**ASHFORD BOROUGH COUNCIL**

**GRANT OF PLANNING PERMISSION**

Local Authority BUILDING CONTROL

**IMPORTANT NOTES**

Notification of permission under the Planning Acts does **NOT** convey consent under The Building Regulations

1. The development to which the attached planning permission relates may also require a separate approval under the Building Regulations.

2. If the planning permission refers to amended plans, any necessary Building Regulations approval should also cover those amendments.

3. If the development involves any demolition work, notice of this is required under the Building Act 1984.

ADVICE ON EACH OF THE ABOVE IS AVAILABLE FROM THE BUILDING CONTROL SECTION – CONTACT 01233 330282 OR ALTERNATIVELY EMAIL building.control@ashford.gov.uk

1. Where plans for the erection or extension of a building are submitted for Building Regulations approval, Section 53 of the County of Kent Act 1981 requires that the Plans are rejected unless they show;

a) adequate means of access for the Fire Brigade to the building or buildings as extended and;

b) that the building and extension will not render inadequate, existing means of access for the Fire Brigade to a neighbouring building.

ADVICE ON THIS MATTER IS AVAILABLE FROM THE FIRE PREVENTION OFFICER, ASHFORD FIRE STATION, HENWOOD, ASHFORD, KENT TN24 8YF

# ASHFORD BOROUGH COUNCIL

## GRANT OF PLANNING PERMISSION WITH CONDITIONS

ASHFORD
BOROUGH COUNCIL

**Notes for the Applicant**

***Appeals***

1. If you are unhappy with the disclosed Decision to grant permission subject to conditions, you may appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. **Any appeal must be made within 6 months of the date of decision**. The necessary form is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or via their website: www.planning-inspectorate.gov.uk/pins/index.htm

A longer period for the giving of notice of an appeal may be allowed by the Planning Inspectorate but normally asks what special circumstances there are which excuse the delay in giving notice of an appeal.

The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Borough Council.

***Beneficial Use***

2. If permission to develop land is granted subject to conditions, whether by the Borough Council or by the Secretary of State and you, as owner of the land, claim that it has become incapable of reasonable beneficial use, you may serve on the Borough Council a Purchase Notice requiring the Borough Council to purchase your interest in the land in accordance with the provision of Part IV of the Town and Country Planning Act 1990.

Before following this course of action it is suggested that you seek the advice of a Planning Consultant or a Solicitor.

***Discharging of Conditions***

3. Some conditions attached to the grant of permission may require you to submit details and/or information before you start work.

4. From 6th April 2008, a national charge was set by Government to discharge conditions. The charges are as follows:

Where the request relates to a permission relating to an enlargement, improvement or other alteration of existing dwelling houses or the erection of a building within the curtilage of an existing dwelling house for purposes ancillary to the enjoyment of the dwelling house the fee will be **£28** per submission. Where the request relates to permission for development which falls within any other category the fee will be **£97** per submission. ***Together with the fee, you are also required to complete an application form for this process. The forms are available on our website.***

Please note that we aim to deal with these requests within 8 weeks.

# NOTIFICATION OF DECISION
# OF THE LOCAL PLANNING AUTHORITY

**Date of Decision** **24 October 2014**

ASHFORD
BOROUGH COUNCIL

Civic Centre
Tannery Lane
Ashford
Kent TN23 1PL
(01233) 331111
Typetalk (01233) 330744
www.ashford.gov.uk

BDB Design LLP
Church Barn
Milton Manor Farm
Ashford Road
Canterbury, Kent
CT4 7PP

**Town and Country Planning Act 1990 (as amended)**
**Application for Full Planning Permission**

**APPLICATION NO:** **12/01245/AS**

**PROPOSAL:** **Creation of a country park for recreational and water-sports purposes with a range of associated facilities including an activity centre, a public house/restaurant, change of use of Manor to offices, car parks and other ancillary works and structures including works to the Julie Rose Stadium; construction of 300 dwelling residential development with associated infrastructure and landscaping; and provision of an aggregates storage and distribution facility ** SUBJECT TO AN ENVIRONMENTAL IMPACT ASSESSMENT****

**LOCATION:** **Conningbrook, Willesborough Road, Kennington, Kent**

**APPLICANT:** **Brett Aggregates Ltd**

**DECISION: PLANNING PERMISSION IS GRANTED in accordance with the application and plans**

Subject to the following conditions:

**Time period for Implementation**

1 The development hereby permitted shall be begun before the expiration of 5 years from the date of this decision.

**Reason:** To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

**Phasing**

2 Prior to the commencement of the development hereby permitted within each of the following areas of use as shown on drawing 722-087 or any amended drawing first agreed in writing by the local planning authority; the Area of country park Management, the Area of country park management

(Early Landscaping), the public house/restaurant area of use, the area of office use at Conningbrook Manor, the area of shop use, the area of residential use, the area of aggregates storage and distribution uses/operations, and the area of common access a phased programme of works for the relevant area of use identifying the individual phases within that area (including but not limited to the means of access, layout of buildings, car parking, haul roads, site compounds and servicing arrangements) and their sequence of implementation, and identifying within each phase all areas to be developed or landscaped, shall be submitted to and approved in writing by the Local Planning Authority. The development of each area of use and each phase within that area of use as identified by the approved phased programme of works shall be carried out in accordance with the approved phased programme of works unless otherwise first agreed in writing by the Local Planning Authority.

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

**Parking**

3 The areas shown on the approved plans as residential parking areas shall be provided, surfaced and drained in accordance with details submitted to and approved in writing by the Local Planning Authority before the occupation of the dwelling/s to which they relate, and shall be retained for the use of the occupiers of, and visitors to, the development, and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and/or amending and/or re-enacting that Order), shall be carried out on those areas of land so shown or in such a position as to preclude vehicular access to those residential parking space/s.

**Reason:** Development without provision of adequate accommodation for the parking of vehicles is likely to lead to parking inconvenient to other road users.

4 Prior to the commencement of all car parks serving the country park hereby approved ("the Country Park Car Parks") precise details of the Country Park Car Parks' layout, surfacing, draining and lighting shall be submitted to and approved by the Local Planning Authority in writing.

**Reason:** In the interests of highways safety, visual amenity and sustainable drainage.

5 The areas shown on the approved plans as vehicular parking area/s and vehicular turning serving the country park shown on the drawing 722-072 Rev J (or such subsequent revisions approved by the Local Planning Authority) shall be provided, surfaced and drained in accordance with details approved by the Local Planning Authority pursuant to Condition 4 above prior to the start of the construction of the children's playground and/or the Pub Restaurant and/or Shop and thereafter they shall be retained and made for available for the use by occupiers of, and visitors to the country park development. Once such vehicular parking area/s and vehicular turning for the Country Park have been provided/constructed no

permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and/or amending and/or re-enacting that Order), shall be carried out on the area of land on which such vehicular parking area/s and turning for the Country Park have been constructed or in such a position as to preclude vehicular access to such vehicular parking areas and/or vehicular turning for the Country Park.

**Reason:** Development without provision of adequate accommodation for the parking of vehicles is likely to lead to parking inconvenient to other road users.

6 The approved bicycle storage facilities shall be provided prior to the occupation of any part of the development hereby approved to which they serve and shall thereafter be retained unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To ensure the provision and retention of adequate off-street parking facilities for bicycles in the interests of highway safety.

7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) or any other Order or any subsequent Order revoking or re-enacting that Order, the dwellings hereby approved shall only be occupied as single dwelling houses as described by Use Class C3 of the Town and Country Planning Use Classes Order 1987 as amended.

**Reason:** To ensure that car parking provided within the development remains adequate to meet the needs of the occupiers of the development and to protect the amenities of future occupiers of the development.

8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) or any other Order or any subsequent Order revoking or re-enacting that Order, the car barns shall be provided in accordance with the detailing shown on the approved plans and shall not be further altered through the addition of further doors, walling or partitions without the prior approval of the Local Planning Authority in writing.

**Reason:** To ensure the covered space is retained available for the storage of a vehicle when not in use in order to prevent the displacement of car parking and subsequent inappropriate car parking.

9 Prior to the first occupation/use of all car parks serving the country park hereby approved (the “Country Park Car Parks”), a scheme for the management of the Country Park Car Parks shall be submitted to and

approved by the Local Planning Authority in writing and thereafter the Country Park Car Parks shall be operated in accordance with the approved scheme of management unless otherwise agreed in writing by the Local Planning Authority.

The scheme shall include:

(a) Details of the charges to be levied for each space on a daily/hourly basis; and

(b) Hours of operation for the parking charges

Within one month of the completion of the construction of the 150th dwelling hereby permitted and thereafter annually within one month of each anniversary of the completion of construction of the 150th dwelling hereby permitted the country park operator shall provide to the Local Planning Authority a summary report detailing actual levels of use of the Country Park Car Parks by visitors and occupiers of the country park and details of the daily number of car parking spaces within the Country Park Car Parks and the Julie Rose car parks actually used, together with details of the daily level of on-street parking in residential roads within 800 metres walking distance of all of the Country Park Car Parks between 8am – 6pm on one week within each 6 month period, such week to be previously agreed in writing with the Local Planning Authority. Should the submitted reports or any significant levels of resident complaints to the Local Planning Authority demonstrate significant levels of non-residential on-street parking by visitors to/users of the country park; the operator shall implement such revised levels of car parking charges notified to it by the Local Planning Authority within the Country Park Car Parks within 1 month of being notified of such revised levels of car parking charges by the Local Planning Authority.

**Reason:** In the interests of residential amenity and to ensure the proper use of the car park provision.

10 No gates or barriers shall be erected across the access to any dwelling hereby permitted within 5.5 metres from the back of the carriageway used by vehicular traffic.

**Reason:** In the interests of highway safety.

11 Before the first use of the new vehicular access to the country park the visibility splays as shown on Drawing GA-201E shall be provided and cleared of all obstructions 0.9m above the carriageway and thereafter the visibility splays shall be so maintained.

**Reason:** In the interests of highway safety.

**Construction**

12 Prior to the commencement of each phase identified and approved in the phased programme of works by the Local Planning Authority pursuant to Condition 2 a Code of Construction Practice for each such phase shall be submitted to and approved in writing by the Local Planning Authority. The construction of each phase shall then be carried out in accordance with the approved Code of Construction Practice for the relevant phase and BS5228 Noise Vibration and Control on Construction and Open Sites and the Control of dust from construction sites (BRE DTi Feb 2003) unless previously agreed in writing by the Local Planning Authority.

The Code of Construction Practice shall include,

(a) An indicative programme for carrying out the works

(b) Measures to minimise the production of dust on the phase

(c) Measures to minimise the noise (including vibration) generated by the construction process to include the careful selection of plant and machinery and use of noise mitigation barrier(s)

(d) Maximum noise levels expected 1 metre from the affected façade of any residential unit adjacent to the phase

(e) Design and provision of site hoardings

(f) Management of traffic visiting the phase including temporary parking or holding areas

(g) Provision of off road parking for all site operatives

(h) Measures to prevent the transfer of mud and extraneous material onto the public highway

(i) Measures to manage the production of waste and to maximise the re-use of materials

(j) Measures to minimise the potential for pollution of groundwater and surface water

(k) The location and design of site office(s) and storage compounds

(l) The location of temporary vehicle access points to the phase during the construction works

(m) The arrangements for public consultation and liaison during the construction works

**Reason:** To protect the amenity of local residents in accordance with Policy EN1 of the Local Plan.

**Highways**

13 (a) Before the first occupation of each and every dwelling hereby permitted the following works between each dwelling and the nearest carriageway shall be completed as follows:

(i) Footways and/or footpaths shall be completed, with the exception of the wearing course;

(ii) Carriageways shall be completed, with the exception of the wearing course, including the provision of a turning facility beyond the dwelling together with related:

1. highway drainage, including off-site works,

2. junction visibility splays,

3. street lighting, street nameplates and highway structures if any.

(b) The final wearing course in respect of carriageway that is not shown as intended adopted highway on drawing number 722-049F within each phase containing a dwelling/s that is approved by the Council pursuant to Condition 2 shall be applied within one year of the final dwelling in each such phase being occupied save in respect of any such carriageway that serves more than one such phase containing a dwelling/s where the wearing course shall be applied within one year of the final dwelling that utilises such carriageway being occupied.

**Reason:** In the interests of highway safety.

14 Prior to any works entailed in the construction of the new vehicular access to the country park from the Willesborough Road being carried out the detailed design for the proposed right hand turn lane to serve the country park from the Willesborough Road shall be submitted to and approved by the Local Planning Authority in writing and shall include a full Stage 1 Road Safety Audit.

**Reason:** In the interests of highway safety.

15 Not to occupy more than 200 dwellings unless and until the new vehicular access to the country park has been provided as shown on drawing numbers GA-201E and 722-070 Rev F including associated hard and soft landscaping as approved by the Local Planning Authority pursuant to Condition 35 and Condition 36 so that such country park access is

available for use by all classes of traffic and the right hand turn to serve the country park has been provided in accordance with the details approved by the Local Planning Authority pursuant to Condition 14

**Reason**: In the interests of highway safety.

16 Not to occupy or use the shop or the public house hereby permitted unless and until the new vehicular access to the country park has been provided as shown on drawing numbers GA-201E and 722-070 Rev F and Drg 722-075B including associated hard and soft landscaping as approved by the Local Planning Authority pursuant to Condition 35 and Condition 36 so that such country park access is available for use by all classes of traffic and the right hand turn to serve the country park has been provided in accordance with the details approved by the Local Planning Authority pursuant to Condition 14.

**Reason:** In the interests of highway safety.

17 Not to occupy or use the play area within the country park unless and until the new vehicular access to the country park has been provided as shown on drawing numbers GA-201E and 722-070 Rev F including associated hard and soft landscaping as approved by the Local Planning Authority pursuant to Condition 35 and Condition 36 so that such country park access is available for use by all classes of traffic and the right hand turn to serve the country park has been provided in accordance with the details approved by the Local Planning Authority pursuant to Condition 14.

**Reason:** In the interests of highway safety.

18 Prior to the occupation of any dwelling hereby permitted details of locations of bus stops, bus stop precise design, bus stop clearways and landmark shelters including a timetable for their provision as approved by the Highways Authority in consultation with the operator of bus services to the development shall be submitted to and approved by the Local Planning Authority in writing. Thereafter such bus stops, bus stop clearways and landmark shelters shall be provided in accordance with the approved plans/details including the timetable for their provision as approved by the Local Planning Authority in writing unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** In the interests of Highway Safety and suitable bus provision**.**

19 Prior to the commencement of the development hereby permitted within each phase as identified in the phased programme of works approved by the Local Planning Authority pursuant to Condition 2 within the area of residential use as identified on drawing 722-087 which contains non-adopted private roads details of the construction of the non-adopted

private roads within each such phase shall be submitted to and approved by the Local Planning Authority in writing such details to ensure that such non-adopted private roads are capable of being used by a refuse vehicle in accordance with paragraphs 9.1 and 9.1.1 of Ashford Borough Council's document "Land adoption and public service provision in Ashford – a guide for developers". Such non-adopted private roads within each such phase shall be provided and constructed and thereafter retained in accordance with the approved details relating to the relevant phase unless otherwise agreed by the Local Planning Authority in writing.

**Reason:** In order to allow refuse vehicles to be operated in this location

20 Prior to the occupation of the first dwelling to be occupied within the area of residential use as identified on drawing 722-087 precise details of the proposals to amend the staging of the A251 Faversham Road/A28 Canterbury Road/George Williams Way signal controlled junction which have previously been agreed by Kent Highways and Transportation shall be submitted to and approved by the Local Planning Authority in writing and shall thereafter be implemented prior to the occupation of the first dwelling in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** In the interests of Highway Safety

**Drainage – Foul and Surface Water**

21 Prior to the occupation of each building forming part of the development hereby approved the works for the disposal of sewage serving that building shall be provided on the site in accordance with details previously submitted to and approved by the Local Planning Authority in writing unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To ensure proper sewage disposal and avoid pollution of the surrounding area.

22 Prior to the commencement of each phase as identified in the phased programme of works approved by the Local Planning Authority pursuant to Condition 2 plans and particulars of a sustainable drainage system (including the details set out below) for the disposal of the surface water for each such phase shall be submitted to and approved by the Local Planning Authority in writing.

The submitted system shall comprise of measures to retain or store surface water on-site or within the immediate area in a way which is appropriate to the relevant phase's location, topography, hydrogeology and hydrology.

The submitted system shall be designed to:

(a) avoid any increase in flood risk,

(b) avoid any adverse impact on water quality,

(c) achieve a reduction in the run-off rate in accordance with the Ashford Borough Council Sustainable Drainage SPD document, adopted October 2010,

(d) promote biodiversity,

(e) enhance the landscape,

(f) improve public amenities,

(g) return the water to the natural drainage system as near to the source as possible and

(h) operate both during construction of the development and post-completion.

The submitted details shall include identification of the proposed discharge points from the system, a timetable for provision of the system and arrangements for its future maintenance (in particular the type and frequency of maintenance and responsibility for maintenance).

The system for the disposal of surface water within each phase shall be provided in accordance with the details and timetable approved by the Local Planning Authority in writing in relation to the relevant phase. Once provided the system shall be maintained in accordance with the details approved by the Local Planning authority in writing and shall be retained in working order until such time as the relevant phase ceases to be in use. If the proposed surface water discharge point is to be the existing public sewer the applicant must provide written confirmation from Southern Water (or successor undertaker) of their agreement to the proposals.

**Reason:** In order to reduce the impact of the development on flooding, manage run-off flow rates, protect water quality and improve biodiversity and the appearance of the development pursuant to Core Strategy Policy CS20 Sustainable Drainage.

23 Prior to the commencement of the development hereby permitted within each of the areas of use identified on drawing 722-087 the following details shall be submitted to and approved by the Local Planning Authority in writing in respect of each such area of use:

(a) Surface water drainage plan for within that area of use clearly indicating channels, pipes, culverts, ponds, hydraulic controls and any other drainage features.

(b) Drainage calculations to demonstrate capacity of swales and other drainage features for 1 in 30 year rainfall event and 1 in 100 rainfall

event with consideration of climate change.

(c) Drainage calculations to support the determination of the release rates and specification of release rates at each outfall.

(d) Cross-sectional and longitudinal information of pipes, culverts and swales indicating the relationship with the highway, including and not limited to invert and cover levels.

(e) Further information on proposed maintenance regimes for vegetated areas in relation to drainage features which have the potential to impact the highway.

Thereafter the development within the relevant area of use shall be implemented in accordance with the approved details relating to that area of use unless otherwise agreed by the Local Planning Authority in writing

**Reason:** In the interests of highway safety and drainage

**Flooding**

24 Prior to the commencement of the development hereby approved within each of the areas of use identified on drawing 722-087 a scheme setting out the following information for the each such area of use shall be submitted to, and approved in writing by, the Local Planning Authority:-

(a) the scheme shall ensure finished floor levels of any dwellings within the relevant area of use are set no lower than 33.58m above Ordnance Datum ("AOD") for non-sleeping accommodation and that sleeping accommodation should be a minimum of 33.88m AOD. The scheme should ensure that Finished Floor Levels ("FFL") of any non-residential development within the relevant area of use ("non-water-compatible development"), as defined by Section 7 Flood Risk Assessment prepared by RMB Consultants dated 1 October 2012 should be a minimum of 33.58m AOD.

(b) the scheme shall include the provision of Flood Storage compensation within the relevant area of use as outlined in Section 6 of the Flood Risk Assessment prepared by RMB Consultants dated 1 October 2012 and the Addendum Letter dated 21 November 2013 (or such subsequent revision of that document as is approved by the Environment Agency) and drawings 221/111A, 221/112C, 221/113C and 221/114C. The scheme shall include as a minimum but not exclusively volumes of balanced cut and fill in 250mm increments to demonstrate no loss of flood water storage volumes within the development site.

(c) the scheme shall include the provision of a flood evacuation plan for the relevant area of use as noted in Section 9 of the Flood Risk Assessment prepared by RMB Consultants dated 1 October 2012.

(d) the scheme shall include details of timescales for the provision /

implementation of the scheme and where relevant the on-going maintenance of the scheme within the relevant area of use.

The scheme shall be fully implemented and provided within the relevant area of use in accordance with the details relating to that area of use approved by the Local Planning Authority in writing and in accordance with the timescales for the provision / implementation of the scheme as approved by the Local Planning Authority in writing, or within such other period/s as may subsequently be agreed, in writing, by the Local Planning Authority. Thereafter the scheme shall be retained and maintained in accordance with the details approved by the Local Planning Authority in writing.

**Reasons:**

(a) To reduce the risk of flooding to the proposed development and future users.

(b) To prevent the loss of flood storage which may otherwise increase the flood risk to the surrounding land.

(c) To reduce the risk of flooding to future users.

25 No development hereby approved shall be commenced within each phase identified in the phased programme of works approved by the Local Planning Authority pursuant to Condition 2 unless and until details of final levels including slab levels of all buildings for each such phase have been submitted to and approved by the Local Planning Authority in writing. The development within the relevant phase shall be carried out in accordance with the approved details/levels relating to that phase unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** In the interests of the visual amenity of the surrounding area and in the interests of flood protection.

**Contamination**

26 Prior to the commencement of the development hereby approved within each particular phase identified in the phased programme of works approved by the Local Planning Authority pursuant to Condition 2 (or such other date or stage in the development of that phase as may be previously agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of each such phase shall be submitted to and first approved, in writing, by the Local Planning Authority:

(a) A preliminary risk assessment which has identified;

(iii) all previous uses;

(iv) potential contaminants associated with those uses;

(v) a conceptual model of the site indicating sources, pathways and receptors;

(vi) potentially unacceptable risks arising from contamination at the site.

(b) A site investigation scheme, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

(c) The results of the site investigation and detailed risk assessment referred to in (b) 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.

(d) A verification plan providing details of the data that would be collected in order to demonstrate that the works set out in the remediation strategy in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components would require the written prior consent of the Local Planning Authority. The scheme shall be implemented as approved.

**Reason:** Groundwater levels are known to be particularly shallow beneath the surface of the site (0.9-4.8 metres depth). The aquifer may be vulnerable to pollution from any contaminants present at the site. The Geo-environmental and Geotechnical Site Assessment (produced by Ecologia dated 30 January 2012) covers points i to ii and part of iii, but recommends remediation of the site, including excavation of contaminated material, further groundwater monitoring and a piling risk assessment

27 Prior to the occupation of each phase identified by the phased programme of works approved by the Local Planning Authority pursuant to Condition 2 a verification report for the relevant phase demonstrating the completion of the 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 by the Local Planning Authority.

**Reason:** To protect vulnerable groundwater resources and ensure compliance with the National Planning Policy Framework.

28 If, during the development/construction of each phase identified by the phased programme of works approved by the Local Planning Authority pursuant to Condition 2, contamination not previously identified is found to be present within each such phase then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out within the relevant phase until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with and obtained written approval for that strategy from the Local Planning Authority. The remediation strategy shall be implemented as approved by the Local Planning Authority in writing.

**Reason:** To protect vulnerable groundwater resources and ensure compliance with the National Planning Policy Framework.

29 Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express prior written consent of and in accordance with the details approved by the Local Planning Authority in consultation with the Environment Agency.

**Reason:** To protect the underlying groundwater from potential pollution as, unless appropriately managed, piling on land affected by contamination may introduce pathways by which contamination can penetrate and pollute the aquifer.

30 No infiltration of surface water drainage into the ground is permitted other than with the express written consent of and in accordance with details approved in writing by the Local Planning Authority in consultation with the Environment Agency.

**Reason:** To protect vulnerable groundwater resources and ensure compliance with the National Planning Policy Framework.

31 Any works hereby permitted that have the potential to affect or disturb the banks of the River Stour the bed of the River Stour or the water quality of the River Stour should not take place during the period between 1st December to 1st March in any year.

**Reason:** To protect brown trout, a salmonid species present in the river, during the spawning season including the period when fry and eggs remain in the gravel.

32 No works hereby permitted to each existing building on the site shall commence unless and until the following have been carried out/prepared submitted to and approved by the Local Planning Authority in writing:-

(a) a hazardous material survey (including but not limited to asbestos) in relation to that building; and

(b) a method statement for the removal of any hazardous substances discovered from that building

Any works to that building and the removal of any hazardous substances from it shall be carried out in accordance with the details of the survey and method statement as approved by the Local Planning Authority in writing unless otherwise agreed by the Local Planning Authority in writing.

**Reason:** In the interest of protecting amenity

**Archaeology**

33 No development hereby permitted within each phase identified in the phased programme of works approved by the Local Planning Authority pursuant to Condition 2 shall commence unless and until the applicant, or their agents or successors in title to the applicant for that phase have secured the implementation of a programme of archaeological works for the relevant phase in accordance with a written specification and timetable which has been submitted to and approved by the Local Planning Authority in writing unless otherwise agreed in writing by the Local Planning Authority.

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

34 No development hereby permitted within each phase identified in the phased programme of works approved by the Local Planning Authority pursuant to Condition 2 shall commence unless and until details of foundations designs and any other proposals involving below ground excavation within the relevant phase have been submitted to and approved by the Local Planning Authority in writing. The development within that phase shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To ensure that due regard is had to the preservation in situ of important archaeological remains.

**Landscaping**

35 (a) No development hereby permitted shall commence within each phase identified in the phased programme of works approved by the Local Planning Authority pursuant to Condition 2 unless and until full details of the hard landscape works for each such phase have been submitted to and approved in writing by the Local Planning Authority.

(b) The full details of the hard landscape works for each such phase to

be submitted to the Local Planning Authority for its approval shall include detailed information including but not limited to proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, picnic benches, bollards, gates, footbridges, tree guards, tree grills, kerbs, boat jetty terraces, fishing platforms, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.); retained historic landscape features and proposals for restoration, where relevant and a programme/timescale for implementing and completion of all such works in full for that phase within 6 months following the final occupation of any part of each phase.

(c) The full details of the hard landscaping works within each phase shall be implemented in full in accordance with the details approved by the Local Planning Authority relating to the relevant phase including the approved programme/timetable for implementing such works/details.

(d) Written details of materials, including source/manufacturer of, and samples of block paving, setts; kerbs; flag paving and coloured surfacing to be used in the surface treatment in accordance with the surfacing strategy on drg 2025/109

**Reason:** In order to protect and enhance the amenity of the area.

36 (a) No development hereby permitted shall commence within each phase identified in the phased programme of works approved by the Local Planning Authority pursuant to in Condition 2 unless and until full details of the soft landscape works for each such phase have been submitted to and approved in writing by the Local Planning Authority.

(b) The full details of the soft landscape works for each phase to be submitted to the Local Planning Authority for its approval shall include the planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); details of the planting that is designed to create year round colour; schedules of plants noting species, plant sizes and proposed numbers/densities where appropriate; and an implementation and planting programme/timetable to ensure that all soft landscaping and planting is completed at least prior to the final occupation of any part of each phase.

(c) All species of plants/shrubs within 500m of any boundary of the Local Wildlife site within the site shall comprise of indigenous species.

(d) The full details of the soft landscaping works within each phase

shall be implemented in full in accordance with the details approved by the Local Planning Authority relating to the relevant phase including the approved programme/timetable for implementing such works/details.

**Reason:** To ensure that adequate details of the proposals are submitted in the interests of the protection and enhancement of the area. Also, to ensure that ecological functionality and protected species population are not impacted by the proposed development and foraging and dispersal routes remain open and connected throughout construction and occupation.

37 If any trees and/or plants whether new or retained which form part of the soft landscape works approved by the Local Planning Authority in accordance with Condition 36 for a phase identified in the phased programme of works approved by the Local Planning Authority pursuant to Condition 2 die are removed or become seriously damaged or diseased prior to the completion of the construction of the relevant phase (including the implementation of such approved soft landscape works for that phase in accordance with Condition 36 and the implementation of the approved hard landscape works for that phase in accordance with Condition 35) or within a period of 5 years from the completion of construction of the relevant phase (including the implementation of such approved soft landscape works for that phase in accordance with Condition 36 and the implementation of the approved hard landscape works for that phase in accordance with Condition 35) such trees and/or plants shall be replaced in the next available planting season with others of a similar size and species, unless the Local Planning Authority gives written consent otherwise.

**Reason:** In the interests of the amenity of the area.

38 Prior to the occupation of any part of each phase identified in the phased programme of works approved by the Local Planning Authority pursuant to in Condition 2 a landscape management plan for each phase, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than, privately owned domestic gardens and the timing of provision of management and maintenance of such areas within each phase shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the landscape management plan for each phase shall be carried out in accordance with the details approved by the Local Planning Authority relating to the relevant phase unless previously agreed otherwise in writing by the Local Planning Authority.

**Reason:** To ensure the new landscaped areas are properly maintained in the interest of the amenity of the area.

39 The development hereby permitted shall be carried out in such a manner as to avoid damage to the existing trees, including their root systems, and other planting to be retained by observing the following:

(a) All trees to be preserved shall be marked on site and protected during any operation on site by temporary fencing in accordance with BS 5837:2012, and 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.

(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 as might be approved shall be carried out to National Joint Utilities Group recommendations.

**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 in accordance with Policy EN1 of the Local Plan.

40 In this Condition a “retained tree or shrub” is an existing tree or shrub which is to be retained in accordance with the approved plans and particulars. Paragraphs (a) and (b) below shall have effect within each phase approved pursuant to Condition 2 immediately upon the commencement of the construction of the permitted building operations or the commencement of the permitted use (whichever is earliest) within each such phase until the expiration of 5 years from that date:-

(a) No retained tree or shrub shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned in any manner, be it branches, stems or roots, other than in accordance with the approved plans and particulars, without the prior written approval of the Local

Planning Authority. All tree works shall be carried out in accordance with BS3998 Recommendations for Tree Work.

(b) If any retained tree or shrub is cut down, uprooted, destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

**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

41 All existing hedges or hedgerows on the site shall be retained, unless shown on the approved drawings as being removed. All hedges and hedgerows on and immediately adjoining the site (other those shown on the approved drawings as being removed) shall be protected from damage for the duration of the construction works on the site. If any parts of any hedges or hedgerows on the site are removed without the Local Planning Authority's prior written consent (other than those shown on the approved drawings as being removed) or die or become, in the opinion of the Local Planning Authority, seriously diseased or otherwise damaged prior to or within five years following the first occupation of the phase identified in the phased programme of works approved by the Local Planning Authority pursuant to Condition 2 within which such hedges or hedgerows are situated such hedges and hedgerows shall be replaced as soon as is reasonably practicable and, in any case, by no later than the end of the first available planting season, with plants of such size and species and in such positions as are approved in writing by the Local Planning Authority.

**Reason:** To ensure the continuity of amenity afforded by existing hedges or hedgerows.

42 No trenches for underground services or foundations shall be commenced under the canopies of trees which are identified on the approved plans as being retained and within 5 metres of any hedgerows also shown to be retained on the approved plans without the prior written consent of the Local Planning Authority. Any trenches for underground services that are constructed within the site shall be constructed in accordance with the current National Joint Utilities Group (NJUG) guidelines.

**Reason:** To prevent damage to trees and hedgerows on the site.

43 (a) Prior to the start of any of the soft landscaping works approved by the Local Authority pursuant to Condition 36 within each phase identified on the phased programme of works approved by the Local Planning Authority pursuant to Condition 2 (or any subsequent variant to those approved soft landscaping works for that phase that is approved in writing by the Local Planning Authority pursuant to

Condition36) a ‘soft landscaping implementation notice’ shall be served on the Local Planning Authority in writing in respect of the relevant phase. Such notice shall identify that phase by reference to a plan state the date of commencement of the approved landscaping works for that phase, and state the anticipated date of completion of the approved soft landscaping works for that phase within the relevant planting season.

(b) Within 10 working days of the completion of the soft landscaping works approved by the Local Authority pursuant to Condition 36 within each phase identified on the phased programme of works approved by the Local Planning Authority pursuant to Condition 2 (or any subsequent variant to those approved soft landscaping works for the relevant phase that is approved in writing by the Local Planning Authority pursuant to Condition 36) other than for street trees a ‘plot landscaping completion notice’ shall be served on the Local Planning Authority in writing in respect of the relevant phase. Such notice shall identify that phase by reference to a plan and state the date on which the plot landscaping works were considered as being completed in accordance with Condition 36.

(c) Within 10 working days of the completion of the soft landscaping works approved by the Local Authority pursuant to Condition 36 within each phase identified on the phased programme of works approved by the Local Planning Authority pursuant to Condition 2 (or any subsequent variant to those approved soft landscaping works for the relevant phase that is approved in writing by the Local Planning Authority pursuant to Condition 36) other than for plots a ‘street tree landscaping completion notice’ shall be served on the Local Planning Authority in writing in respect of the relevant phase. Such notice shall identify that phase by reference to a plan and state the date on which the street tree landscaping works were considered as being completed in accordance with Condition 36.

**Reason:** To enable the Local Planning Authority to monitor soft landscaping works for compliance with the approved soft landscaping details.

44 Prior to the commencement of the development hereby permitted within each phase identified on the phased programme of works approved by the Local Planning Authority pursuant to Condition 2 within the country park area of use identified on drawing 722-087, details of new fencing (including temporary fencing for animal grazing and such details to include the type and location of all fencing) and existing fences to be removed and all gates within each such phase shall be submitted to and approved in writing by the Local Planning Authority. Thereafter such new fencing gates and retention of existing fencing shall be implemented within each such phase and retained in accordance with the details approved by the Local Planning Authority relating to relevant phase unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To ensure that the functionality of the park for all users is not

compromised by inappropriate fences and gates.

45 Within 6 months of the commencement of the development hereby permitted details of any public art to be provided within each residential phase shall be submitted to and approved in writing by the Local Planning Authority in the form of a “Public Art Brief” for that phase. The Public Art Brief shall include details of proposed public engagement which informs the production of any artwork together with details of the location, type, form of such public art and how this forms part of a wider public arts strategy across the site. The Public Art Brief should also include details of the arrangements for the ongoing maintenance thereof.

The Public Art within each such phase shall thereafter be provided on site in accordance with the approved details relating to the relevant phase prior to the occupation of the final dwelling within the relevant phase and thereafter shall be retained and maintained in accordance with the approved details relating to the relevant phase unless otherwise agreed by the Local Authority in writing.

**Reason:** In the interests of ensuring the most appropriate locations for public art are secured in the interests of good planning and urban design.

46 The Northern Pier and associated hard and soft landscaping works approved pursuant to Conditions 35 and 36 at the entrance square shall be completed prior to the first occupation of any of the following units G07, G08 and G09 as shown on drawing number 722- 101 Rev I.

**Reason:** In the interests of the residential amenity of the nearby dwellings and to ensure that the proposed vision for the development is realised.

47 The Western Pier and associated hard and soft landscaping works (including landscaping to the south of the piers approach path) approved pursuant to Conditions 35 and 36 shall be completed prior to the first occupation of any of the following units A01, A02, A03 and A04 as shown on drawing number 722- 101 Rev I.

**Reason:** In the interests of the residential amenity of the nearby dwellings and to ensure that the proposed vision for the development is realised

48 The hard and soft landscaping within the Area of Country Park Management (Early Landscaping) as shown on drawing 722-087 shall be completed prior to the first occupation of any of the following units A01, A02, A03 and A04 as shown on drawing number 722- 101 Rev I.

**Reason**: In the interests of the residential amenity of the nearby dwellings

and to ensure that the proposed vision for the development is realised.

49 Prior to the commencement of any part of the development hereby approved within the country park area of use identified on drawing 722-087 details of fishing platforms suitable for wheelchair use and any associated hard standing to be provided within that area of use (including timescales for their/its provision) shall be submitted to and approved by the Local Planning Authority in writing. Thereafter such fishing platforms suitable for wheelchair use and any associated hard standing shall be provided/implemented in accordance with the details and timescales for their/its provision approved by the Local Planning Authority in writing unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** In the interests of the visual amenity and because no details have yet been submitted.

50 No fences or barriers shall be erected around or adjacent to any open water on the site, including all open drains ditches, ponds and streams unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** In the interests of the visual amenity of the landscape.

51 Prior to the installation of any signage within the country park area of use identified on drawing 722-087 details of the signage to be provided within the country park area of use including content, appearance, typeface and location of such signage shall be submitted to and approved by the Local Planning Authority in writing. If any signage within the country park area of use is erected it shall be erected in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** In the interests of the visual amenity of the landscape.

52 All brick boundary walls shall be constructed in an English Garden Wall bond as shown on drawing 722-231 Rev A unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** In the interests of achieving a high quality form of development.

53 Within 3 months of the commencement of the development hereby permitted within each phase identified on the phased programme of works approved by the Local Planning Authority pursuant to Condition 2 within the residential area of use as identified on drawing 722-087 details of any Local Play Areas ("LAP"s) within each such phase (including a timescale for the implementation/provision thereof) shall be submitted to and approved by the Local Planning Authority in writing. Thereafter the LAPs

within each such phase shall be provided/implemented in accordance with the details and timescales approved by the Local Planning Authority relating to the relevant phase unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** In the interests of the visual amenity of the area and to ensure that the appropriate level of investment is made in these spaces.

54 Prior to the commencement of the development hereby permitted within the relevant phase/s which is identified by the phased programme of works approved by the Local Planning Authority pursuant to Condition 2 is within the country park area of use as identified on drawing 722-087 and contains the country park play area details of such country park play area shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the country park play area shall be implemented in accordance with the approved details prior to the completion of any works of construction hereby permitted within the relevant phase/s unless otherwise agreed by the Local Planning Authority in writing.

**Reason:** No details have been submitted and in the interests of the Visual amenity of the area and wider rural landscape.

**External Detailing**

55 Prior to the commencement of the development hereby permitted within each phase identified by the phased programme of works approved by the Local Planning Authority pursuant to Condition 2 written details including source/manufacturer of, and samples of bricks, tiles and cladding materials to be used externally for each such phase shall be submitted to and approved in writing by the Local Planning Authority. The development within each phase shall be carried out using the approved external materials relating to the relevant phase unless otherwise agreed by the Local Planning Authority in writing.

**Reason:** In the interests of visual amenity and to ensure that the high quality detailing is secured.

56 Prior to the commencement of the development hereby permitted within each phase identified by the phased programme of works approved by the Local Planning Authority pursuant to Condition 2 the following details in so far they relate to the buildings/structures to be constructed within each such phase shall be submitted to and approved by the Local Planning Authority in writing:-

(a) 1:50 scale and sections sufficient to identify all external gas and electricity meters and the relationship of such meters to proposed adjacent ground levels whether hard or soft landscaped

(b) Details of any other external fittings to dwellings and their locations

(including aerials, dishes and amenity lighting)

(c) Brick boundary wall pier and coping details

(d) All proposed gates including style, materials, detailing and final finish colour

(e) Details of any proposed extract vents and flues

(f) Precise details of type of render and the location of all render expansion joints and means of preventing water run off onto the rendered surface

(g) Details of over gutter roof ventilation

(h) 1:20 joinery details of the grey powder coated aluminium windows including cross sections to show recess depth and trickle ventilation

(i) 1:50 and 1:20 details of private decks projecting into the main lake

(j) 1:50 and 1:20 details of all ramps and timber boardwalks over swales to access the front entrances to dwellings

(k) Details of external storage areas

(l) Details of the public house landscaped terrace including materials and furniture.

(m) Details of all pergolas

(n) Details of all lattice landscaping frameworks

(o) Details of all garage doors

(p) 1:10 or 1:20 details of galvanised steel guttering and down pipes

(q) 1:20 sectional details through: window reveals and cills; eaves, fascias, soffits and barge boards; ridge, bays and dormer windows and decorative brickwork

(r) 1:20 vertical and horizontal sections through windows

(s) 1:20 sectional details through porches, entrance canopies and supporting brackets (including materials and finish, details of any supporting posts and related brick plinths and roofing materials)

(t) 1:20 details of any architectural features on the buildings including decorative hanging tiles, corbelling dentil courses and similar

(u) 1:100 sectional details to show the internal ceiling heights of the dwellings

Thereafter, all dwellings buildings and structures within each phase to which the details of construction (a) – (u) inclusive relate shall be constructed in accordance with the details of (a) – (u) inclusive as approved by the Local Planning Authority in writing relating to the relevant phase unless otherwise approved by the Local Planning Authority in writing. Once constructed all dwellings buildings and structures within each phase to which the details of construction (a) – (u) inclusive relate shall not be altered in so far as this would entail altering or removing any of the details of construction (a) – (u) (inclusive) as approved by the Local Planning Authority and relating to the relevant phase unless the Local Planning Authority approve otherwise in writing.

**Reason:** Further details are required in order to ensure that the external fine detail of dwellings and buildings/structures is of a high design quality.

57 (a) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) or any other Order or any subsequent Order revoking or re-enacting that Order, no street name signage shall be installed within any public highway land unless otherwise agreed to in writing by the Local Planning Authority.

(b) No dwelling hereby permitted shall be occupied unless and until a scheme for the provision of all street name signs (whether they are within public highway land or not) for the phase identified by the phased programme of works approved by the Local Planning Authority pursuant to Condition 2 within which that dwelling is situated has been submitted to and agreed by the Local Planning Authority in writing (in consultation with Kent Highway Services). Such scheme shall comprise of the following:-

(i) Details of the location of all street name signs for the streets within and servicing the relevant phase;

(ii) Details of the precise positioning of street name signs to be attached to the elevations of buildings through submission of a 1:100 scale drawing within the relevant phase;

(iii) Details of vandal proof fixings for street name signs shown as being affixed to perimeter railings within the relevant phase;

(iv) Copies of the easements to be granted to the Local Planning Authority in relation to the locations within the relevant phase where street name signs are to be affixed to railings to facilitate the initial installation and periodic maintenance of such signs by the local authority.

(c) The scheme for the provision of street name signage within the relevant phase shall be implemented (including the grant of easements as referred to in b) iv) above) as approved by the Local Planning Authority prior to the occupation of any dwelling within the relevant phase unless otherwise approved by the Local Planning Authority in writing. Thereafter such street name signage shall be retained unless otherwise agreed by the Local Planning Authority in writing.

**Reason:** In order to de-clutter and improve the visual appearance of the public realm and to help limit damage to street name signs generally with attendant implications for long term maintenance at public expense.

58 Prior to the commencement of the development hereby permitted within each phase identified by the phased programme of works approved by the Local Planning Authority pursuant to Condition 2 within the residential area of use as identified on drawing 722-087 details of the location and type of rainwater butts to be installed for each dwelling within each such phase shall be submitted to and approved by the Local Planning Authority in writing. Such details shall include the particulars of how the rainwater butts are to be connected to the rainwater downpipes of the dwelling/s within the relevant phase and timescales for their provision/installation. Rainwater butts shall be installed provided and connected to a rainwater downpipe/s of the dwelling/s within each phase in accordance with the details and timescales approved by the Local Planning Authority in writing relating to the relevant phase unless otherwise approved by the Local Planning Authority in writing. Thereafter such rainwater butts shall be retained unless otherwise approved by the Local Planning Authority in writing.

**Reason:** To allow for the storage of rainwater on site for watering of soft landscaping and thereby reduce the demand for mains water on site

**Sustainable Construction**

Residential

59 (a) The residential area of use as identified on drawing 722-087 shall be carbon neutral. Each and every dwelling hereby permitted shall be constructed to achieve a minimum Code for Sustainable Homes (or subsequent equivalent quality assured scheme) Level 3 with 1 credits awarded under the Ene7 (Low and Zero Carbon Technologies) criterion (or subsequent equivalent criterion).

(b) Unless otherwise agreed in writing by the Local Planning Authority, no work on each dwelling shall commence until the following for that dwelling have been submitted to and approved in writing by the Local Planning Authority:

(i) A feasibility study to establish the most appropriate local low and zero carbon ("LZC") technologies to install

(ii) Standard Assessment Procedure ("SAP") calculations from a competent person stating the estimated amount of carbon emissions from energy demand with and without LZC technologies installed

(iii) A Code for Sustainable Homes (as the case may be) 'Design Stage' report and related certification produced by a registered assessor

(iv) Details of the measures and LZC and other technologies to be used to achieve the Code for Sustainable Homes Level and credit(s) specified above. The development shall be carried out in accordance with the approved report and details.

The approved measures and LZC and other technologies for achieving the Code for Sustainable Homes Level and credit(s) specified above shall thereafter be retained in working order unless otherwise agreed in writing by the Local Planning Authority.

(c) Unless otherwise agreed in writing by the Local Planning Authority, no dwelling shall be occupied until (i) and (ii) below (as the case may be) have been submitted to and approved in writing by the Local Planning Authority for that dwelling:

(i) SAP calculations from a competent person stating (i) the actual amount of carbon emissions from energy demand with the LZC technologies that have been installed and what the emissions would have been without them and (ii) the actual amount of residual carbon emissions

(ii) a Code for Sustainable Homes 'Post Construction Stage' report and related certification produced by a registered assessor confirming the Code level that has been achieved and the credits awarded under Ene7

**Reason:** In order to:

(a) achieve zero carbon growth and ensure the construction of sustainable buildings and a reduction in the consumption of natural resources,

(b) seek to achieve a carbon neutral development through sustainable design features and on-site low and/or zero carbon technologies and

(c) confirm the sustainability of the development and a reduction in the consumption of natural resources and to calculate any amount payable into the Ashford Carbon Fund,

thereby making the development carbon neutral, all pursuant to Core Strategy policy CS10, the Sustainable Design and Construction SPD and advice in the NPPF.

<u>Country Park, Public House, Shop, Facilities hub (any other building not a dwelling)</u>

60 (a) Each and every new building and extension to existing building/s hereby permitted including the public house, shop and/or facilities hub area(s) within the public house area of use, the country park area of use, the shop area of use and the office area of use as identified on drawing number **drawing 722-087** shall be carbon neutral.

(b) Each new building and extension to existing building/s hereby permitted within those areas of use shall be constructed to achieve a target Building Research Establishment BREEAM (or subsequent equivalent quality assured scheme) overall 'Excellent' standard (and no less than a 'Very Good' standard accompanied by a full justification as to why an 'Excellent' standard cannot be achieved) comprising the following minimum credit requirements:

(iii) Excellent' standard in respect of energy credits

(iv) 'Maximum standard in respect of water credits

(v) 'Excellent standard in respect of materials credits

(vi) under criterion Ene4 (Low and Zero Carbon Technologies) (or subsequent equivalent criterion) 1 credit for a feasibility study and 2 credits for a 10% reduction in carbon emissions

(c) Unless otherwise agreed in writing by the Local Planning Authority, no work on each new building and extension to existing building/s hereby permitted within the country park area of use the public house area of use the office area of use and the shop area of use as identified on drawing 722-087 shall commence until the following for that building/extension to existing building/s have been submitted to and approved in writing by the Local Planning Authority:

(i) A feasibility study to establish the most appropriate local low and zero carbon ("LZC") technologies to install and which shall be in accordance with the feasibility study requirements set out within BREEAM 2011 New Construction (or subsequent equivalent requirements)

(ii) Standard Assessment Procedure ("SAP") calculations from a competent person stating the estimated amount of carbon emissions from energy demand with and without LZC

technologies installed

(iii) A BREEAM 'Design Stage' report and related certification produced by a registered assessor

(iv) Details of the measures and LZC and other technologies to be used to achieve the BREEAM credit requirements and credit(s) specified above (as the case may be). The development shall be carried out in accordance with the approved report and details.

The approved measures and LZC and other technologies for achieving the BREEAM credit requirements and credit(s)) specified above shall thereafter be retained in working order unless otherwise agreed in writing by the Local Planning Authority.

(d) Unless otherwise agreed in writing by the Local Planning Authority, no new building and extension to existing building/s hereby permitted within the public house area of use the country park area of use the shop area of use and the office area of use as identified on drawing 722-087 shall be occupied until (i) and (ii) below have been submitted to and approved in writing by the Local Planning Authority for that building:

(i) SAP calculations from a competent person stating (i) the actual amount of carbon emissions from energy demand with the LZC technologies that have been installed and what the emissions would have been without them and (ii) the actual amount of residual carbon emissions

(ii) a BREEAM 'Post Construction Stage' report and related certification produced by a registered assessor confirming the BREEAM standard that has been achieved and the credits awarded under Ene4

**Reason:** In order to:

(a) achieve zero carbon growth and ensure the construction of sustainable buildings and a reduction in the consumption of natural resources,

(b) seek to achieve a carbon neutral development through sustainable design features and on-site low and/or zero carbon technologies and

(c) confirm the sustainability of the development and a reduction in the consumption of natural resources and to calculate any amount payable into the Ashford Carbon Fund,

thereby making the development carbon neutral, all pursuant to Core Strategy policy CS10, the Sustainable Design and Construction SPD and NPFF.

Refurbishment works: Country Park, Public House, Shop, (any other building not a dwelling)

61 (a) Each refurbished building hereby permitted (including refurbished buildings that are also extended) within the country park area of use the public house area of use the shop area of use and the office area of use as identified on drawing 722-087 shall be carbon neutral.

(b) The development shall be carried out so that each refurbished building (including refurbished buildings that are also extended) will achieve a minimum Building Research Establishment BREEAM (or subsequent equivalent quality assured scheme) overall 'Very Good' standard comprising the following minimum credit requirements:

(i) 'Excellent' standard in respect of energy credits

(ii) 'Excellent' standard in respect of water credits

(iii) 'Very Good' standard in respect of materials credits

(iv) under criterion Ene4 (Low and Zero Carbon Technologies) (or subsequent equivalent criterion) 1 credit for a feasibility study and 2 credits for a 10% reduction in carbon emissions

(c) Unless otherwise agreed in writing by the Local Planning Authority, no work on each refurbished building (including refurbished buildings that are also being extended) hereby permitted within the country park area of use the public house area of use the shop area of use and the office area of use as identified on drawing 722-087 shall commence until the following for that building have been submitted to and approved in writing by the Local Planning Authority:

(i) A feasibility study to establish the most appropriate local low and zero carbon ("LZC") technologies to install and which shall be in accordance with the feasibility study requirements set out within BREEAM 2011 New Construction (or subsequent equivalent requirements)

(ii) Standard Assessment Procedure ("SAP") calculations from a competent person stating the estimated amount of carbon emissions from energy demand with and without LZC technologies installed

(iii) A BREEAM 'Design Stage' report and related certification produced by a registered assessor.

(iv) Details of the measures and LZC and other technologies to be used to achieve the BREEAM credit requirements

specified above.

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

The approved measures and LZC and other technologies for achieving the BREEAM credit requirements specified above shall thereafter be retained in working order unless otherwise agreed in writing by the Local Planning Authority.

(d) Unless otherwise agreed in writing by the Local Planning Authority, no refurbished building (including refurbished buildings that are also being extended) hereby permitted within the country park area of use the public house area of use the shop area of use and the office area of use as identified on drawing 722-087 shall be occupied until (i) and (ii) below have been submitted to and approved in writing by the Local Planning Authority for that building:

(i) SAP calculations from a competent person stating (i) the actual amount of carbon emissions from energy demand with the LZC technologies that have been installed and what the emissions would have been without them and (ii) the actual amount of residual carbon emissions

(ii) a BREEAM 'Post Construction Stage' report and related certification produced by a registered assessor confirming the BREEAM standard that has been achieved and the credits awarded under Ene4

**Reason:** In order to:

(a) achieve zero carbon growth and ensure refurbishment and change of use of buildings in a sustainable manner and a reduction in the consumption of natural resources,

(b) seek to achieve a carbon neutral development through sustainable design features and on-site sustainable energy technologies and

(c) confirm the sustainability of the building and a reduction in the consumption of natural resources and to calculate any amount payable into the Ashford Carbon Fund,

thereby making the development carbon neutral, all pursuant to Core Strategy policy CS10, the Sustainable Design and Construction SPD and advice in the NPPF.

**Habitat and Ecology**

62 Prior to the commencement of the development hereby permitted within each phase as identified in the phased programme of works approved by the Local Planning Authority pursuant to Condition 2 within the country park area of use as identified on drawing 722-087 a scheme for the enhancement of biodiversity within each such phase shall have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be based on the strategy detailed by the Bioscan Ecological Management Strategy dated 1 October 2012 and shall take into account any protected species that have been identified within that phase, and in addition shall have regard to the enhancement of biodiversity generally. The scheme shall be implemented within each phase in accordance with the approved proposals relating to the relevant phase and shall be carried out until such time as the relevant phase ceases to be in use unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To protect and enhance existing species and habitat on the site in the future.

63 Prior to commencement of the development hereby permitted within each phase as identified by the phased programme of works approved by the Local Planning Authority pursuant to Condition 2 a Habitat Creation, Management and Monitoring Strategy for each such phase shall be submitted to and approved by the Local Planning Authority in writing. The details of such strategy shall include for that phase:

(a) Ecological methods to be used to create and restore habitats throughout the relevant phase.

(b) A diagram of the urban green infrastructure within the relevant phase and connectivity to the wider habitats within the country park

(c) Timescales for the creation of the urban green infrastructure within the relevant phase such urban green infrastructure to be completed before construction of that phase commences and protected within the build period.

(d) Methodology for the capture and translocation of all protected species to be displaced within the relevant phase.

(e) Details of the incorporation of wildlife underpasses within any roads which intersect the green corridors within that phase

(f) A detailed Management Plan for all ecological habitats within the urban green infrastructure within the relevant phase and a schedule to monitor and review such habitats to ensure management is appropriate.

(g) A schedule of protected species monitoring within the relevant phase to ensure that populations of such species are surviving

across that phase and in translocation areas.

(h) Timescales for the implementation/provision of each element of the strategy set out above.

The strategy for each phase shall be implemented in accordance with the details (including timescales for the implementation/provision thereof) approved by the Local Planning Authority in writing relating to the relevant phase and thereafter shall be retained in accordance with such approved details unless otherwise agreed in writing by the Local Planning Authority. Any ongoing monitoring detailed by the strategy for each phase as approved by the Local Planning Authority in writing shall be carried out in accordance with such approved strategy unless otherwise agreed by the Local Planning Authority in writing.

**Reason:** To protect and enhance existing species and habitat on the site in the future.

64 If any trees and shrubs on the site to be removed cannot be removed outside the bird breeding season (being 1st March to 1st September inclusive in any year), then a qualified ecologist is required to carry out a check for the presence of nesting birds within the trees/shrubs to be removed prior to their removal. If a nest is detected in any trees/shrubs to be removed and is considered to be in use then the removal of the relevant trees/shrubs must be delayed until the young birds have fledged unless the Local Planning Authority grant its written consent otherwise.

**Reason**: In the interests of protecting nesting birds.

65 Prior to the commencement of the development hereby permitted within each phase identified in the phased programme of works approved by the Local Planning Authority pursuant to Condition 2 details of the locations for the bird nesting boxes to be located within each such phase shall be submitted to and approved by the Local Planning Authority in writing. Thereafter such bird nesting boxes shall be installed prior to the commencement of the permitted use within each phase in accordance with the details approved by the Local Planning Authority in writing relating to the relevant phase unless otherwise agreed by the Local Planning Authority in writing.

**Reason:** To help sustain and enhance biodiversity.

**Resident Information**

66 (a) No dwelling house/flat shall be occupied unless and until the occupant of that dwelling and any person responsible for managing the communal areas that are adjacent to that dwelling and/or that serve that dwelling has been given a Residents' Information Pack in respect of the soft landscaping works including tree and other

planting works within that dwelling's/fLAt plot and the communal areas that are adjacent to and/or serve that dwelling as approved by the Local Planning Authority pursuant to Condition 36.

(b) The Residents' Information Pack shall comprise of the following:-

(i) appropriate graphic and written material to illustrate the details of soft landscaping works including tree and other planting works to be provided within that dwelling's plot or within the relevant communal areas as approved pursuant to Condition 36 together with similar material to identify how such soft landscaping works including tree and other planting works are a component part of the street scene.

(ii) Details to include visual images of the likely visual impact of the tree and other planting at maturity and the benefits of chosen species in terms of enhancing biodiversity approved as part of the soft landscaping works pursuant to Condition 36 within the dwelling's plot and relevant communal areas.

(iii) details of essential minimum maintenance information per season of the tree and other planting approved as part of the soft landscaping works pursuant to Condition 36 within that dwelling's plot and within the relevant communal areas to help residents and those managing communal areas maintain approved landscaping to maturity.

(c) Each dwelling within each phase identified in the phased programme of works approved by the Local Planning Authority pursuant to Condition 2 shall not be occupied unless and until a sample Residents' Information Pack in respect of the on plot soft landscaping and tree planting works included for that dwelling approved pursuant to Condition 36 has been submitted to and approved by the Local Planning Authority. The sample Residents' Information Pack shall include all of the information required pursuant to (b) (i) to (iii) above and shall relate to one dwelling to be constructed within that phase.

**Reason:** In order to ensure that the approved soft landscaping and tree planting is understood by occupiers and those managing communal space and to help its early maturity.

**Permitted Development Rights**

67 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no development shall be carried out within Class A; of Part 1 of Schedule 2 of that Order (or any Order revoking and re-enacting that Order) within the site, without the prior written approval of the Local Planning Authority.

**Reason:** In the interests of protecting the character and amenities of the locality.

**Environmental Health**

68 Prior to the occupation of the public house hereby permitted details of measures to protect local residents from noise generated by music and or external smoking areas including timescales for their provision/implementation shall be submitted to and approved by the Local Planning Authority in writing. Thereafter such measures shall be implemented in accordance with the approved details and timescales as approved by the Local Planning Authority in writing unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** In the interests of residential amenity

69 Prior to the commencement of the development hereby permitted within each phase identified in the phased programme of works approved by the Local Planning Authority pursuant to Condition 2 that contains dwellings that are within 100 metres of the Ashford to Canterbury railway line details of measures to protect all such dwellings within 100 metres of that railway line within that phase from railway traffic noise (including timescales for the implementation of such measures) shall be submitted to and approved by the Local Planning Authority in writing. Such measures shall be implemented in respect of all such dwellings within 100 metres of the Ashford to Canterbury railway line within the relevant phase in accordance with the details of such measures (including timescales for the implementation of such measures) approved by the Local Planning Authority in writing unless otherwise agreed by the Local Planning Authority in writing.

**Reason:** In the interests of the residential amenity of the new dwellings

70 Prior to the commencement of the development hereby permitted within each phase identified in the phased programme of works approved by the Local Planning Authority pursuant to Condition 2 precise details of all external lighting including street lighting and building lighting for each such phase shall be submitted to and approved by the Local Planning Authority in writing. The details of all external lighting including street lighting and building lighting for that phase shall include:

(a) Precise details of the fixtures to be used for all external lighting including street lighting and building lighting within the relevant phase

(b) The locations of all external lighting including street lighting and building lighting within the relevant phase

(c) The hours of operation of all external lighting including street lighting and building lighting within the relevant phase

(d) The lighting controls for all external lighting including street lighting

and building lighting within the relevant phase

All external lighting including street lighting and building lighting within each phase shall be implemented in accordance with the details approved by the Local Planning Authority for the relevant phase unless otherwise agreed by the Local Planning Authority in writing.

**Reason:** In the interests of the visual amenity of the development and to ensure that the development accords with the Environmental Statement which states that mitigation is required to ensure that local sensitive residential receptors, users of the local road, footpath and railway lines and Conningbrook Grade II Listed Building are protected.

71 No dwelling hereby permitted that is within 100m metres of any boundary of the Julie Rose stadium shall be occupied unless and until:

(a) precise details of measures to amend the stadium lighting and sound system shall be submitted to and approved in writing by the Local Planning Authority; and

(b) such measures have been implemented in accordance with the details approved by the Local Authority unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** In the interests of the residential amenity of the area.

72 No powered boats or vessels including jet-skis shall be used on any of the lakes within the country park area of use other than safety boats for safety purposes the specification and nature of which is approved in writing by the Local Planning Authority prior to their use on the lakes and/or powered craft for maintenance or other purposes the specification and nature of which and exact purpose for which it is used is approved in writing by the Local Planning Authority prior to its use on the lakes.

**Reason:** In the interests of the residential amenity of the country park and wider locality.

73 Prior to the commencement of the development hereby approved within the aggregates bagging and distribution uses/operations area of use as identified on drawing 722-087 details of proposed acoustic screening of that area shall be submitted to and approved in writing by the Local Planning Authority.

The details of the proposed acoustic screening to be submitted to the Local Planning Authority shall provide for the proposed acoustic screening to be in the form of a landscaped bund (or a combination of a landscaped bund for the bottom section of such acoustic screening and a close boarded acoustic fence for the top section of the acoustic screening) such

acoustic screening to reach a total height of 4.5 metres from ground level along the entirety of the Western boundary of the aggregates bagging and distribution uses/operations area of use and 5.5 metres from ground level along the entirety of the North Eastern and Eastern boundary of that area of use. Furthermore, the submitted details shall ensure that the acoustic screen goes around the turning head in the road to be constructed inside that area of use which enters into that area of use on its North Eastern corner.

The acoustic screening shall be implemented/provided in accordance with the details as approved by the Local Planning Authority in writing prior to the commencement of the use hereby permitted within the aggregates bagging and distribution uses/operations area of use save in respect of a haul road that may be required in respect of the development of the residential area. Thereafter the acoustic screening shall be retained in the form as approved by the Local Planning Authority in writing.

**Reason:** In the interests of the residential amenity of the area

**Farm Shop**

74 The shop hereby permitted and shown on drawing number 722-070 Rev F shall be used as a shop for the sale of convenience goods and/or a farm shop only and for no other purposes.

**Reason**: In the interests of ensuring the use is consistent with the Transport assessment and in the interests of the amenity of the area.

**Park Activity**

75 Within the country park area identified on drawing 722-087 no entertainment, leisure or recreational events or other events involving sports whether based on water or otherwise shall take place outside the hours of 8 am to midnight (including the clearing of the country park area of all visitors and/or competitors but not including any security staff) and no such events shall take place at any time on public and bank holidays.

**Reason:** In the interests of the amenity of the area.

**Emergency Access**

76 Prior to the occupation of the 51st dwelling to be occupied the emergency access shall be provided in accordance with details set out on drawing 722-079 Rev A.

**Reason:** In the interests of highway safety and in accordance with Kent Design Guide.

**Compliance with approved plans**

77 The development shall be carried out in accordance with the plans listed in

the section of this decision notice headed Plans/Documents approved by this decision and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), the Class A1, B1, A3 and A4 buildings shall not be used for Class C3 use.

**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 and using the premises as dwellings would result in additional traffic at junction 10 of the M20, which would limit other development coming forward.

**Bus Services**

78 The proposed bus route and turning facilities shall be provided and made available for use in accordance with the approved plans prior to the occupation of the 250th dwelling and shall thereafter be retained and access to the facilities shall not be precluded unless otherwise agreed in writing by the Local Planning Authority in consultation with Kent County Council Highways and Transportation.

**Reason:** In the interests of ensuring that access to alternative modes of transport is available and to help contribute to the sustainability aims of the development and development plan policy.

79 Road markings giving priority to the route from the Julie Rose stadium to the residential development shall be provided to the junction south of units A14-A19.

**Reason:** In the interests of highway safety.

80 Prior to the occupation of the first dwelling bollards shall be provided at both ends of the emergency link to prevent unlawful access by motor vehicles in accordance with details to be submitted to and approved by the Local Planning Authority in writing including type of bollard and location. The bollards shall thereafter be retained in place and maintained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** In the interests of highway safety and the visual amenity of the area.

**Public Art** (exlcuding Residential and Bagging facility)

81 Within 6 months of the commencement of the development hereby permitted within each phase (excluding the residential phases which are dealt with under condition 45 and the bagging area) identified on the phased programme of works approved by the Local Planning Authority

pursuant to Condition 2 on drawing 722-087 details of public art to be provided within each such phase shall be submitted to and approved in writing by the Local Planning Authority in the form of a “Public Art Brief” for each such phase.

Such Public Art Brief shall include:

(a) details of proposed public engagement with the production of any artwork to be provided within the relevant phase

(b) details of the location type and form of such public art within the relevant phase,

(c) a timetable for the manufacture and installation of the public art within the relevant phase, and;

(d) details of the arrangements for the ongoing maintenance thereof.

The public art for each phase shall be implemented retained and maintained in accordance with the details approved by the Local Planning Authority relating to the relevant phase unless otherwise agreed by the Local Authority in writing.

**Reason:** In the interests of ensuring the most appropriate locations for public art are secured in the interests of good planning and urban design.

**Julie Road Access Bunds and Landscaping**

82 Prior to the commencement of the first dwelling precise details of the access road bunds including their height and bank profile together with details of soft landscaping as set out in Condition 36 (b) shall be submitted to and approved by the Local Planning Authority in writing. The bunds and landscaping shall thereafter be fully implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

In the event that the bunds are removed prior to expiration of a period of 5 years from the completion of construction of the bunds including soft landscaping the land shall be restored in accordance with a land restoration plan including as a minimum details of final surface levels, soft landscaping and hard landscaping which shall be submitted to and approved by the Local Planning Authority in writing concurrently with the details of the bunds and their landscaping.

**Reason:** In the interests of the visual amenity of the locality.

83 No flues, vents, grilles or meter boxes shall be installed on the elevation of any of the dwellings which front a highway or public space without the prior written consent of the Local Planning Authority.

**Reason:** In the interest of visual amenity.

84 Prior to the commencement of the development hereby permitted within each phase identified in the phased programme of works approved by the Local Planning Authority pursuant to Condition 2, precise details of all boundary treatment for each such phase shall be submitted to and approved by the Local Planning Authority in writing. The details of all front boundaries for that phase shall be designed in accordance with the strategy set out indicatively on the drawings listed as 'indicative landscape plans' at the end of this decision notice.

The details shall include:

(a) A boundary plan at 1:100 scale for that phase showing the locations of all boundary treatment;

(b) The precise details of all boundary treatment including 1:10 and 1:20 scale drawings and cross sections of walls; fences and railings.

**Reason:** In the interests of the visual amenity of the development to ensure that the boundary treatment is appropriate to that phase of the development; re-enforcing character and helping to achieve richness and variety.

Notes to Applicant

This grant of planning permission does not give any legal right to carry out the development on over or under the land of another person or contrary to the rights of any such person. If there is any doubt the applicant should seek his/her own independent legal advice before implementing the planning permission.

1 This development is also the subject of an Obligation under Section 106 of the Town and Country Planning Act 1990 which affects the way in which the property may be used.

2 The County Council should approve the specifications and works to any Public Right of Way before they commence.

3 A fundamental objective of the design workshop, travel plan and inclusion in the Vision contained in Appendix SCI3 is to improve the accessibility of walking and cycling to the site. Objective 5 states "Promote walking and cycling linkages to the Park and beyond to the town centre, Wye, the Stour Valley and the North Downs by improving and where possible creating new links with existing paths and public rights of way, the Stour Valley Walk and National Cycle Route 18."

4 The applicant should note that prior Flood Defence Consent would be required from our Flood and Coastal Risk Management team (contact: deborah.barton@environment-agency.gov.uk. Tel: 01732 223174) prior to works commencing within (e.g. reprofiling river bank and bed; surface water

outfalls) and adjacent to the Great Stour (e.g. flood storage compensation works). by contamination. You can find this guide and links to further information at ww.environment-agency.gov.uk/developers.

5 The proposed development site is bordered by the Great Stour. This is a waterbody that has been assessed to be in Moderate Status in the South East River Basin Management Plan (SE RBMP) which has been prepared as a requirement of the Water Framework Directive.

6 To help deliver RBMP objectives, we recommend that the proposed development should be used as an opportunity to enhance the river. In particular, the river is failing to reach its ecological and chemical targets for fish and for dissolved oxygen. Improvements in these measures are required to ensure that the river reaches the targets set in the SE RBMP. As well as meeting the requirements of the RBMP, such enhancement would also be a clear, tangible and significant environmental gain in terms of the character of the area and nature conservation. In addition, such work would improve the amenity of the Country Park and residents' experience of their local environment in the Stour Valley setting.

7 The Great Stour lies adjacent to the site and is a designated 'main river' and under our jurisdiction for the purpose of its land drainage function. Written consent (known as Flood Defence Consent) is required from us under the Water Resources Act 1991 and associated byelaws prior to the carrying out of any works in, over, or under the channel of the watercourse or on the banks within eight metres of the top of the bank, or within eight metres of the landward toe of any flood defence, where one exists.

8 For maintenance reasons we would not normally consent works which obstruct the eight metre byelaw margin. Application for consent should be made to our Flood and Coastal Risk Management department (Partnerships and Strategic Overview team; Tel: 01732 223174).

9 Also, part of the site appears to be located within the River Stour Internal Drainage District, where any watercourse would be classed as an 'ordinary watercourse' and comes under the terms of the Land Drainage Act 1991, whereupon any culvert, diversion, weir dam or like obstruction to the flow of the watercourse requires the consent of the River Stour Internal Drainage Board, under the Land Drainage Act 1991. In the absence of any agreement to the contrary, maintenance of the watercourse is the responsibility of the riparian owner. Application for consent should be made to the River Stour Internal Drainage Board (Tel: 01227 462 377; enquiries@riverstouridb.org.uk).

10 To tackle climate change it is necessary to reduce energy use by adopting more efficient technologies. As such, the Environment Agency welcomes the inclusion of efficiency measures/renewable energy within this development. Water conservation techniques should be incorporated into the design of all new developments.

11 The Environment Agency's Guide for Developers is designed to give practical advice on the environmental issues that may affect your site and provides some examples of sites where good practice has already been applied. Some of the topics covered in the guide include, managing the risk of flooding, using water wisely, wildlife & green space, managing waste and land affected by contamination. You can find this guide and links to further information at ww.environment-agency.gov.uk/developers.

12 Working with the applicant

In accordance with paragraphs 186 and 187 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,
- was provided with pre-application advice,
- Following concerns raised by the Local Planning Authority and Consultees the applicant/ agent responded by submitting amended plans, which were found to be acceptable and permission was granted.
- The applicant was provided the opportunity to submit amendments to the scheme/ address issues.
- The application was dealt with/approved without delay.
- The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.

13 The applicant is advised that in submitting details pursuant to conditions 2, 3, 4, 5, 35, 36 and 49 details should take reference from the drawings below in order to ensure that the type and quality of development delivered accords with the principles which informed the application and consideration of the application.

| | | |
|---|---|---|
| 2025/001b | Key Plan | Rec'd 15 Aug 2013 |
| 2025/002b | Country Park - Southern Lake | Rec'd 15 Aug 2013 |
| 2025/003b | Country Park - Brett Aggregated Limited ... | Rec'd 15 Aug 2013 |
| 2025/004b | Country Park - Gateway | Rec'd 15 Aug 2013 |
| 2025/005b | Country Park - Activity Centre | Rec'd 15 Aug 2013 |

| | | |
|---|---|---|
| 2025/006b | Country Park - Green Beach | Rec'd 15 Aug 2013 |
| 2025/007b | Country Park - Local Wildlife Site | Rec'd 15 Aug 2013 |
| 2025/008b | Country Park - Northern Fields | Rec'd 15 Aug 2013 |
| 2025/009b | Residential Area 1 Of 10 | Rec'd 15 Aug 2013 |
| 2025/010b | Residential Area 2 Of 10 | Rec'd 15 Aug 2013 |
| 2025/011b | Residential Area 3 Of 10 | Rec'd 15 Aug 2013 |
| 2025/012b | Residential Area 4 Of 10 | Rec'd 15 Aug 2013 |
| 2025/013b | Residential Area 5 Of 10 | Rec'd 15 Aug 2013 |
| 2025/014b | Residential Area 6 Of 10 | Rec'd 15 Aug 2013 |
| 2025/015b | Residential Area 7 Of 10 | Rec'd 15 Aug 2013 |
| 2025/016b | Residential Area 8 Of 10 | Rec'd 15 Aug 2013 |
| 2025/017b | Residential Area 9 Of 10 | Rec'd 15 Aug 2013 |
| 2025/018b | Residential Area 10 Of 10 | Rec'd 15 Aug 2013 |
| 2025/019a | Landscape Proposals - Lap A | Rec'd 15 Aug 2013 |
| 2025/020a | Landscape Proposals - Lap B | Rec'd 15 Aug 2013 |
| 2025/021a | Landscape Proposals - Lap C | Rec'd 15 Aug 2013 |
| 2025/501 | Country Park - Southern Lake (Soft Works... | Rec'd 15 Aug 2013 |
| 2025/502 | Retained Land - Soft Works | Rec'd 15 Aug 2013 |
| 2025/503 | Country Park - Gateway (Soft Works) | Rec'd 15 Aug 2013 |
| 2025/504 | Country Park - Activity Centre (Soft Wor... | Rec'd 15 Aug 2013 |
| 2025/505 | Country Park - Green Beach (Soft Works) | Rec'd 15 Aug 2013 |
| 2025/506 | Country Park - Local Wildlife Site (Soft... | Rec'd 15 Aug 2013 |
| 2025/507 | Country Park - Northern Fields (Soft Wor... | Rec'd 15 Aug 2013 |
| 2025/508 | Residential Area 1 Of 10 (Soft Works) | Rec'd 15 Aug 2013 |
| 2025/509 | Residential Area 2 Of 10 (Soft Works) | Rec'd 15 Aug 2013 |
| 2025/510 | Residential Area 3 Of 10 (Soft Works) | Rec'd 15 Aug 2013 |
| 2025/511 | Residential Area 4 Of 10 (Soft Works) | Rec'd 15 Aug 2013 |

| | | |
|---|---|---|
| 2025/512 | Residential Area 5 Of 10 (Soft Works) | Rec'd 15 Aug 2013 |
| 2025/513 | Residential Area 6 Of 10 (Soft Works) | Rec'd 15 Aug 2013 |
| 2025/514 | Residential Area 7 Of 10 (Soft Works) | Rec'd 15 Aug 2013 |
| 2025/515 | Residential Area 8 Of 10 (Soft Works) | Rec'd 15 Aug 2013 |
| 2025/516 | Residential Area 9 Of 10 (Soft Works) | Rec'd 15 Aug 2013 |
| 2025/517 | Residential Area 10 Of 10 (Soft Works) | Rec'd 15 Aug 2013 |
| 2025/601 | Country Park - Southern Lake (Hard Works... | Rec'd 15 Aug 2013 |
| 2025/602 | Country Park - Brett Aggregated Limited ... | Rec'd 15 Aug 2013 |
| 2025/605 | Country Park - Green Beach (Hard Works) | Rec'd 15 Aug 2013 |
| 2025/606 | Country Park - Local Wildlife Site (Hard... | Rec'd 15 Aug 2013 |
| 2025/607 | Country Park - Northern Fields (Hard Wor... | Rec'd 15 Aug 2013 |
| 2025/608 | Residential Area 1 Of 10 (Hard Works) | Rec'd 15 Aug 2013 |
| 2025/609 | Residential Area 2 Of 10 (Hard Works) | Rec'd 15 Aug 2013 |
| 2025/610 | Residential Area 3 Of 10 (Hard Works) | Rec'd 15 Aug 2013 |
| 2025/611 | Residential Area 4 Of 10 (Hard Works) | Rec'd 15 Aug 2013 |
| 2025/612 | Residential Area 5 Of 10 (Hard Works) | Rec'd 15 Aug 2013 |
| 2025/613 | Residential Area 6 Of 10 (Hard Works) | Rec'd 15 Aug 2013 |
| 2025/614 | Residential Area 7 Of 10 (Hard Works) | Rec'd 15 Aug 2013 |
| 2025/615 | Residential Area 8 Of 10 (Hard Works) | Rec'd 15 Aug 2013 |
| 2025/616 | Residential Area 9 Of 10 (Hard Works) | Rec'd 15 Aug 2013 |
| 2025/617 | Residential Area 10 Of 10 (Hard Works) | Rec'd 15 Aug 2013 |

**Plans & Documents approved by this decision**

**Site Location Plan & Red Line Plan**

| | | |
|---|---|---|
| Location Plan | 722-050 | C |
| Application Red Line | 722-051 | G |

**Survey Plans**

| | | |
|---|---|---|
| Topo Survey | 722-030 | E |
| Hydro Survey | 722-031 | D |

| | | | |
|---|---|---|---|
| **Retained Land** | | | |
| | Retained Land (Proposed) | 722-058 | C |
| | Bagging Plant | 722-067 | |
| | Material Storage Bays | 722-068 | |
| **Architectural Drawings** | | | |
| | Masterplan | 722-002 | B |
| 00 Series: Masterplans | Construction Access | 722-032 | E |
| | Street Typologies | 722-033 | E |
| | Arboricultural Reference Groupings | 722-034 | |
| | Arboricultural Reference Groupings | 722-035 | |
| | The Conningbrook Public House | 722-061 | |
| | The Conningbrook Public House | 722-062 | A |
| | The Conningbrook Farm Shop | 722-063 | |
| | Conningbrook Barn & Cottage Existing Floor Plans | 722-064 | |
| | Conningbrook Barn & Cottage Existing Elevations | 722-065 | |
| | Hub Building | 722-066 | |
| | Site Layout Plan Activity Hub | 722-070 | F |
| | Site Layout Plan Site Entrance | 722-071 | G |
| | Site Layout Plan - Overspill Parking | 722-072 | J |
| | Access in Advance of Park Road Construction | 722-074 | A |
| | Country Park Access Road, Extent of Developers Responsibility | 722-075 | B |
| | Emergency Access Road Treatment | 722-079 | A |
| | Areas of Use | 722-087 | |
| 100 Series: Site Layout | Site Layout Plan Sheet 1 of 2 | 722-101 | I |
| | Site Layout Plan Sheet 1 of 2 | 722-102 | F |
| | Site Ground Floor Plan | 722-103 | G |

| | | |
|---|---|---|
| Sheet 1 of 7 | | |
| Site Ground Floor Plan Sheet 2 of 7 | 722-104 | G |
| Site Ground Floor Plan Sheet 3 of 7 | 722-105 | D |
| Site Ground Floor Plan Sheet 4 of 7 | 722-106 | C |
| Site Ground Floor Plan Sheet 5 of 7 | 722-107 | D |
| Site Ground Floor Plan Sheet 6 of 7 | 722-108 | D |
| Site Ground Floor Plan Sheet 7 of 7 | 722-109 | C |
| Building Heights Strategy - sheet 1 of 2 | 722-110 | B |
| Building Heights Strategy - sheet 2 of 2 | 722-111 | B |
| Parking Strategy - sheet 1 of 2 | 722-112 | B |
| Parking Strategy - sheet 2 of 2 | 722-113 | B |
| Refuse Strategy - sheet 1 of 2 | 722-114 | D |
| Refuse Strategy - sheet 2 of 2 | 722-115 | B |
| Management Areas - sheet 1 of 3 | 722-116 | H |
| Management Areas - sheet 2 of 3 | 722-117 | H |
| Management Areas - sheet 3 of 3 | 722-118 | E |
| Accommodation Mix - Sheet 1 of 2 | 722-119 | B |
| Accommodation Mix - Sheet 2 of 2 | 722-120 | B |
| Bus Tracking - Sheet 1 of 2 | 722-121 | D |
| Bus Tracking - Sheet 2 of 2 | 722-122 | B |
| RCV Tracking - Sheet 1 of 2 | 722-123 | D |
| RCV Tracking - Sheet 2 of 2 | 722-124 | B |
| Boundaries Plan Sheet 1 of 7 | 722-140 | |
| Boundaries Plan Sheet 2 of 7 | 722-141 | |
| Boundaries Plan Sheet 3 of 7 | 722-142 | |

| | | | |
|---|---|---|---|
| | Boundaries Plan Sheet 4 of 7 | 722-143 | |
| | Boundaries Plan Sheet 5 of 7 | 722-144 | A |
| | Boundaries Plan Sheet 6 of 7 | 722-145 | A |
| | Boundaries Plan Sheet 7 of 7 | 722-146 | A |
| 200 Series: House Types | House Types | 722-200 | B |
| | House Types | 722-201 | A |
| | House Types | 722-202 | A |
| | House Types | 722-203 | A |
| | House Types | 722-204 | A |
| | House Types | 722-205 | A |
| | House Types | 722-206 | A |
| | House Types | 722-207 | A |
| | House Types | 722-208 | A |
| | House Types | 722-209 | A |
| | House Types | 722-210 | A |
| | House Types | 722-211 | A |
| | House Types | 722-212 | A |
| | House Types | 722-213 | A |
| | House Types | 722-214 | A |
| | House Types | 722-215 | A |
| | House Types | 722-216 | A |
| | House Types | 722-217 | B |
| | House Types | 722-218 | A |
| | House Types | 722-219 | B |
| | House Types | 722-220 | A |
| | House Types | 722-221 | A |
| | House Types | 722-222 | A |
| | House Types | 722-223 | B |
| | House Types | 722-224 | A |
| | House Types | 722-225 | B |
| | House Types | 722-226 | B |
| | House Types | 722-227 | A |
| | House Types | 722-228 | A |
| | Garden Store | 722-230 | |
| | Wall Detail Detail | 722-231 | A |
| | Close Boarded Fence Detail | 722-232 | |
| 250 Series: Car Barns | Garage Types 1A to 1D | 722-250 | A |
| | Garage Types 2A to 2D | 722-251 | A |
| | Garage Types 3A to 3C | 722-252 | A |
| | Garage Types 4A to 4C | 722-253 | A |

| | | | |
|---|---|---|---|
| | Cycle Store & Sub Station | 722-254 | A |
| 300 Series: Street Sections | Site Sections Sheet 1 | 722-300 | A |
| | Site Sections Sheet 2 | 722-301 | A |
| | Site Sections Sheet 3 | 722-302 | A |
| | Site Sections Sheet 4 | 722-303 | A |
| | Site Sections Sheet 5 | 722-304 | A |
| | Site Sections Sheet 6 | 722-305 | A |
| | Site Sections Sheet 7 | 722-306 | A |
| | Site Sections Sheet 8 | 722-307 | A |
| | Site Sections Sheet 9 | 722-308 | A |
| | Site Sections Sheet 10 | 722-309 | A |
| | Site Sections Sheet 11 | 722-310 | A |
| | Site Sections Sheet 12 | 722-311 | A |
| | Canopy to Entrance Square | 722-315 | |
| | Pier Detail | 722-316 | |
| **Flood Plans** | | | |
| | Flood Compensatory Storage - Southern Area (Sheet 3 of 3) | 221-114 | C |
| | Flood Compensatory Storage - Southern Area (Sheet 2 of 3) | 221-113 | C |
| | Flood Compensatory Storage - Southern Area (Sheet 1 of 3) | 221-112 | C |
| | Flood Compensatory Storage - Northern Area | 221-111 | A |
| | Residential Development in Flood Zone 3 | 221-115 | |
| | Swept Path analysis 12m rigid lorry accessing the Country Park | Dated 02/01/2014 | |
| **Highway Plans** | | | |
| | General Arrangement (Sheet 1 of 2) A1 | GA 200 | G |
| | General Arrangement (Sheet 2 of 2) A1 | GA 201 | E |
| | Proposed Kerbing (Sheet 1 of 2) A1 | GA 202 | D |
| | Proposed Kerbing (Sheet 2 of 2) A1 | GA 203 | B |
| | S278 Limit of works A1 | LE 200 | E |
| | Proposed Signs and Road Markings (Sheet 1 of 2) A1 | TS 200 | D |
| | Proposed Signs and | TS 201 | B |

| | | |
|---|---|---|
| Road Markings (Sheet 2 of 2) A1 | | |
| Standard Details A1 | SD 200 | C |
| Standard Drainage details A1 | SD 201 | A |
| Typical Tree pit detail A1 | SD 202 | A |
| Typical Headwall detail A1 | SD 203 | A |
| Proposed Surface water drainage A1 | D 200 | F |
| Access Road long sections A1 | RP 200 | C |
| Street Lighting A1 | SL 200 | D |
| Street Lighting A1 | SL201 | C |
| Existing Services A1 | UD 100 | C |
| Extension of Footpath Crossings | SK002 | A |
| Proposed Raised Table between Access Road and Pedestrian / Cycle Route | SK007 | |
| Autotrack analysis | 1105004/ATR-010 | A |
| Autotrack analysis | 1105004/ATR-011 | A |
| Autotrack analysis | 1105004/ATR-012 | A |
| Autotrack analysis | 1105004/ATR-013 | A |

**Tree Protection Plans**

| | | |
|---|---|---|
| Existing Planting 1 of 2 | 2025-401 | B |
| Existing Planting 2 of 2 | 2025-401 | B |
| Planting Removal 1 of 2 | 2025-402 | E |
| Planting Removal 2 of 2 | 2025-402 | E |
| Planting Protection Plan 1 of 2 | 2025-403 | E |
| Planting Protection Plan 2 of 2 | 2025-403 | E |

**Landscaping**

| | | |
|---|---|---|
| 2025/101 | Country Park - Furniture | Rec'd 15 Aug 2013 |
| 2025/102 | Country Park - Furniture | Rec'd 15 Aug 2013 |
| 2025/103 | Residential Development Character | Rec'd 15 Aug |

| | | |
|---|---|---|
| | Areas ... | 2013 |
| 2025/104 | Residential Development Character Areas ... | Rec'd 15 Aug 2013 |
| 2025/105 | Residential Development - Linear Open Sp... | Rec'd 15 Aug 2013 |
| 2025/106 | Residential Development - Waterfront Squ... | Rec'd 15 Aug 2013 |
| 2025/107 | Residential Development - Laps | Rec'd 15 Aug 2013 |
| 2025/108 | Country Park | Rec'd 15 Aug 2013 |
| 2025/109 | Surfacing | Rec'd 15 Aug 2013 |
| 2025/201 | Typical Detail - Tree Pits | Rec'd 15 Aug 2013 |
| 2025/204 | Details: Cycle Stand, Broxap, Sheffield | Rec'd 15 Aug 2013 |
| 2025/206 | Details - Timber Bollard, Woodscape, Spp | Rec'd 15 Aug 2013 |
| 2025/207 | Details - Timber Litter Bin, Woodscape | Rec'd 15 Aug 2013 |
| 2025/208 | Details - Dog Waste Bin, Woodscape | Rec'd 15 Aug 2013 |
| 2025/209 | Details - Multi Store Bin, Woodscape | Rec'd 15 Aug 2013 |
| 2025/211 | Details - Lifebuoy Bollard, Woodscape | Rec'd 15 Aug 2013 |
| 2025/212 | Details: Timber Boom Gate | Rec'd 15 Aug 2013 |
| 2025/215 | Details: Timber Post And Rail Fence | Rec'd 15 Aug 2013 |
| 2025/216 | Details - Timber Picket Fence | Rec'd 15 Aug 2013 |
| 2025/217 | Details: Timber Knee Rails | Rec'd 15 Aug 2013 |

| | | |
|---|---|---|
| 2025/220 | Fishing Platforms:Standard Platform Deta... | Rec'd 15 Aug 2013 |
| 2025/221 | Fishing Platforms:Disabled Access Platfo... | Rec'd 15 Aug 2013 |
| 2025/222 | Raised Boardwalk With Hand Rails | Rec'd 15 Aug 2013 |
| 2025/223 Sheet 1 Of 2 | Waterfront Steps: Plan Information | Rec'd 15 Aug 2013 |
| 2025/223 Sheet 1 Of 4 | Quayside Boat Launch: Plan Detail And Ra... | Rec'd 15 Aug 2013 |
| 2025/223 Sheet 2 Of 2 | Waterfront Steps: Plan Information | Rec'd 15 Aug 2013 |
| 2025/223 Sheet 2 Of 4 | Quayside Boat Launch: Plan Detail And Ra... | Rec'd 15 Aug 2013 |
| 2025/223 Sheet 3 Of 4 | Quayside Boat Launch: Plan Detail And Ra... | Rec'd 15 Aug 2013 |
| 2025/223 Sheet 4 Of 4 | Quayside Boat Launch: Plan Detail And Ra... | Rec'd 15 Aug 2013 |
| 2025/226 | Detail - Broad Street Swales | Rec'd 15 Aug 2013 |
| 2025/228a | Park Square Sculpture Pools | Rec'd 15 Aug 2013 |
| 2025/229 | Details: Surfacing Tarmac | Rec'd 15 Aug 2013 |
| 2025/231 | Details: Surfacing - Hoggin | Rec'd 15 Aug 2013 |
| 2025/232 | Details: Surfacing - Cobble / Sett Rumbl... | Rec'd 15 Aug 2013 |
| 2025/234 | Details: Surfacing - Reinforced Grass | Rec'd 15 Aug 2013 |
| 2025/236 | Details: Surfacing - Scatter Coat Gravel | Rec'd 15 Aug 2013 |
| 2025/237 | Details: Surfacing - Block Paving | Rec'd 15 Aug 2013 |
| 2025/101 | Country Park - Furniture | Rec'd 15 Aug 2013 |

| | | |
|---|---|---|
| 2025/102 | Country Park - Furniture | Rec'd 15 Aug 2013 |
| 2025/103 | Residential Development Character Areas ... | Rec'd 15 Aug 2013 |
| 2025/104 | Residential Development Character Areas ... | Rec'd 15 Aug 2013 |
| 2025/105 | Residential Development - Linear Open Sp... | Rec'd 15 Aug 2013 |
| 2025/106 | Residential Development - Waterfront Squ... | Rec'd 15 Aug 2013 |
| 2025/107 | Residential Development - Laps | Rec'd 15 Aug 2013 |
| 2025/108 | Country Park | Rec'd 15 Aug 2013 |
| 2025/109 | Surfacing | Rec'd 15 Aug 2013 |
| 2025/201 | Typical Detail - Tree Pits | Rec'd 15 Aug 2013 |
| 2025/204 | Details: Cycle Stand, Broxap, Sheffield | Rec'd 15 Aug 2013 |
| 2025/206 | Details - Timber Bollard, Woodscape, Spp | Rec'd 15 Aug 2013 |
| 2025/207 | Details - Timber Litter Bin, Woodscape | Rec'd 15 Aug 2013 |
| 2025/208 | Details - Dog Waste Bin, Woodscape | Rec'd 15 Aug 2013 |
| 2025/209 | Details - Multi Store Bin, Woodscape | Rec'd 15 Aug 2013 |
| 2025/211 | Details - Lifebuoy Bollard, Woodscape | Rec'd 15 Aug 2013 |
| 2025/212 | Details: Timber Boom Gate | Rec'd 15 Aug 2013 |
| 2025/215 | Details: Timber Post And Rail Fence | Rec'd 15 Aug 2013 |
| 2025/216 | Details - Timber Picket | Rec'd 15 Aug |

| | | |
|---|---|---|
| | Fence | 2013 |
| 2025/217 | Details: Timber Knee Rails | Rec'd 15 Aug 2013 |
| 2025/220 | Fishing Platforms:Standard Platform Deta... | Rec'd 15 Aug 2013 |
| 2025/221 | Fishing Platforms:Disabled Access Platfo... | Rec'd 15 Aug 2013 |
| 2025/222 | Raised Boardwalk With Hand Rails | Rec'd 15 Aug 2013 |
| 2025/223 Sheet 1 Of 2 | Waterfront Steps: Plan Information | Rec'd 15 Aug 2013 |
| 2025/223 Sheet 1 Of 4 | Quayside Boat Launch: Plan Detail And Ra... | Rec'd 15 Aug 2013 |
| 2025/223 Sheet 2 Of 2 | Waterfront Steps: Plan Information | Rec'd 15 Aug 2013 |
| 2025/223 Sheet 2 Of 4 | Quayside Boat Launch: Plan Detail And Ra... | Rec'd 15 Aug 2013 |
| 2025/223 Sheet 3 Of 4 | Quayside Boat Launch: Plan Detail And Ra... | Rec'd 15 Aug 2013 |
| 2025/223 Sheet 4 Of 4 | Quayside Boat Launch: Plan Detail And Ra... | Rec'd 15 Aug 2013 |
| 2025/226 | Detail - Broad Street Swales | Rec'd 15 Aug 2013 |
| 2025/228a | Park Square Sculpture Pools | Rec'd 15 Aug 2013 |
| 2025/229 | Details: Surfacing Tarmac | Rec'd 15 Aug 2013 |
| 2025/231 | Details: Surfacing - Hoggin | Rec'd 15 Aug 2013 |
| 2025/232 | Details: Surfacing - Cobble / Sett Rumbl... | Rec'd 15 Aug 2013 |
| 2025/234 | Details: Surfacing - Reinforced Grass | Rec'd 15 Aug 2013 |
| 2025/236 | Details: Surfacing - Scatter Coat Gravel | Rec'd 15 Aug 2013 |
| 2025/237 | Details: Surfacing - Block Paving | Rec'd 15 Aug 2013 |
| 2025/403e Sheet 1 Of 2 | Existing Planting Protection | Rec'd 15 Aug 2013 |

Any variation from the details of this permission could lead to enforcement action being taken by the Council with losses and delays to the project.

Strategic Sites and Design Manager
*Please refer to the statement of the Applicants rights following this decision and the general information enclosed with this notice.*