

Morning Ollie

As mentioned, the caveat with both conditions and contributions is that they will invariably change pending the revision down to 120 units (particularly true of the contributions). Note as well that DDC are starting to refer to their emerging plan for contributions, which for open space is more onerous. For the conditions, these capture those that have been posted to the application only – I have not yet engaged with Jenny on conditions given where we are with the app overall. Summary as follows:

**Conditions:**

- ***Southern Water:*** Where a SuDS scheme is to be implemented, the drainage details submitted to the Local Planning Authority should:
  - Specify the responsibilities of each party for the implementation of the SuDS scheme.
  - Specify a timetable for implementation.
  - Provide a management and maintenance plan for the lifetime of the development.

This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

- ***Lead Local Flood Authority:*** Development shall not begin in any phase 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 Flood Risk Assessment and Drainage Strategy ref GGB/VL/P22-2678/01 prepared by Consulting Engineers Ltd 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):

- that silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters.
- 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.

- ***Lead Local Flood Authority:*** No building on any phase (or within an agreed implementation schedule) of the development hereby permitted shall 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.

- **Lead Local Flood Authority:** Information shall be submitted to (and approved in writing) by the Local Planning Authority that demonstrates that off-site surface water drainage works are appropriately secured and protected and subsequently implemented prior to the occupation of any phase of the development.
- **KCC:** Before development commences details shall be submitted for the installation of fixed telecommunication infrastructure and High-Speed Fibre Optic (minimal internal speed of 1000mbps) 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.
- **Kent Police:** We request a condition for this site to follow SBD guidance to address designing out crime to show a clear audit trail for Designing Out Crime, Crime Prevention and Community Safety and to meet our Local Authority statutory duties under Section 17 of the Crime and Disorder Act 1998. [note: condition wording to be refined with DDC/KP. Letter attached for reference – fairly standard advice received]
- **Dover Society:** Wheel washing facilities should be provided during construction. [note: to incorporated into CEMP]
- **Environment Agency:** No development approved by this planning permission shall commence until a strategy to deal with the potential risks associated with any contamination of the site has been submitted to, and approved in writing by, the Local Planning Authority (LPA). This strategy will include the following components:
  - A preliminary risk assessment which has identified: all previous uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors; and potentially unacceptable risks arising from contamination at the site.
  - A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site
  - The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
  - A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.
  - Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.
- **Environment Agency:** Prior to any part of the permitted development being occupied a verification report

demonstrating the 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 LPA. 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.

- **Environment Agency:** 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 LPA) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the LPA. The remediation strategy shall be implemented as approved.
- **Environment Agency:** No infiltration of surface water drainage into the ground is permitted other than with the written consent of the LPA. The development shall be carried out in accordance with the approved details.
- **Environment Agency:** Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the LPA, which may be given for those parts of the site where it has been demonstrated by a piling risk assessment that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details

**Contributions:**

- **KCC:**
  - Community Learning: £2,249.54
  - Youth Service: £8,973.50
  - Library Service: £7,596.65
  - Social Care: £20,122.56 (plus all homes built in line with Part M 4 (2))
  - Waste: £7,462.39
- **NHS:**
  - General Practice: £124,380.00

Hope this helps in initial discussions with potential incoming party, though as above I expect that these contributions will be amended proportionately to 120 units.