

**Urgent Update: Planning Committee 19 September 2024**

**Item 17 Pages 115-181**

**APPLICATION: 21/504779/REM and 24/502496/SUB**

**Land North of Ashford Road, Lenham, Kent**

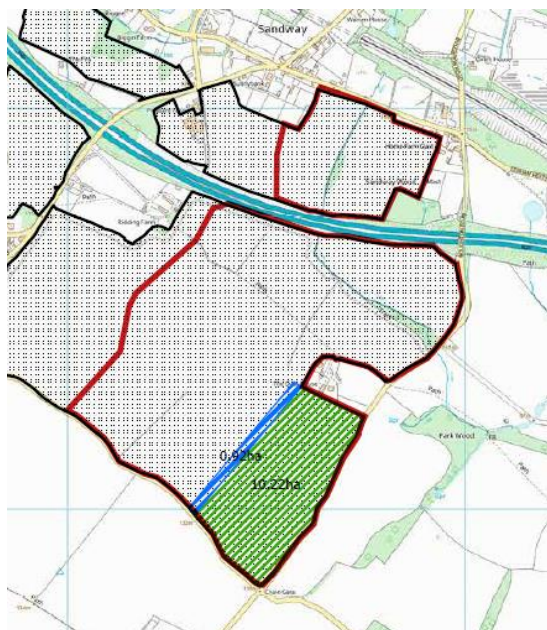
Applicant

The applicant has indicated they are not agreeable to a condition on Biodiversity Net Gain (BNG).

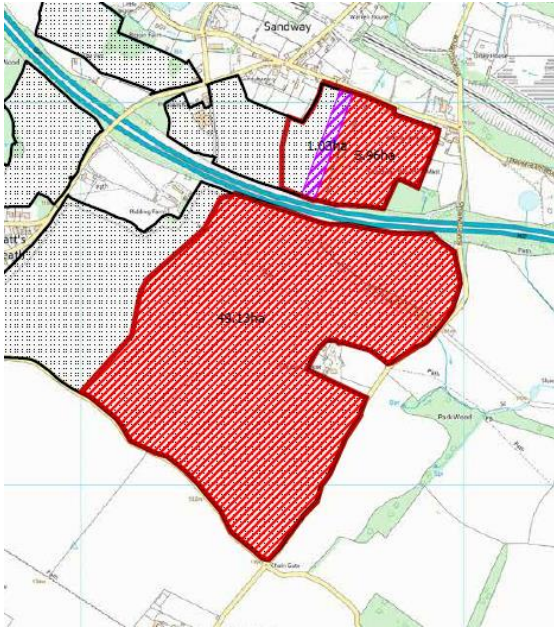
Discussion

The reserved matters for phase 2 are appearance and scale of the dwellings. On that basis, referring to national guidance on imposing conditions on a Reserved Matters application, it is considered that BNG should not be applied in this instance because the layout of the phase was approved in 2018.

Extracts from updated Plans for the s106 agreement on Pleasant Forest are below- these also show the geographical limit of Pleasant Forest that can provide nutrient credits (outlined in red). These clearly indicate that the site is nearly exhausted of phosphorus credits but there will be nitrogen credits leftover.



*Nitrogen Credits allocated to Abbey Developments*



*Phosphorus Credits allocated to Abbey Developments*

There is a typographical error in the Head of Term in which the water saving should be per person not per dwelling.

**AMEND RECOMMENDATION**

**Application (A)**

Delete condition and s106 head referring to Biodiversity Net Gain.

Head of Term for Water Saving should be 110 litres per person per day.