

REPORT SUMMARY

REFERENCE NO - 17/504144/FULL			
APPLICATION PROPOSAL			
Removal of condition 14 (scheme of mitigation to address poor air quality shall be provided) of planning permission 15/510179 (All matters reserved) for redevelopment with up to 65 dwellings and associated vehicular and pedestrian access, car and cycle parking, street and external lighting, main services, bin stores and other ancillary development.			
ADDRESS 5 Tonbridge Road Maidstone Kent ME16 8RL			
RECOMMENDATION GRANT SUBJECT TO PRIOR COMPLETION OF AN APPROPRIATE LEGAL MECHANISM AND CONDITIONS			
SUMMARY OF REASONS FOR RECOMMENDATION			
Based on recent evidence and in conjunction with remaining conditions it is considered that the amenity of the future occupiers would not be compromised in the absence of a condition requiring additional mitigation in relation to air quality and the proposed removal of condition would be in accordance with current policy and guidance.			
REASON FOR REFERRAL TO COMMITTEE			
The application has been called in by Cllr Boughton to enable public debate on issues of air quality as this was a key concern of members at original application stage.			
WARD Fant	PARISH/TOWN N/A	COUNCIL	APPLICANT Corbens Place Limited AGENT
DECISION DUE DATE 08/11/17	PUBLICITY EXPIRY DATE 15/09/17	OFFICER SITE VISIT DATE 21/12/16	
RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):			
App No	Proposal	Decision	Date
15/510179/OUT	Outline application (All matters reserved) for redevelopment with up to 65 dwellings and associated vehicular and pedestrian access, car and cycle parking, street and external lighting, main services, bin stores and other ancillary development.	Permitted	22/12/16
15/506273/DEMREQ	Prior notification of proposed demolition: Single storey building divided into 2 retail units, 2-storey building with shop on ground floor and offices on first floor and single storey outbuildings.	Prior approval not required	1/9/15

MAIN REPORT

1.0 DESCRIPTION OF SITE

- 1.01 The application site relates to an area of land located to the south of Tonbridge Road. Measuring approximately 0.77ha in area, the site has two existing access points from Tonbridge Road to the north of the site. The site lies to the west of Maidstone West railway station and contains a number of existing commercial buildings. The buildings on the site vary in size and appearance, although they do not exceed 2-storeys in height. The site is irregular shaped with the site at its widest in the centre of the site and goes into a point at the southern tip of the site. The site is on various levels with a fall in ground level from north to south and there are land level changes east to west. Existing retaining walls and building design take advantage of the site levels.
- 1.02 There are five distinct groups of buildings and a number of different commercial occupiers. Buildings fronting Tonbridge Road are currently in retail use, occupied by a fireplace shop and a golf shop. The area in the centre of the site is occupied by a taxi firm, including use for storage and repairs. FPS distribution occupies the lower section of the site and the extreme south of the site is used as a vehicle garage. All the site is currently occupied however should the application be successful all existing uses would need to vacate the site and all buildings would be demolished (a prior notification application for the demolition has been approved).
- 1.03 The railway line adjoins the site and curves around the site to the south and east. To the east of the site number 3 Tonbridge Road is an existing 3 storey building which benefits from a prior notification application for conversion to residential. This adjoining site is also the subject of a current planning application for demolition of existing buildings and the construction of a residential redevelopment. There is currently a large area of hardstanding to the rear of the existing building. To the west of the site sited on higher ground and fronting Tonbridge Road is a large building providing the Vines Medical Practice with residential properties to the rear. The cul-de-sac of Rowland close adjoins the site to the south-western corner. The properties opposite the site in Tonbridge Road are in a mix of uses, with many converted to residential use.
- 1.04 The site is outside a conservation area, with the nearest listed buildings approximately 100 metres to the east and west of the site. There are no protected trees or landscape designations on the site.

2.0 PROPOSAL

- 2.01 The application seeks to remove Condition 14, which relates to a scheme of mitigation to address poor air quality attached to an extant consent for outline planning permission for the redevelopment of the site with up to 65 dwellings.

3.0 POLICY AND OTHER CONSIDERATIONS

The National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
Development Plan:

Maidstone Borough Wide Local Plan 2000 : Policies ENV6, ENV7, T1, T2, T3, T7, T13, T23, ED2 and CF1

Final Draft Maidstone Local Plan, September 2017 : SP1, SP19, SP20, SP23, H1 (14), DM1, DM2, DM5, DM6, DM12, DM19, DM20, DM21, DM23 and ID1

Paragraph 216 of the NPPF sets out the factors which influence the weight to be given to emerging LP policies – preparation stage, extent of unresolved objections & consistency with the NPPF.

Maidstone Borough Local Plan (2016) was submitted to the Secretary of State for examination on 20th May 2016. The Local Plan Inspector issued his Report on the Examination of the Maidstone Borough Local Plan on 27th July 2017. The Report is accompanied by an appendix containing the Main Modifications. The Inspector concludes that, with the incorporation of the Main Modifications, the submission Maidstone Borough Local Plan is sound. The adoption of the Local Plan will be considered at the next meeting of the Council on 27th September 2017.

In these circumstances, it is considered that **approaching full weight** should be afforded to the Maidstone Borough Local Plan incorporating the Main Modifications in the determination of planning applications.

Other documents:

Kent Design Guide Review: Interim Guidance Note 3: Residential Parking

Affordable Housing DPD 2006

Open Space DPD 2006

4.0 LOCAL REPRESENTATIONS

Adjoining neighbours were notified of the application as originally submitted. A site notice was also put up at the site. No objections have been received in response.

5.0 CONSULTATIONS

5.01 Environmental Health Officer : No objection

6.0 APPRAISAL

Main Issues

6.01 The key issues for consideration relate to:

- Impact of air quality on future occupiers

Background

6.01 Members resolved to grant outline planning permission for the re-development of the site for up to 65 dwellings at the Committee meeting on 4th August 2016 under application reference 15/510179/OUT. A copy of the report, urgent updates and committee minutes is appended to this report for ease of reference.

6.02 Condition 14 of that consent relates to a scheme of mitigation to ensure that the future amenity of the occupiers is not unduly harmed by poor air quality. The condition reads :

Pursuant to Condition 1 a scheme of mitigation to address poor air quality affecting the residential amenity of occupiers of any phase or sub-phase development shall be provided and any scheme of mitigation set out in the subsequently approved scheme

shall be fully in place prior to the first occupation of the buildings in any phase or sub-phase and maintained as such thereafter.

Reason: To protect air quality and the amenity of future residents. Details are required prior to development in any phase or sub-phase as the content of the report may inform design and layout.

- 6.03 The applicant is now seeking to remove this condition with the justification being that more up-to-date monitoring information has demonstrated that no further mitigation measures would be necessary. Particular reference is made to the extant consent for re-development at the neighbouring site (3 Tonbridge Road), where Members resolved to approve residential development for 20 apartments under reference 16/507491 where no condition was attached relating to mitigation for future occupiers in relation to air quality.
- 6.04 The application solely seeks the removal of condition 14 and does not relate to any other matters relating to the original application and as such this report will concentrate on the merits of removing the condition and no other material matters. This report should therefore be read in conjunction with the Committee Report in relation to application 15/510179/OUT.

Impact of air quality on future occupiers

- 6.05 Paragraph 124 of the NPPF sets out that planning policies should sustain compliance with and contribute towards EU limit values or national objective for pollutants and planning decisions should ensure that any new development in Air Quality Management Areas (AQMA) should be consistent with the local air quality action plan.
- 6.06 Policy DM5/DM6 (submitted/PMM versions) of emerging local plan sets out that proposals in a AQMA should where necessary incorporate measures which are locationally specific and proportionate to the likely impact.
- 6.07 Modelling carried out by the Local Authority's consultants, based on both MBC and KCC data indicates there to be poor air quality affecting the front portions of both 3 and 5 Tonbridge Road. In order to improve the amount of air quality data captured for this part of Maidstone an additional testing point has been set up (Maid 110). This data was not used in the Air Quality Assessment which accompanied the original application, but has been used in a more recent report for the neighbouring site at 3 Tonbridge Road.
- 6.08 The completed assessment for number 3 (application reference 16/507491) concluded that *"The assessment has indicated that air quality would be expected to meet all relevant air quality objectives at all locations throughout the development. As such the proposed development would not be introducing new residential development into a location of poor air quality".* The assessment goes on to say *"The need to provide mitigation measures to protect residents from poor air quality has not been identified. Furthermore it is considered appropriate that the development includes openable windows throughout the development and balconies can be provided as designed on the north facing and western facades"* (Page 16).

The methodology and conclusions of the assessment were considered by the council's environmental health officer and no objection was raised.

- 6.09 Although there are some differences between the two schemes for number's 3 and 5 the Environmental Health Officer (who requested the original condition) does consider that based on the information available and other material considerations that there is sufficient evidence to support the applicant's argument that no further mitigation would be necessary to mitigate future occupiers against poor air quality.
- 6.10 Conditions relating to reducing transport related air pollution and the installation of EV charging points would remain and it is considered that these conditions would be proportionate to the likely impacts and would provide sufficient mitigation for future occupiers, such that the removal of condition 14 would be acceptable. This conclusion would also be in line with that for the neighbouring site at 3 Tonbridge Road.

Other Matters

- 6.11 The original application is subject to a S106 to secure contributions towards school enhancements, libraries, adult learners, youth services, doctor's surgeries and open space. To continue to secure these contributions a legal mechanism would need be entered into by the applicant to tie this submission to the original S106 agreement and it is asked that Member's approve delegated powers to secure this mechanism.
- 6.12 In granting consent to remove Condition 14, the decision would need to replicate the conditions on the original consent, these are set out in the recommendation at section 8.0.

7.0 CONCLUSION

- 7.01 Based on recent evidence and in conjunction with remaining conditions it is considered that the amenity of the future occupiers would not be compromised in the absence of a condition requiring additional mitigation in relation to air quality and the proposed removal of condition would be in accordance with current policy and guidance. The removal of condition 14 is supported by the Environmental Health team who provide specialist advice to the Council on air quality.

8.0 RECOMMENDATION –

Subject to the prior completion of a legal agreement, in such terms as the Head of Legal Services may advise, to provide that this consent be subject to the same legal terms as set out in the S106 attached to application 15/510179

The Head of Planning and Development BE DELEGATED POWERS TO GRANT planning permission subject to the imposition of the conditions set out below

- (1) The development shall not commence until approval for any phase or sub-phase of the following reserved matters has been obtained in writing from the Local Planning Authority:- a. Scale b. Appearance c. Landscaping d. Access e. Layout.

Application for approval of the reserved matters for the first phase or sub-phase of the development shall be made to the Local Planning Authority before the expiration of three years from the date of this decision. The development of any first phase or sub-phase hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved;

Reason: To provide for a phased development and because no such details have been submitted and in accordance with the provisions of Section 92 of the Town and Country Planning Act 1990.

- (2) The details submitted in pursuance of Condition 1 shall show adequate land, reserved for parking or garaging, loading, off-loading and turning space to meet the needs of any phase or sub-phase of the development. The approved area shall be provided, surfaced and drained in accordance with the approved details before the buildings constructed within that phase or sub-phase are occupied and shall be retained for the use of the occupiers of, and visitors to, the premises. Thereafter, no permanent development, whether or not permitted by Town and Country Planning (General Permitted Development) Order 2015, shall be carried out on the land so shown (other than the erection of a private garage or garages) or in such a position as to preclude vehicular access to this reserved parking area.

Reason: Development without provision of adequate accommodation for the parking or garaging of vehicles is less likely to lead to parking inconvenient to other road users and detrimental to amenity.

- (3) Landscaping details submitted pursuant to condition 1 shall be implemented in the first available planting season following first occupation of the relevant phase or sub-phase of the development thereby approved. Any part of the approved landscaping scheme that is dead, dying or diseased within 5 years of planting shall be replaced with similar species of a size to be agreed in writing beforehand with the Local Planning Authority. The submitted details shall include landscaping to the northern boundary adjacent to Tonbridge Road and shall maximise native hedgerow planting elsewhere within the development.

Reason: In the interests of visual amenity.

- (4) Vehicular access pursuant to condition 1 shall be from Tonbridge Road (A26) only and shall provide visibility splays to the satisfaction of the Local Planning Authority which shall be provided and maintained prior to the first occupation of any residential units on the site.

Reason: In the interests of highway safety this is necessary prior to commencement of development.

- (5) Prior to the any phase or sub-phase of the development reaching damp proof course level written details and samples of the materials to be used in the construction of the external surfaces, including hard surfaces, of any phase or sub-phase of the development hereby permitted shall have been submitted to and approved in writing by the Local Planning Authority. The materials shall include, inter alia, swift and bat bricks. The development shall thereafter be constructed using the approved materials unless otherwise agreed in writing by the Local Planning Authority;

Reason: To ensure a satisfactory appearance to the development and a high quality of design.

- (6) Prior to the development reaching damp proof course level, details for any phase or subphase of all fencing, walling, railings and other boundary treatments, that shall include provision of gaps under boundary fencing to facilitate ecological networks, shall have been submitted to and approved in writing by the Local Planning Authority and the approved boundary treatments shall be in place prior to first occupation of residential units in any phase or sub-phase and maintained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and to safeguard the enjoyment of their properties by existing and prospective occupiers and to facilitate local ecological networks.

- (7) Prior to the development reaching damp proof course level, details of the satisfactory facilities for the storage of refuse in any phase or sub-phase shall have been submitted to and approved in writing by the Local Planning Authority and the approved details shall be in place prior to first occupation of the relevant residential unit and maintained as such thereafter;

Reason: No such details have been submitted and in the interest of amenity.

- (8) Prior to the commencement of any phase or sub-phase of the development details of the proposed slab levels of the buildings and the existing site levels within that phase or subphase shall have been submitted to and approved in writing by the Local Planning Authority and the development of that phase or sub-phase shall be completed strictly in accordance with the approved levels. These details shall include details any proposed re-grading, cross-sections and retaining walls.

Reason: In order to secure a satisfactory form of development having regard to the topography of the site. Details are required prior to commencement of development in any phase or sub-phase to ensure that no unnecessary altering of levels takes place to accommodate the scheme.

- (9) Prior to the commencement of phase or sub-phase of the development details of how decentralised and renewable or low-carbon sources of energy will be incorporated into the development of that phase or sub-phase hereby approved shall have been submitted to and approved in writing by the Local Planning Authority. The development of the relevant phase or sub-phase shall be implemented in accordance with the approved details and all features shall be maintained thereafter;

Reason: To ensure an energy efficient form of development. Details are required prior to development to ensure the methods are integral to the design and to ensure that all options (including ground source heat pumps) are available.

- (10) No development of any phase or phase or sub-phase of the development shall take place until the applicant, or their agents or successors in title, has secured the implementation of :
- i archaeological field evaluation works for that phase or sub-phase in accordance with a specification and written timetable which has been submitted to and approved by the Local Planning Authority; and
 - ii following on from the evaluation, any safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological investigation and recording for that phase or sub-phase in accordance with a specification and timetable which has been submitted to and approved by the Local Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded. Details are required prior to commencement of development in any phase or sub-phase to ensure that works do not damage items of archaeological value that may be present.

- (11) Prior to the commencement of any phase or sub-phase development the following components of a scheme to deal with the risks associated with contamination of that

phase or sub-phase shall have been submitted to and approved, in writing, by the Local Planning Authority:

- i) A preliminary risk assessment which has identified:
 - All previous uses
 - Potential contaminants associated with those uses
 - A conceptual model of the phase or sub-phase indicating sources, pathways and receptors
 - Potentially unacceptable risks arising from contamination at the site that phase or sub-phase.
- ii) An investigation that phase or sub-phase, based on (i) to provide information for detailed assessment of the risk to all receptors that may be affected, including those off site.
- iii) A remediation method statement (RMS) based on the site investigation results for that phase or sub-phase and the detailed risk assessment (ii). This. The RMS should give full details of the remediation measures required and how they are to be undertaken. The RMS should also include a verification plan to detail the data that will be collected in order to demonstrate that the works set out in the RMS are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. Details are required prior to commencement of any phase or sub-phase development to ensure that contamination is adequately assessed and remediated.

- (12) Prior to first occupation of any phase or sub-phase the development a closure report for that phase or sub-phase shall be submitted to and approved in writing by the Local Planning Authority. The Closure report shall include full verification details as set out in point (iii) of condition 11. The report should include details of any post remediation sampling and analysis, together with documentation certifying quantities and source/destination of any material brought onto or taken from the site. Any material brought onto the site shall be certified clean. Any changes to these components require the express consent of the Local Planning Authority. The scheme shall thereafter be implemented as approved.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development in any phase or sub-phase can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. Details are required prior to commencement of development to ensure that contamination is adequately assessed and remediated.

- (13) Prior to the commencement of any phase or sub-phase of the development hereby approved, a scheme to demonstrate that the internal noise levels within the residential units and the external noise levels in back gardens and other relevant amenity areas will conform to the standard identified by BS 8233 2014 'Sound Insulation and Noise Reduction for Buildings - Code of Practice' shall be submitted to and approved in writing by the Local Planning Authority. The work specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the premises in that phase or sub-phase of development and be retained thereafter.

Reason: To protect residential amenity. Details are required prior to commencement in any phase or sub-phase as the measures necessary may need to be integral to the design of the development.

- (14) Prior to commencement of development in any phase or sub-phase a scheme detailing and where possible quantifying what measures of offsetting schemes are to be included in the development to reduce transport related air pollution from the development during construction shall be submitted to and approved by the Local Planning Authority. The approved scheme implemented in full during construction of the any phase or sub-phase of the development. [The developer should have regard to the DEFRA guidance from the document Low Emissions Strategy- using the planning system to reduce transport emissions January 2010]. The measures shall include the phased introduction of air pollution scrubbing trees along Tonbridge Road.

Reason: To ensure that the construction of the development does not exacerbate poor air quality and provide mitigation. Details are required prior to commencement in any phase or sub-phase to ensure that adequate compliance and implement methods can be provided.

- (15) Provision shall be made for EV "rapid charge" point (of 22kW or faster) and for charge points for low-emission plug-in vehicles. Details shall be submitted to and approved by the Local Planning Authority prior to the development in any phase or sub-phase reaching damp proof course level, provided in accordance with the approved details prior to first occupation and maintained as such thereafter.

Reason: To provide for low emission vehicles and a lower carbon footprint.

- (16) No residential dwelling shall be occupied in the first phase or sub-phase of development until a detailed Travel Plan for that phase or sub-phase has been submitted to and approved in writing by the Local Planning Authority. The agreed Travel Plan measures shall be implemented within three months of first occupation of any building in any phase or sub-phase hereby permitted and thereafter retained. The Travel Plan should include the following:
- a) Setting objectives and targets
 - b) Measures to promote and facilitate public transport use, walking and cycling.
 - c) Promotion of practises/facilities that reduce the need for travel.
 - d) Monitoring and review mechanisms.
 - e) Travel Plan co-ordinators and associated support.
 - f) Provision of travel information.
 - g) Marketing.
 - h) Timetable for the implementation of each element.

Reason: In order to realise a sustainable pattern of development in the area.

- (17) Communal areas of the site and estate roads shall be submitted for approval by the Local Planning Authority. Such a plan should include the following:
- * The areas within the scope of the management plan and the maintenance requirements of these;
 - * Method and works schedule for maintaining communal areas and estate roads;
 - * Details of the parking control measures to be implemented within estate and access roads;
 - * Details on the enforcement of parking control measures;
 - * The setting up of an appropriate management body;

* The legal and funding mechanism(s) by which the long term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery; and

* Ongoing monitoring of implementation of the plan.

The approved plan will be implemented in full accordance with the approved details and retained in operation thereafter.

Reason: To ensure the amenity of residents and the character and appearance of the development.

- (18) Prior to the commencement of development in any phase or sub-phase a sustainable surface water drainage scheme for that in phase or sub-phase, shall have been submitted to and approved in writing by the Local Planning Authority. The surface water scheme should be compliant with the Non-Statutory Technical Standards for Sustainable Drainage (March 2015) and shall prevent the discharge of surface water onto the highway. There shall be no provision for infiltration of surface water into the ground unless it has been demonstrated that there will be no risk to controlled waters. The scheme should also include details for the provision of long term maintenance of all surface water drainage infrastructure in any phase or sub-phase. The scheme shall be implemented in accordance with the approved details prior to first occupation of any thereafter.

Reason: To prevent flooding by the ensuring the satisfactory storage and disposal of surface water from the site. Details are required prior to commencement in any phase or sub-phase to maximise the options that are available to achieve a sustainable drainage system. Infiltration of surface water into contaminated ground has the potential to impact on surface water quality and pose unacceptable risks to controlled waters.

- (19) Prior to the commencement of development in any phase or sub-phase details of facilities, by which vehicles will have their wheels, chassis and bodywork cleaned so as to be free of mud and similar substances at the application site, details of construction vehicle loading/unloading and turning facilities and details of parking facilities for site personnel and visitors during construction phase for that phase or sub-phase shall be submitted to approved in writing by the Local Planning Authority. The approved facilities shall be provided prior to construction work in any phase or sub-phase commencing on site and maintained as such in an effective working condition and used before vehicles exit the site and enter onto the adopted highway for duration of the construction works.

Reason: To ensure that no mud or other material is taken from the site on to the neighbouring highway by wheels of vehicles leaving the site to the detriment of highway safety and the amenities of local residents and to ensure that adequate space is available on site to ensure construction phase can be carried out without a detrimental impact on highway safety and local amenities. Details are required prior to commencement in any phase or sub-phase to avoid unacceptable implications during the construction phase.

- (20) Prior to development commencing in any phase or sub-phase, a scheme for the enhancement of biodiversity on in that phase or sub-phase shall have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall take account of any protected species that have been identified on the site, shall include the enhancement of biodiversity through integrated methods into the design and appearance of the dwellings by means such as swift bricks and bat tubes or bricks and in addition shall have regard to the enhancement of biodiversity

generally. It shall be implemented in accordance with the approved proposals prior to first occupation of dwellings in any phase or sub-phase and shall be maintained in perpetuity.

Reason: To protect and enhance existing species and habitat on the site in the future and ensure that the enhancement methods can be successfully implemented prior to, during or after completion of the any phase or sub-phase of the development. This information is required prior to commencement of development in any phase or subphase as any site works have the potential to harm any protected species present.

- (21) Prior to the commencement of development a phasing plan that indicates the number of phases within the residential development, the number and type of residential units proposed in each phase, projected commencement dates for each phase and a timescale for the completion of each phase shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter the redevelopment of the residential element of this development shall be undertaken in accordance with the approved phasing plan.

Reason: No details relating to the phasing of the residential development have been submitted and these details are required prior to commencement as in the absence of such details the residential element of the development could potentially be harmful to the character and appearance of the surrounding area and residential amenity.

- (22) Construction of any phase or sub-phase development shall not commence until details of the proposed means of foul drainage for that phase or sub-phase have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.

Reason: To avoid pollution of the surrounding area and required prior to commencement of development in any phase or sub-phase due to the means of foul drainage suggested in the planning application and the implications this may have on the layout of the development.

- (23) The details submitted pursuant to condition 1 shall show all buildings to have a minimum set back of 7m from the front (northern) boundary of the site.

Reason: To ensure a satisfactory appearance to the development in its context.

- (24) The development hereby permitted shall be carried out in accordance with the following plans:

Transport Statement, 1:1250 Site Location Plan, Drawing number 2353/1/- (Block Plan) (Indicative Only) - Matters relating to point of access only.

Reason: For the avoidance of doubt and in the interests of proper planning.

INFORMATIVES

- (1) A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

- (2) Should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

- (3) A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sew capacity check to identify the appropriate connection prior to the development, Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk
- (4) Planning permission does not convey any approval for construction of the vehicular crossings, or any other works within the highway, for which a statutory licence must be obtained separately. Applicants should contact Kent County Council Highways (www.kent.gov.uk or 03000 41 81 81) for further information.

Case Officer: Rachael Elliott

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.