling, an operation and maintenance manual for the sustainable drainage system shall be submitted to and approved in writing by the Local Planning Authority. The manual, at a minimum, shall include the following details:
- i) description of the drainage system and its key components.
 - ii) A general arrangement plan with the location of drainage measures and critical features clearly marked.
 - iii) An approximate timetable for the implementation of the drainage system.
 - iv) Details of the future maintenance requirements of each drainage or SuDS component, and the frequency of such inspections and maintenance activities.
 - v) Details of who will undertake inspections and maintenance activities, including the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime
- The system shall be provided in accordance with the agreed timetable and shall thereafter be operated and maintained in accordance with the approved operation and maintenance manual.

Reason: To ensure that all measures to mitigate flood risk and protect water quality on/off site are fully implemented.

- 24 No development beyond the construction of foundations shall take place until details demonstrating 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, (or any document which supersedes or updates that document) have been submitted to and approved in writing by the Local Planning Authority. Upon approval the measures shall be implemented as agreed and thereafter retained and maintained in perpetuity.

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

- 25 No development shall take place until the reserved matters details submitted under by Condition 1 have demonstrated that requirements for surface water drainage for all rainfall durations and intensities up to and including the climate change adjusted critical 100-year storm can be accommodated within the proposed development layout.

Reason: To ensure the development is served by satisfactory arrangements for the disposal of surface water and that they are incorporated into the proposed layouts.

- 26 No development shall take place until a detailed sustainable 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 be based upon the drainage strategy and accompanying information in the letter dated 22nd April from RSK LDE ref: 680129-L2(0) 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 at a rate no greater than 2l/s 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. 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.

- 27 The development hereby permitted shall not be occupied until a Verification Report, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved by the Local Planning Authority. The Report shall demonstrate that the drainage system constructed is consistent with that which was 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 182 of the National Planning Policy Framework.

- 28 No development shall take place (including any ground works, site or vegetation clearance) until a construction ecological management plan (CEMP (biodiversity)) has been submitted to and approved in writing by the local planning authority. The CEMP (biodiversity) shall include the following and be based on Section 5 CSA Environmental (April 2024) Ecological Impact Assessment (Ref: CSA/4509/06):
- (a) Results of an updated (pre-commencement) badger walkover survey, carried out by a suitably qualified ecologist, along with any necessary identified mitigation measures and/or Natural England licensing requirements;
 - (b) Updated ground level tree assessment (GLTA) and potential roost feature inspection surveys or emergence/re-entry surveys if appropriate (and as assessed by a suitably qualified ecologist) for any trees requiring removal or that could be affected by lighting installation on-site;
 - (c) Updated surveys for any other protected species if assessed as appropriate by a suitably qualified ecologist;
 - (d) The identification of biodiversity protection zones and the use of protective fences, exclusion barriers and warning signs;
 - (e) Extent and location of proposed works (including receptor areas(s) in case animals are encountered during development) shown on appropriate scaled maps and plans for all relevant species and habitats;
 - (f) Reference to any relevant protected species licences (e.g., for great crested newts) obtained in advance of site clearance/construction and any relevant mitigation measures required;
 - (g) Reference to or inclusion of a detailed arboricultural method statement to protect retained trees, including the ancient tree, T55);
 - (h) Timetable for implementation, demonstrating that works are aligned with the pro-posed phasing of construction;
 - (i) Persons responsible for implementing the works, including times during construction when specialist ecologists need to be present on site to undertake / over-see works;
 - (j) Initial aftercare and reference to a long-term maintenance plan (where relevant);
 - (k) Disposal of any wastes for implementing work.

The works shall be carried out in accordance with the approved details for the duration of construction.

Reason: To ensure that biodiversity is protected on site.

- 29 Prior to first occupation, a lighting design strategy for bats shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- Identify areas and/or features on-site where disturbance could occur to bat breeding/roosting sites and/or foraging/commuting routes. This will be informed by updated ground level tree assessment surveys and potential roost feature inspection surveys or emergence/re-entry surveys if appropriate, and as assessed by a suitably qualified ecologist.
- Areas and/or features on-site where disturbance could occur to bats (including hedgerows, tree lines and mature trees) shall be identified on detailed, scaled plans; and
- Show how and where external lighting shall be installed (through the provision of detailed, scaled, lighting contour plans and detailed technical specifications) so that it can be clearly demonstrated that areas to be lit shall not disturb bat activity.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. No further lighting shall be installed unless approved in writing by the local planning authority.

Reason: To ensure that biodiversity is protected on site.

- 30 Prior to works commencing (including site clearance), evidence that the full Great Crested Newt District Level Licence conservation payment has been made to Natural England and the licence issued, will be submitted to, and approved in writing by, the local planning authority.

Reason: In the interests of biodiversity.

- 31 No development shall commence (including site/vegetation clearance) before an Ecological Design Strategy (EDS) has been submitted to, and approved in writing by, the local planning authority. The EDS shall include the following, and be based on Section 5 CSA Environmental (April 2024) Ecological Impact Assessment (Ref: CSA/4509/06):
- Updated surveys for protected species if assessed as appropriate by a suitably qualified ecologist, along with any necessary identified mitigation and/or compensation measures and/or Natural England licensing requirements;
 - Purpose and conservation objectives for the proposed works;
 - Review of site potential and constraints;
 - Detailed design(s) and/or working method(s) to achieve stated objectives. This shall include detailed soft landscaping plans and planting schedules. The locations of habitat features such as bird and bat boxes shall be shown on scaled landscaping plans suitable for construction and detail the height and aspect the habitat features are to be installed;
 - Measures to continue to allow the movement of hedgehogs across the site;
 - Details of the fencing and any signage to be installed to protect the ancient tree during the operation of the site;
 - A copy of the leaflet to be provided to new homeowners regarding cats;
 - Extent and location/area of proposed works on appropriately scaled maps and plans;
 - Type and source of materials to be used where appropriate, e.g., native species of local provenance, make and model of woodcrete bird and bat boxes;
 - Timetable for implementation demonstrating that works are aligned with

the proposed phasing of development;

- Persons/organisation(s) responsible for implementing the works and ongoing maintenance;
- Details of initial aftercare and management prescriptions for long-term maintenance, and;
- Details for on-going monitoring and remedial measures.

The EDS shall be implemented in accordance with the approved details and all features shall be retained thereafter

Reason: In the interests of biodiversity

- 32 Prior to the commencement of development (excluding archaeology and enabling works), a services plan shall be submitted to and approved in writing by the Local Planning Authority. The services plan shall include the provision of underground ducts to enable telephone services, electricity services and communal television services to be connected to any premises without recourse to the erection of distribution poles and overhead lines. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) or any other Order or any subsequent Order revoking or re-enacting that Order no distribution pole or overhead line within the application site shall be erected without the express consent of the Local Planning Authority. The development shall be implemented in accordance with the details so approved.

Reason: In the interests of visual amenity.

- 33 The reserved matters referred to in condition 1 shall include details of existing and proposed ground levels and finished slab and floor levels together with roof ridge lines and eaves levels in relation to the neighbouring buildings bordering that application site. The development shall be carried out in accordance with the approved details and thereafter maintained.

Reason: In the interests of the amenities of neighbouring properties.

- 34 No dwelling shall be occupied until the access and highways works to the A20 as shown on drawings 1687/04 Rev I and 1687/08 Rev C have been completed.

Reason: To ensure that satisfactory access is provided to the development and in the interests of highways safety.

- 35 The visibility splays shown on drawing 1687/04 Rev I shall be provided prior to the occupation of the first dwelling and thereafter maintained clear of any structure, tree, plant or other obstruction which exceed 0.6 metres above carriageway level within the approved sight lines.

Reason: In the interests of highway safety.

Informatives and notes

- 1 All Electric Vehicle chargers provided for homeowners in residential developments must be provided to Mode 3 standard (providing up to 7kw) and SMART (enabling Wi-Fi connection). Approved models are shown on the Office for Low Emission Vehicles Homecharge Scheme approved chargepoint model list.
- 2 The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended section one 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 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 of March and 31st of August unless a recent survey has been undertaken by a competent ecologist and is showing that nesting birds are not present.
- 3 Any changes to or affecting the public highway in Kent requires the formal agreement of the highway authority (Kent County Council) and it should not be assumed this will be given because a planning permission has been granted. For this reason, anyone considering works which may affect the public highway including any highway and street furniture is advised to engage with KCC Highways and Transportation at an early stage in the design process.

Across the county there are pieces of land next to private homes and gardens that do not look like roads or pavements but actually form part of the public highway. Some of this highway land is owned by Kent County Council while some is owned by third party owners. Irrespective of the ownership, this land may have highway rights over the topsoil.

Works on private land may also affect the public highway. These include works to cellars, to retaining walls which support the highway, or land above the highway and to balconies, signs, and other structures which project over the highway. Such works also require the approval of the Highway Authority.

Kent County Council has now introduced a formal technical approval process for new or altered highway assets, with the aim of improving future maintainability. This process applies to all development works affecting the public highway other than applications for vehicle crossings, which are covered by a separate approval process.

- 4 This decision is also conditional upon the terms of the Planning Agreement which has been entered into by the developer and the Local Planning Authority under Section 106 of the Town and Country Planning Act 1990. The Agreement runs with the land and not with any particular person having an interest therein.
- 5 Only clean uncontaminated water should drain to the surface water system. Roof drainage shall drain directly to the surface water system (entering after the pollution prevention measures). Appropriate pollution control methods

(such as trapped gullies and interceptors) should be used for drainage from access roads and car parking areas to prevent hydrocarbons from entering the surface water system. There should be no discharge into land impacted by contamination or land previously identified as being contaminated. There should be no discharge to made ground. There must be no direct discharge to groundwater, a controlled water. It is understood from the application form that foul drainage will be discharged to the mains sewer. We have no objections to this but would want to be re-consulted should these plans change.

- 6 By virtue of the loss of four trees along the site frontage, is it recommended that the applicant (or successors in title) provide at least ten trees per removed tree as mitigation as recommended within the accompanying arboricultural report.
- 7 In respect of condition 18, Piling can result in risks to groundwater quality by mobilising contamination when boring through different bedrock layers and creating preferential pathways. Thus, it should be demonstrated that any proposed piling will not result in contamination of groundwater. If Piling is proposed, a Piling Risk Assessment must be submitted, written in accordance with EA guidance document "Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention. National Groundwater & Contaminated Land Centre report NC/99/73"
- 8 Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer. To make an application visit: developerservices.southernwater.co.uk and please read the New Connections Services Charging Arrangements documents which are available on the Southern Water website via the following link: southernwater.co.uk/developing-building/connectionchargingarrangements
- 9 The granting of planning permission confers on the developer no other permission or consent or right to close or divert any Public Right of Way at any time without the express permission of the Highway Authority.
- 10 The reserved matters shall include details of measures to be incorporated into the development to minimise the risk of crime, according to the principles and physical security requirements of Crime Prevention through Environmental Design (CPTED) and Secured by Design (SBD).

In determining this planning application, the Council has had due regard for all relevant matters and particularly the National Planning Policy Framework. This includes the duty to work positively with the applicant to resolve potential issues and seek acceptable solutions.

This decision relates ONLY to the requirements of Town and Country Planning Act 1990. Separate determinations are required for other aspects of the planning regime,

building regulations and environmental legislation. Any other permissions must be obtained separately from the relevant body.

The Council as Local Planning Authority expects the above Conditions to be complied with promptly. Where Conditions require details or other matters to be approved by the Council prior to commencement or occupation of the development, these must be submitted to the Council for its consideration well in advance, to ensure that there is no delay or loss to your project. Failure to observe the Conditions may result in enforcement action by the Council

A handwritten signature in black ink, appearing to read 'H. G. G.', is positioned above the text 'Issued by the Chief Planning Officer'.

Issued by the Chief Planning Officer

This decision notice consists of 17 pages

NOTIFICATION TO APPLICANT

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority then you may be able appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990. If you want to appeal, then you must do so promptly.

Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.gov.uk/government/organisations/planning-inspectorate.

The Inspectorate's website also gives details of timescales and the processes which would apply to this type of application.