

REPORT SUMMARY

REFERENCE NO - 17/503237/OUT

APPLICATION PROPOSAL

Outline Application (Some Matters Reserved) for erection of residential development providing up to 18 units and provision of parking spaces. Access and scale being sought, with remaining issues to be determined as reserved matters.

Description changed from: Outline Application (Some Matters Reserved) for demolition of existing buildings, and cessation of commercial use on site; Erection of residential development providing 18 No. units, of which 12 x 1 Bed and 6 x 2-Bed. Provision of 16 parking spaces/2 disabled spaces and 4 visitor spaces. Access, Layout and Scale being sought.

ADDRESS J B Garage Doors Straw Mill Hill, Tovil, Maidstone, Kent ME15 6FL.

RECOMMENDATION Grant outline planning permission with conditions and subject to a Section 106 agreement and conditions as detailed in Paragraph 11 of the report.

SUMMARY OF REASONS FOR RECOMMENDATION

- The site lies within the urban area of Maidstone whereby the principle of the scheme is considered to be acceptable subject to other policies.
- The scheme will utilise a brownfield site for a mix of market and affordable homes including those available for market rent.
- The buildings are considered to be of acceptable scale, appropriate to their context and subject to conditions will assimilate within the area without harm to nearby properties.
- The proposed access is acceptable and the indicative parking layout would suggest that there would be sufficient space for parking.
- The scheme is considered acceptable in relation to all other relevant planning matters and will comply with the development plan. On this basis, it is considered that there are no overriding material considerations to indicate a refusal of planning permission, and it is recommended that planning permission is granted subject to planning conditions and legal agreement.

REASON FOR REFERRAL TO COMMITTEE

Councillor Derek Mortimer has said that should officers be minded to recommend approval the application is 'called in' to committee for the following summarised reasons:

Although the application is outline only, more detail needs to be provided at this stage in terms of vehicle assess use and footpath proposals. The proposed parking within the site is totally inadequate, 18 flats with a (questionable) 18 spaces. The local bus service is poor and getting worse and many residents are reluctant to use it because they cannot guarantee getting to their destination at the required time.

- There is a need and demand for one and two bed units but I have serious concerns that some of these units will essentially be bed-sits and not flats.

<ul style="list-style-type: none"> Poor internal layout appears to be confined would be detrimental to any future enjoyment by residents. I support residential development on this site but would like to see a reduction in the amount of units, better design and perhaps omitting the smaller units with the view to providing more parking on the lower level. Surface water run off from anywhere in this area is a major concern. Local flooding regularly occurs at the junction of Straw Mill Hill and Tovil Hill and although regular cleansing takes place the capacity must be increased to cope with any further development in this proximity. 			
WARD South	PARISH/TOWN COUNCIL Tovil	APPLICANT Baker Byrne LLP AGENT SJM Planning And Construction Ltd	
DECISION DUE DATE 28/09/17	PUBLICITY EXPIRY DATE 24/10/17	OFFICER SITE VISIT DATE 21/12/2017	
RELEVANT PLANNING HISTORY (inc appeals and relevant history on adjoining sites):			
App No	Proposal	Decision	Date
16/506547/PAME ET	Pre application Meeting - Demolition of existing buildings and storage areas. Erection of residential flat development.	CLOSED	27.09.2016
05/0523	Change of use and erection of 10 No. town houses with associated car parking as shown on site layout, block plans and elevational drawings received on 22 February 2005, 9 March & 16 March 2005 and as amended by plans JBGA – 103, 3210 letter dated 26 May 2005 received on 27 May 2005.	PER	19.07.2005
90/0737	Proposed alterations to existing building as validated by agent's plan No. 90-20-03A received 17 October 1990.	PER	16.11.1990
89/0429	Two storey office accommodation.	PER	06.10.1989

MAIN REPORT

1.0 BACKGROUND

- 1.1 This application was deferred at the Committee meeting on 1st February 2018 for the following reasons:

- Investigate the scope for improved pedestrian links from the site entrance to existing footways;
- Seek the advice of Kent Highway Services on the cumulative impact of new development in the area on the highway network;
- Enable a representative of Kent Highway Services to be in attendance when the application is discussed;
- Review the density, design and layout of the scheme having regard to the topography, setting and history of the site and seek to secure the provision of structural landscaping; and
- Discuss with the Council's Parks and Open Spaces Team whether the proposed Open Space Contribution might be spent at other sites within the immediate area subject to CIL compliance checks.

1.2 The original committee report is attached as an appendix.

2.0 ADDITIONAL INFORMATION SUPPLIED

- 2.1 New pedestrian links have been introduced from the site entrance to existing footways.
- 2.2 The location plan has been extended by approximately 5.0 metres to the south, which allows the proposed footpath to meet the footpath that had been included in planning application 15/505441/OUT (Tovil Quarry site - erection of up to 108 dwellings with associated vehicular access from Straw Mill Hill, Tovil).
- 2.3 New red line encompassing the extended footpaths.
- 2.4 New planning forms with revised certificate D to advertise the development proposal taking place on land with unknown ownership.
- 2.5 Comments by KCC Highways have been made with regard to the cumulative impact of residential developments in this area.
- 2.6 The description of the development proposal has been altered to remove references to layout being considered as part of the current application and to allow a range of up to 18 dwellings to be provided.
- 2.7 New public amenity spaces have been identified which could be funded by contributions from the development proposal as the previous contributions towards parks have already secured funding.

3.0 REPRESENTATIONS

- 3.1 No representations from members of the public have been received to date.

CONSULTEE RESPONSES -

- 3.2 Tovil Parish Council
Comments unchanged – object

- 3.3 KCC Highways:
No objection on the amended footpaths provided.
- 3.4 MBC - Parks and Leisure
Contributions for alternative parks have been requested as Woodbridge Drive play area already had sufficient funds allocated to it. The alternative parks suggested are Bridge Mill Way and Hayle Place Nature Reserve.
- 3.5 NHS West Kent have removed their request for contributions since the previous application due to a policy change where they do not seek contributions on applications of less than 20 dwellings.

4.0 APPRAISAL

- 4.1 Following deferral of the application at the committee meeting of the 1st February 2018 on the grounds cited in paragraph 1.1 above, the following changes have been secured to the application:

Proposed pedestrian links

- 4.2 The proposed pedestrian links/footpaths would connect with those included in planning application 15/505441/OUT (Tovil Quarry site - erection of up to 108 dwellings with associated vehicular access from Straw Mill Hill, Tovil). They would extend north along the road stopping short of Cave Hill, and providing a break to accommodate the site access. There is an existing pavement north of the Cave Hill junction, and the existing and proposed pavements would assist in the provision of a safer pedestrian route on Straw Mill Hill. The provision of these pedestrian links would be secured by a S278 agreement with KCC Highways which would be secured via a suggested condition.
- 4.3 The proposed pavements provide safer pedestrian links around the access to the site and would alleviate any highway safety concerns in this regard. This addresses the first concern raised by members.

Cumulative impact of residential development onto highways

- 4.4 KCC Highways have commented on the cumulative impact of the residential developments in this area. In order to provide some insight into this, reference should be made to the more significant Skillcrown Homes application (15/505441/FULL) which is adjacent to the site, as a transport assessment (TA) was provided as part of the application. (This is in contrast to this application site which is not of a scale that requires a transport assessment to be undertaken.)
- 4.5 The transport assessment supplied for Skillcrown Homes took into account the neighbouring site as committed development (a further 275 – 300 dwellings) and established that there will be no significant impact under all development scenarios – including 2025. Furthermore, the Highways response to the TA stated, 'The results of the capacity assessment

demonstrate that the junction operation will satisfactorily accommodate the development traffic in the 2025 design year.

- 4.6 On a wider scale KCC Highways consider that it is likely that many of the additional traffic movements will gravitate to/from the A229 corridor, given that this forms the nearest major road. Consequently there are some concerns regarding the cumulative effects of further traffic on congestion and delays to road users on this route. In this instance however, the Transport Assessment submitted for the Skillcrown Homes development has demonstrated that the scale of any increase will be small and is therefore unlikely to exceed the variations in traffic volumes that occur on a day-to-day basis. The impact is not therefore regarded to be severe when viewed in the context of the current conditions.'
- 4.7 With these comments in mind, it can be concluded that, while there may be some impact on the surrounding area as a result of the cumulative development in this area, this development proposal for up to 18 units would not result in a significant increase in traffic to warrant a refusal on highways grounds.

Density, design and layout of scheme

- 4.8 The description of the development proposal has now been amended. The previous description read:
Outline Application (Some Matters Reserved) for demolition of existing buildings, and cessation of commercial use on site; Erection of residential development providing 18 No. units, of which 12 x 1 Bed and 6 x 2-Bed. Provision of 16 parking spaces/2 disabled spaces and 4 visitor spaces. Access, Layout and Scale being sought.
- 4.9 The current description reads:
Outline Application (Some Matters Reserved) for erection of residential development providing up to 18 units and provision of parking spaces. Access and scale being sought, with remaining issues to be determined as reserved matters.
- 4.10 As can be seen, the current description removes any reference to design and layout, as only the principle of development, access and scale can be assessed. The development relates to 'up to 18 units,' and there are no specifications for sizes/mix etc, therefore the actual number and size/mix of units, in addition to their design and layout, can be assessed as part of a reserved matters application. This said, the indicative plan provides an indication of how layout could be achieved to provide a detached building accommodating up to 18 flats on the site.
- 4.11 The relationship of the development to adjoining land is an important consideration in this case as the site adjoins sites that are occupied or have planning permission for residential development as detailed earlier in this report. The illustrative layout of the development suggests that there would

be a separation distance of approximately 15-20m between the proposed development and the adjoining residential uses to the north and west of the site and as such any impact on the residential amenities of neighbours will be minimised, and not cause harm to the living conditions of neighbouring properties.

- 4.12 To the south of the site, there is an existing belt of trees that fall within the ownership of a neighbouring planning application for the erection of 272 houses currently under consideration referenced 15/509041/REM. Although some of the trees would be removed, a landscape buffer is shown on the drawings to be retained, and reinforced in part, as part of the reserved matters application. The indicative block plan shows the proposed building to be sited approximately 19 metres from this boundary. This, in conjunction with the changes in land levels will minimise any impact to neighbouring occupiers to acceptable levels and demonstrates that an acceptable layout and design can be achieved for a future reserved matters application.
- 4.13 The differences in land levels between this site and adjoining neighbours to the north of the site would result in the proposed development being set at a higher level. However, given the separation distance of approximately 17 metres at the closest point of the development (as set out on the indicative plans) the proposal would pass the light test on both plan and elevational drawings and, as such, it is considered that the potential impact on the flats and the future occupiers of the application site with regard to overshadowing, overbearing and loss of light is to acceptable level. The distance would be sufficient to minimise any issues in terms of issues relating to loss of privacy.
- 4.14 In terms of scale, a condition was added previously in order to restrict the development to a maximum of three storeys on the application site. In numerical terms, the condition is recommended to restrict the development to a height of no more than 11 metres which is similar to the illustrative drawings put before the committee on 1st February 2018. However, in this instance, the description of development has been changed to refer to up to 18 dwellings on the site and would therefore allow for a lower number of units or 18 units to come forward at the reserved matters stage. This would allow for a degree of flexibility in design and layout terms to ensure sufficient privacy distances are maintained to sensitive neighbouring boundaries.

Provision of structural landscaping

- 4.15 Landscaping of the site is reserved for future consideration, and this being the case it means that the submitted landscaping details are for illustration purposes only. The application site is limited in size and there is limited opportunity for soft landscaping, green areas and a communal amenity area for future residents. If structural landscaping is incorporated as requested by members at the previous meeting, then the limited area for soft landscaping would be reduced. However, given that layout is not for consideration at this stage and the footprint of the building is shown on the submitted plans for illustrative purposes only, then I find it reasonable to add wording to the

landscaping condition (condition 2 below) setting out that when the landscaping details are submitted for consideration, that the details shall include a structural landscaping belt along the rear (west) and front (eastern) boundary to help assimilate the development into the landscape setting.

Open space contributions

- 4.16 Following discussions with the Parks team it has been confirmed that the previous requests for funds to be directed to the Woodbridge Drive play area have been revisited as this play area already had sufficient funds allocated to it. Parks have therefore requested contributions of:

£28350 (if 18 units provided) is split 50/50: £1575 per dwelling at the following sites:

£14175 to Bridge Mill Way for improved play and sport facilities
£14175 to Hayle Place Nature Reserve for new tractor store/barn and fencing to allow site to be sustainably managed for continuing public use.

The Parks team have confirmed that the request is in line with CIL 123 requirements in that no more than 5 contributions have been secured to fund these projects.

4.17 Further contributions

- Library Bookstock - There is a requirement for the developer to contribute £48.02 per dwelling and as such a total of £864.28 is required for a development of 18 units.
- Primary Education - Although there is a need for Primary School contributions, due to the current Government's 5 obligation pooling restriction KCC are unable to pursue the request
- Secondary Education - Although there is a need for Secondary School contributions, due to the current Government's 5 obligation pooling restriction KCC are unable to pursue the request

5.0 **CONCLUSION**

5.1 The application relates to an outline application for residential development with access and scale assessed at this stage whilst layout, appearance and landscaping are reserved for future consideration. With this in mind, the subject matter of this application is whether the site is suitable for residential development, whether it could satisfactorily accommodate the proposed number of dwellings, whether the means of access is acceptable, and whether the scale of the development is acceptable.

5.2 On all those points, the application is considered acceptable. In addition, the site specific impacts have been assessed and there are no issues that would suggest the site either would not be suitable for development or that the site cannot accommodate the proposed development.

- 5.3 Previous concerns raised by the Parish Council and neighbours are noted, however, it is considered that the proposal would not result in any unacceptable highway safety issues to warrant refusal of the application on this ground. KCC Highways & Transportation raise no objection to the proposed access and amended pedestrian links.
- 5.4 It is considered that the site accords with the development plan and other material considerations weigh in favour of the development. Therefore it is recommended that outline permission is granted subject to the imposition of the appropriate planning conditions and Section 106 agreement as detailed herein.

6.0 RECOMMENDATION

Subject to the prior completion of a legal agreement to provide for the Heads of Terms set out below and subject to the conditions as set out below, the Head of Planning and Development BE DELEGATED POWERS TO GRANT planning permission, and to be able to settle or amend any necessary Heads of Terms and planning conditions in line with the matters set out in the recommendation and as resolved by the Planning Committee.

Heads of Terms

1. The provision of 30% affordable residential units within the application site comprising of indicative targets for tenure of 70% affordable rent/social rent or a mix of the two and 30% intermediate housing
2. Library contribution of £48.02 per dwelling towards libraries to address the demand from the development towards additional book stock and help to replenish it in the Maidstone borough.
3. Open Space Contribution of £1575 per dwelling. This based on off-site provision that cannot be provided onsite to be used towards improvements at the Hayle Place Nature Reserve and Bridge Mill Way recreation area on a 50/50 proportional basis.

Conditions:-

1. The development hereby approved shall not commence until approval of the following reserved matters has been obtained in writing from the local planning authority:

a) appearance (b) landscaping (c) layout

Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

The development 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: 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 reserved matters application relating to landscaping and in pursuant of condition 1 should including a full landscaping plan and specification which is based upon the opportunities and mitigation measures set out in the Maidstone Landscape Character Guidelines and should include native species and species which are good pollinators for local wildlife. The landscaping scheme shall include a strategic landscape buffer to the east and west of the site in order to assimilate the development into the landscape setting.

Reason: to give clarity on the appropriate type of landscaping which is suitable to the local area and to help assimilate the development into the landscape setting.

3. Landscaping details submitted pursuant to conditions 1 and 2 shall be implemented in the first available planting season following first occupation of the development hereby approved. Any part of the approved landscaping scheme that is dead, dying or diseased within 5 years of planting shall be replaced with a similar species of a size to be agreed in writing beforehand with the Local Planning Authority. The details relating to landscaping shall include the retention of the hedge along the western boundary or its meaningful replacement and a landscape scheme designed in accordance with the principles of the Council's landscape character guidance. The scheme shall show all existing trees, hedges and blocks of landscaping on, and immediately adjacent to, the site and indicate whether they are to be retained or removed, provide details of on site replacement planting to mitigate any loss of amenity and biodiversity value and include a planting specification, a programme of implementation and a [5] year management plan.

Reason: In the interests of visual amenity.

4. The details submitted in pursuance of Condition 1 shall include details of how decentralised and renewable or low-carbon sources of energy will be incorporated into the development hereby approved have been submitted to and approved in writing by the local planning authority. The development 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.

5. The development hereby permitted shall be carried out in accordance with the following approved plans:-
 - 15.03.2018 2016-024v9-PropEast;
 - 15.03.2018 2016-024v9-PropNorth;
 - 15.03.2018 2016-024v9-PropSouth;

15.03.2018 2016-024v9-PropWest;
28.09.2017 2016-024v9-BlgPos
28.09.2017 2016-024v9-LargeVehicle
18.07.2018 2016-024v9-PropBlock
26.06.2018 2016-024v9-Location plan

Reason: For the purposes of clarity and to ensure the quality of the development is maintained.

6. Prior to the development above slab level details of all external materials (including wearing surfaces for the roads, turning and parking areas), shall have been submitted in writing for the approval of the Local Planning Authority. The development shall only be carried out in accordance with the approved details.

Reason: In the interests of visual amenity.

7. The development hereby approved shall not commence above slab level until details of a scheme for the enhancement of biodiversity on the site 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, bat tube 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 occupation 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, during or post development. This information is required prior to commencement as any site works have the potential to harm any protected species that may be present.

8. No external lighting shall be installed until details have been submitted to, and approved in writing by the Local Planning Authority. This submission shall include a layout plan with beam orientation and a schedule of light equipment proposed (luminaire type; mounting height; aiming angles and luminaire profiles). The approved scheme shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation. The scheme shall be in accordance with the requirements outlined in the Bat Conservation Trust and Institution of Lighting Engineers documents Bats and Lighting in the UK.

Reason: To protect the appearance of the area, the environment and wildlife from light pollution.

9. Prior to development commencing full details of tree protection shall have been submitted to and approved in writing by the Local Planning Authority. Any trees to be retained must be protected by barriers and/or ground protection in accordance with BS 5837 (2005) 'Trees in Relation to Construction-Recommendations'. The approved barriers and/or ground protection shall be erected before any equipment, machinery or materials are brought onto the site and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed, nor fires lit, within any of the areas protected in accordance with this condition. The siting of barriers/ground protection shall not be altered, nor ground levels changed, nor excavations made within these areas without the written consent of the Local Planning Authority;

Reason: To safeguard existing trees to be retained and to ensure a high quality development.

10. Prior to development commencing the applicant, or their agents or successors in title, shall have secured the implementation of a programme of archaeological work in accordance with a written 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. This information is required prior to commencement as any site works have the potential to harm items of archaeological interest

11. Prior the commencement of development above slab level, details of EV rapid charge points (of 22kW or faster) should be submitted for approval by the Local Planning Authority. This should be on the basis of one space per 10 residential dwellings (where no dedicated off-street parking is provided) and where dwellings with dedicated off-street parking should be provided with their own charge points for low-emission plug-in vehicles. Once approved, the details shall be implemented prior occupation of the dwellings and retained thereafter.

Reason: To promote the reduction of CO2 emissions through the use of low emissions vehicles in accordance with paragraph 35 of the NPPF.

12. Before any unit is occupied, details for the storage and screening of refuse shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To facilitate the collection of refuse, preserve visual amenity and to reduce the occurrence of pests.

13. No development shall take place until details of bicycle storage facilities showing a covered and secure space have been submitted to an approved in writing by the Local Planning Authority. The approved bicycle storage shall be

completed prior to occupation of the development and shall thereafter be retained.

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

14. Development shall not begin until a detailed sustainable surface water drainage design for the site has been submitted to (and approved in writing by) the local planning authority. The detailed drainage design shall demonstrate that:-
- i. Surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100yr storm) can be accommodated onsite before being discharged at an agreed rate to the receiving watercourse.
 - ii. Measures to prevent silt, mud and other pollutants from entering the downstream watercourses during construction.
 - iii. Appropriate allowances for climate change have been incorporated into design.

Reason: In the interests of sustainable drainage.

15. No building hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:-
- i. a timetable for its implementation, and
 - ii. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.

Reason: In the interests of sustainability.

16. The development hereby permitted shall be no more than three storeys in height including any roof space which is used as habitable rooms and the ridge height shall not exceed 11.0 metres from normal ground level.

Reason: To ensure conformity with the existing form and character of development in the surrounding area.

17. The development hereby approved shall not commence above slab level until, details of hard landscape works have been submitted to and approved in writing by the local planning authority and the development shall be carried out in accordance with the approved details before the first occupation of the building or land.

Reason: To ensure a satisfactory appearance to the development.

18. The development hereby permitted shall not be commenced until the following components of a scheme to deal with the risks associated with contamination of the site shall have been submitted to and approved, in writing, by the local planning authority:-
- a) A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.

 - b) A site investigation, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

 - c) A remediation method statement (RMS) based on the site investigation results and the detailed risk assessment (2). This 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.

Any changes to these components require the express consent of the local planning authority. The scheme shall thereafter be implemented as approved.

Reason: In the interests of protecting the health of future occupants from any below ground pollutants.

19. A contaminated land Closure Report shall be submitted upon completion of the works. The closure report shall include full verification details as set out in point 3 of the preceding condition. This 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: In the interests of protecting the health of future occupants from any below ground pollutants.

20. On completion of the construction of the properties, a scheme to demonstrate that the internal noise levels within the residential units 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 dwellings and be retained thereafter.

Reason: To protect the amenity of future residential occupiers.

21. Before the commencement of construction, details of the following shall be submitted to, and approved in writing by, the local planning authority:
- Provision of construction vehicle loading/unloading and turning facilities prior to commencement of work on site and for the duration of construction.
 - Provision of parking facilities for site personnel and visitors prior to commencement of work on site and for the duration of construction.
 - Provision of measures to prevent the discharge of surface water onto the highway.
 - Provision of wheel washing facilities prior to commencement of work on site and for the duration of construction.
 - Completion and maintenance of the access shown on the submitted plans prior to the use of the site commencing.

Reason: In the interests of highway safety and to avoid inconvenience to other road users.

22. No dwellings hereby approved shall be occupied until such time as the highways works to extend the pedestrian links around the site entrance as shown on approved plan 2016-024v9-PropBlock received on 18.07.2018 have been secured and constructed in full as part of a S278 agreement with KCC Highways.

Reason: In the interests of highway safety.

INFORMATIVE

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.

It is the responsibility of the applicant to ensure, before the development hereby approved is commenced, that all necessary highway approvals and consents where required are obtained and that the limits of highway boundary are clearly established in order to avoid any enforcement action being taken by the Highway Authority.

Across the county there are pieces of land next to private homes and gardens that do not look like roads or pavements but are actually part of the road. This is called 'highway land'. Some of this land is owned by The Kent County

Council (KCC) whilst some are owned by third party owners. Irrespective of the ownership, this land may have 'highway rights' over the topsoil.

Information about how to clarify the highway boundary can be found at <https://www.kent.gov.uk/roads-and-travel/what-we-look-after/highway-land/highway-boundary-enquiries>

The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under such legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.

Case Officer: Jocelyn Miller

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