



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

4. 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



GRANT OF PLANNING PERMISSION WITH CONDITIONS

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: 29 September 2015

F.A.O Mr J Bradburn
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Town and Country Planning Act 1990 (as amended)
Application for Full Planning Permission

APPLICATION NO: 14/00757/AS

PROPOSAL: Residential development of 250 dwellings to include creation of new vehicular access from Smallhythe Road and Recreation Ground Road, new pedestrian access, open space, landscaping and associated works (TENT 1)

LOCATION: Land south west of Recreation Ground Road and north and east of, Smallhythe Road, Tenterden, Kent

APPLICANT: Mr Jon Bradburn c/o Agent - Wellbeck Strategic Land LLP and Taylor Wimpey (South East) Ltd Montagu Evans LLP 5 Bolton Street London W1J 8BA

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

Subject to the following conditions and notes:

Implementation and phasing

- 1 The development hereby permitted shall be begun before the expiration of 3 year 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.

- 2 Prior to the commencement of the development hereby permitted a plan showing the proposed phasing of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the plan approved or such other phasing plan which may be approved in writing by the Local Planning Authority subsequently.

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

- 3 Prior to the commencement of each phase of development hereby approved a programme of works for each phase of the development, confirming the phases of development 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. Each phase of the development shall be carried out in accordance with the approved details and programme unless otherwise agreed in writing by the Local Planning Authority.

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

- 4 The open space and replacement wildflower meadow on the southern boundary of the site shall be constructed and landscaped in accordance with details previously submitted to and approved in writing by the Local Planning Authority as part of the first phase of any development on the site.

Reason: To ensure the early replacement of the wildflower meadow and the provision of open space for the new residents in the early stages of the scheme in the interests of the amenity of the area and the occupiers of the new dwellings.

- 5 The on-site play area shall be constructed and landscaped in accordance with details previously submitted to and approved in writing by the Local Planning Authority in accordance with the phasing agreed under condition 2. The details to be submitted shall include future management arrangements and the play area shall be maintained in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that the area is properly maintained.

- 6 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, unless otherwise agreed by the Local Planning Authority.

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.

Appearance and External Detailing

- 7 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 only 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.

8 Prior to the commencement of the development hereby permitted (with the exception of archaeological or preliminary site investigations) 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) 1:20 sectional details through: window reveals and cills; eaves, fascias, soffits and barge boards; ridge, bays and dormer windows and decorative brickwork
- (b) 1:20 vertical and horizontal sections through windows
- (c) 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)
- (d) 1:20 details of any architectural features on the buildings including decorative hanging tiles, corbelling dentil courses and similar
- (e) 1:100 sectional details to show the internal ceiling heights of the dwellings.
- (f) Details of rainwater goods, balconies, including final colour finish
- (g) 1:50 scale and sections sufficient to identify all external gas and electricity meters, their colour and the relationship of such meters to proposed adjacent ground levels whether hard or soft landscaped
- (h) Details of any other external fittings to dwellings and their locations (including aerials, dishes and amenity lighting)
- (i) The location, height and design of any brick boundary wall, pier and coping
- (j) The location and height of all proposed fences and gates including style, materials, detailing and final finish colour
- (k) Details of any proposed extract vents and flues
- (l) 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
- (m) Details of over gutter roof ventilation
- (n) Details of external storage areas

Thereafter, all dwellings buildings and structures within each phase to which the details of construction (a) – (n) inclusive relate shall be constructed in accordance with the details of (a) – (n) inclusive as approved by the Local

Planning Authority in writing relating to the relevant phases and shall not be altered unless otherwise previously approved by the Local Planning Authority in writing.

Reason: Further details are required in order to

- a) ensure that the external fine detail of dwellings and buildings/structures is of a high design quality,
- b) the development complies with adopted space standards,
- c) to ensure that the completed development is of a quality sufficient to preserve and enhance the adjoining Conservation Area and,
- d) in the interests of visual amenity.

9 Prior to the commencement of any superstructure works (i.e. damp proof course and above) for any of the buildings in a phase as agreed under Condition 2, control panels shall be constructed on each phase of the site and photographs submitted to the Local Planning Authority for information and **the panels** retained on site until the external elevations in that phase have been completed. These panels shall measure at least 2m x 2m, sufficient to demonstrate the typical details approved under Condition 8 for each of the dwelling types proposed for that phase, sufficient to act as a reference point for the details that shall then be incorporated into the dwellings and structures on the site.

Reason: To ensure that the development meets the standard of high quality design purported in the Design and Access Statement and supported throughout the consultation process.

10 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.

11 The sash windows to the elevations of house types

N-3-2-H (A, B),	W-3-2-H (A, A1, A2, A3, B, C, D),	W-4-2.5-H (A, B, C, E, F),
N-4-2-H (A, B, B1, B2),	W- 4-2-C (A),	W-5-2.5-H (A, B, C, D),
N-4-2.5-H (A, B, B1, B2),	W-4-2-H (A, B),	Apartment Blocks 1, 2, 3 and 4

shall be fully operational and functioning sliding sash windows and these shall not be changed to alternative functioning / opening windows without the prior written approval of the Local Planning Authority.

Reason: In the interests of visual amenity and to ensure a high quality development.

- 12 The windows and frames of all of the dwellings hereby approved shall be constructed from timber. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any other Order or any subsequent Order revoking or re-enacting that Order) these shall not be altered without the prior written approval of the Local Planning Authority.

Reason: In the interests of visual amenity and to ensure a high quality development.

- 13 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 on page 31 of the Design and Access Statement 'Front Boundaries', dated May 2014.

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-inforcing character and helping to achieve richness and variety.

- 14 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 hard landscaping used in the public realm for each such phase shall be submitted to and approved by the Local Planning Authority in writing. The details of hard landscaping for that phase shall be provided in accordance with the strategy set out on pages 46-48 of the Design and Access Statement 'Hard Landscape Strategy'; 'Hard Landscape Materials Schedule' and 'Hard Landscape Materials Palette', dated May 2014, and amended.

The details shall include:

- (a) A coloured up plan at 1:100 scale for that phase showing details of hard landscaping;
- (b) 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.

Reason: In the interests of the visual amenity of the development to ensure that the hard landscaping is appropriate to that phase of the development; reinforcing character and helping to achieve richness and variety.

Public Realm and Lighting

- 15 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 be designed in accordance with the strategy and mitigation set out in the Illumination Impact Profile – Land at Tenterden, Kent by Hoare Lea Lighting (16-1602199-150514-Lg-Tenterden lip-01 P2) dated May 2014.

The details shall include:

- (a) The locations of all external lighting
- (b) Precise details of the fixtures to be used
- (c) The hours of operation of all external 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 to limit the impact of lighting on sensitive local receptors, light emanating from the scheme and to comply with the adopted Dark Skies SPD 2014.

- 16
- (a) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (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.

17 Prior to the occupation of the dwellings on plots TW28 – TW34 (inclusive) the bollards shown on plan 5654U/002_G and measures to prevent supermarket shopping trolleys being brought onto the site from the adjoining supermarket shall have been provided in accordance with details previously submitted to and approved by the Local Planning Authority in writing. 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.

18 Prior to the occupation of the opening of the road in front of plots WSL76-WSL81 (inclusive) shown on plan 5654U/002_G a vehicular barrier shall have been provided in accordance with details previously submitted to and approved by the Local Planning Authority in writing. The barrier 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.

19 Prior to first occupation of each phase of the development, details of the Controlled Parking Zone shall be submitted to and agreed in writing by the Local Planning Authority. These details shall include any signs, lines and any other highway apparatus associated with the CPZ, and their siting within that phase of the development. The CPZ shall be implemented in accordance with these details unless otherwise agreed by the Local Planning Authority in

writing.

Reason: To ensure that streets remain free of clutter in the interests of visual amenity.

- 20 Within 6 months of the commencement of the development hereby permitted details of public art to be provided within the development shall be submitted to and approved in writing by the Local Planning Authority in the form of a "Public Art Brief".

Such Public Art Brief shall include:

- (a) details of proposed public engagement with the production of the artwork to be provided,
- (b) details of the location type and form of such public art,
- (c) a timetable for the manufacture and installation of the public art within the development, and;
- (d) details of the arrangements for the ongoing maintenance thereof.

The public art shall be implemented retained and maintained in accordance with the details approved by the Local Planning Authority 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.

Refuse and recycling

- 21 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, full details of facilities to accommodate the storage of refuse and material for recycling for each dwelling and its collection by refuse vehicles shall be submitted to and approved by the Local Planning Authority in writing. The approved details shall be implemented before the occupation of each dwelling to which they relate. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any other Order or any subsequent Order revoking or re-enacting that Order) no development shall be carried out to preclude the availability or use of these facilities.

Reason: To ensure satisfactory arrangements are put in place and retained in perpetuity for the collection and storage of refuse and recycling.

Landscaping and Trees

- 22 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, full details of a hard and soft landscaping scheme for each phase (which may include entirely new planting, retention of existing planting or a combination of both) shall be submitted to and approved in writing by the Local Planning Authority. Details of boundary treatment in relation to plot WSL99 should not limit the visibility splays to the adjacent junction.

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

- 23 All hard and soft landscape works approved under condition 22 shall be carried out in accordance with the approved details. For each phase works shall be carried out prior to the occupation of any part of the relevant phase of the development or in accordance with a programme previously agreed in writing with the Local Planning Authority.

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

- 24 Any trees or plants whether new or retained which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

- 25 The planting details submitted for the phase which includes the southern boundary (Green Edge) of the site shall include provision for a new boundary treatment comprising native hedgerow and native hedgerow trees. The approved details shall then be carried out in accordance with the requirements of conditions 22-24 inclusive.

Reason: To ensure an appropriate boundary treatment at the southern edge of the developed part of town and in the interests of the amenity of the area.

- 26 Prior to the soft landscaping works approved under condition 22 being commenced a 'soft landscaping implementation notice' shall have been served on the Local Planning Authority in writing stating the date of commencement of landscaping works relating to that phase and the anticipated date of completion of the soft landscaping works within the relevant planting season.

Within 10 working days of the completion of the approved soft landscaping works other than for street trees a 'soft landscaping completion notice' shall have been 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 22.

Reason: To enable the local planning authority to monitor soft landscaping works for compliance with the approved soft landscaping details.

27 All existing hedges or hedgerows shall be retained, unless shown on the approved drawings as being removed. All hedges and hedgerows on and immediately adjoining the site shall be protected from damage for the duration of works on the site. Any parts of hedges or hedgerows removed without the Local Planning Authority's prior written consent or which die or become, in the opinion of the Local Planning Authority, seriously diseased or otherwise damaged within five years following the final landscaping plot completion notice for each phase shall be replaced as soon as is reasonably practicable and, in any case, by not later than the end of the first available planting season, with plants of such size and species and in such positions as may be agreed in writing with the Local Planning Authority.

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

28 The proposed ponds shown on plan 5654U/002_G shall be constructed in accordance with details to be submitted to and approved in writing by the local planning authority prior to the commencement of the relevant phases of development.

The scheme shall include the following features:

- Native plant species of local provenance
- New roads around the pond should have small /dropped curbs to allow safe passage of amphibians
- Tree protection measures
- Levels

Reason: To ensure that the proposed ponds are developed in a way that contributes to the nature conservation value of the site in accordance with national planning policy by providing suitable habitats for wildlife.

29 Prior to the occupation of 113 dwellings on the site or the Recreation Ground Road access to the site having been brought into use whichever is the sooner, the landscaping proposals shown on plan 25638-001-040 D shall have been implemented in accordance with details that shall have been previously submitted to and approved in writing by the Local Planning Authority. Any trees or plants whether new or retained which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of the amenity of the area and to help assimilate the development into the area.

30 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; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years

from the date of first occupation of each phase

- (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 trees 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.

- 31 All trees planted shall be protected against stock and rabbits when planted in accordance with details that shall have been previously agreed with the Local Planning Authority and such protection shall be maintained at all times.

Reason: In the interests of good forestry and amenity.

- 32 No cutting operations shall be carried out between 31 March and 31 August in any year.

Reason: In the interests of good forestry and to protect wildlife to accord with the requirements of the Wildlife and Countryside Act 1981.

- 33 A landscape management plan for the replacement wildflower meadow, including long term design objectives, management responsibilities and maintenance schedules, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of Phase 1 of the development. The landscape management plan shall be carried out as approved 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.

- 34 A landscape management plan relating to each phase of the development, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas and public footpaths, other than small, privately owned, domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of that phase of the development. The landscape management plan shall be carried out as approved 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.

- 35 The public open space shown on plan s106-6A shall be laid out and managed in accordance with the details approved under conditions 22, 23, 33 and 34 and shall be retained available for use by the public unless previously agreed in writing by the Local Planning Authority.

Reason: To ensure the provision of on-site public open space sufficient to replace the existing wildflower meadow to the south of the Tenterden Leisure Centre and to meet the needs of the future residents of the development.

- 36 Prior to the commencement of the Three Fields Character Area as shown on page 28 of the Design and Access Statement dated May 2014 of the development, a detailed survey relating to the proposed path layout within the TPO woodland shall be submitted to and approved in writing by the Local Planning Authority. The survey shall include the precise position as well as condition of the trees within the area as well as identifying trees that are to be removed and construction method of the paths to ensure that the retained trees are not harmed. The development shall then be carried out in accordance with the approved details.

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.

- 37 Prior to the development of each phase, a public realm study of the key junctions and typical road sections of that phase shall be submitted to and approved in writing by the Local Planning Authority.

The study shall include, but not be limited to the following:

- How anti-social parking can be self-managed;
- Surface treatments;
- Delineation of spaces;
- Delineation of controlled parking areas,
- Street planting (location and species); and
- Swept path analysis.

The detailed design of the public realm shall then be carried out in accordance with the details approved under this condition and the full design submitted to and approved in writing by the Local Planning Authority prior to the occupation of any dwelling on that phase. The approved design shall subsequently be implemented in accordance with the approved details.

Reason: To ensure that a high standard of urban design is delivered.

- 38 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 without the prior written consent of the Local Planning Authority. Any trenches for underground services should be in accordance with the current National Joint Utilities Group guidelines.

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

- 39 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, details of final levels for each phase of the development including slab levels of the buildings, road levels, the levels of planted areas, full plan and cross-section details of any proposed earthworks have been submitted to and approved in writing by the Local Planning Authority.

These details shall include any proposed grading and mounding of land areas and full details of existing and final levels throughout the development also showing the levels of the proposed development in relation to the existing ground levels of the properties along Bridewell Lane and Six Fields Path.

The development shall then only be carried out in accordance with the approved details.

Reason: In the interests of visual amenity of the surrounding area.

Ecology

- 40 Prior to the commencement of each phase, details of a scheme for the protection and enhancement of biodiversity, including bat & bird boxes, use of native species in landscaping and incorporation of features beneficial to wildlife wherever possible within and around the perimeter of the site, together with details of the timing/phasing of the respective elements forming the scheme and proposed management arrangements, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented prior to the occupation of the final dwelling of each phase identified in the approved scheme and thereafter maintained.

Reason: In order to ensure the development builds in opportunities for beneficial biodiversity as part of good design.

- 41 Herpatile exclusion fencing shall be erected around the perimeter of each phase of the site prior to its commencement in accordance with details previously submitted to and approved in writing by the Local Planning Authority. The fencing shall thereafter be retained as an effective barrier preventing herpatiles from entering each phase of the site and shall remain in situ until the completion of that phase of the development.

Reason: To ensure that European and UK protected species are not harmed as a result of the development.

- 42 Prior to the commencement of any works that might affect Great Crested Newts or their habitat, a detailed mitigation strategy shall be submitted to,

and approved in writing by the Local Planning Authority. All works shall then proceed in accordance with the approved strategy with any amendments agreed by the Local Planning Authority in writing.

Reason: To ensure adequate protection of and mitigation of the effects of the development on GCNs which are a European Protected Species.

- 43 Prior to the commencement of any works that might affect Badgers or their habitat; a detailed mitigation strategy shall be submitted to, and approved in writing by the Local Planning Authority. All works shall then proceed in accordance with the approved strategy with any amendments agreed by the Local Planning Authority in writing.

Reason: To ensure adequate protection of and mitigation of the effects of the development on Badgers which are a European Protected Species.

- 44 The development shall be carried out in accordance with the summary and conclusions relating to protected species in the Ecological Assessment by Ecology Solutions Ltd May 2014.

Reason: To ensure that European and UK protected species are not harmed as a result of the development.

Highways and Parking

- 45 The areas shown on the approved plans as vehicle parking space, garages and turning areas shall be provided, surfaced and drained in accordance with details previously 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 2015 (or any other Order or any subsequent Order revoking 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 parking spaces and turning areas.

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

- 46 The vehicle turning areas hereby approved shall be provided prior to the phase of the development to which they relate being occupied or brought into use and thereafter the area shall be retained available for this purpose.

Reason: So that vehicles may enter and leave the site in a forward gear in the interests of highway safety.

- 47 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, details of the construction of any non-adopted private roads which are to be accessed by refuse vehicles shall be submitted to and approved in writing by the Local Planning Authority. The details shall be 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". The relevant non-adopted roads shall then be constructed and maintained in accordance with the approved details.

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

48 (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 shall be applied within one year of the final dwelling of each phase being occupied.

Reason: In the interests of highway safety.

49 Pedestrian visibility splays 2 m x 2 m with no obstruction over 0.6 m above the access footway level shall be provided at each junction and communal car parking entrance prior to the first use of each access to which it relates is brought into use. The visibility splays shall be subsequently maintained free of obstruction.

Reason: In the interests of highway safety.

50 The bicycle storage facilities approved on plan 5654U/002_G shall be provided prior to the occupation of any part of the development hereby approved 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.

51 The pedestrian routes into the site from Bells Lane, Recreation Ground Road and Smallhythe Road shall be retained in perpetuity and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 2015 (or any other Order or any subsequent Order revoking or re-enacting that Order) shall be carried out so as to preclude use of the routes by pedestrians.

Reason: In order to provide greater connectivity between the site and its surroundings for pedestrians pursuant to Tenterden and Rural Sites DPD policy TENT1.

- 52 No development shall commence immediately south of the Leisure Centre (Plots WSL1-50 on plan 5654U/002_A) until details of the pedestrian connection between the highway within the site and Sandy Lane has been submitted to and approved in writing by the Local Planning Authority and the approved details shall be implemented and available for use before any of the dwellings on plots WSL1-50 are occupied.

Reason: To ensure adequate connection to the existing pedestrian network in the interests of the existing community and the future residents of the development.

- 53 No more than 50 dwellings on the site which are accessed from a single access from the existing highway shall be occupied unless and until an appropriate temporary emergency access has been provided in accordance with details previously agreed in writing by the Local Planning Authority in consultation with the Highway Authority and the Fire & Rescue Service.

Reason: To minimise the risk of the emergency services being able to access an emergency and to ensure adequate provision is made for the new residents in the event of an emergency.

- 54 No more than 112 dwellings on the site shall be occupied unless and until

- (a) The highway connection between Recreation Ground Road and Smallhythe Road shown on plan 5654U/002_G has been constructed and is available for use by the general public in accordance with details previously submitted to and approved in writing by the Local Planning Authority in consultation with the highway Authority.
- (b) The highway improvements to Recreation Ground Road shown on plan 25638-001-040 D shall have been implemented in accordance with details that shall have been previously submitted to and approved in writing by the Local Planning Authority.
- (c) The car parking, access and turning areas to the west south west and the parking area to the east north east of the Tenterden Leisure Centre have been reorganised and extended in accordance with the layout shown on plan 5654U/002_G and construction details which shall have been previously submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of highway and pedestrian safety and to ensure the development is integrated with the town centre and accessible by sustainable modes of transport.

55 No dwellings shall be occupied on the site unless and until arrangements have been made with Kent County Council for the re-phasing of the East and West Cross in accordance with details that have previously been submitted to and approved by the Local Planning Authority in writing in consultation with Kent Highways and Transportation.

Reason: To accommodate the additional traffic generated by the development and in the interests of highway safety and convenience.

56 No dwellings shall be occupied from Smallhythe Road until the footway from the Tesco site entrance to the southern junction has been widened to 2m.

Reason: In order to provide suitable pedestrian facilities along Smallhythe Road in the interests of highway safety.

57 Prior to the erection of plots TW43-TW61(inclusive) the existing Public Right of Way AB32 shall have been diverted and be available for public use in accordance with any approved diversion order to be granted by Kent County Council and shall thereafter be retained in situ and free from obstruction in perpetuity.

Reason: In the interests of preserving the amenity of its users and the functioning of the countryside.

Construction

58 Prior to the commencement of each phase of the development a Code of Construction Practice shall be submitted to and approved in writing by the Local Planning Authority. The construction of each phase of the development shall then be carried out in accordance with the approved Code of Construction Practice 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 shall include:

- (a) An indicative programme for carrying out the works;
- (b) Measures to minimise the production of dust on the site(s);
- (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 mitigated barrier(s);
- (d) Maximum noise levels expected 1 metre from the affected façade of any residential unit adjacent to the site(s);
- (e) Design and provision of site hoardings;
- (f) Management of traffic visiting the site(s) including temporary parking of holding areas;
- (g) Provision of off and road parking for all site operatives and the

management arrangements to ensure these areas are used and operatives vehicles are not parked on surrounding streets;

- (h) Measures to prevent the transfer of mud and extraneous material onto the public highway and the removal of any material which is subsequently transferred to 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 site(s) during the construction works;
- (m) The arrangements for public consultation and liaison during the construction works.

Reason: To protect the amenity of local residents during and following development in accordance with Policy EN1 of the Local Plan.

- 59 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, underground ducts shall be installed before any of the buildings hereby permitted are occupied, to enable telephone services, electricity services and communal television services to be connected to any premises within the application site without recourse to the erection of distribution poles and overhead lines and notwithstanding the provisions of Article 3(1) of the Town and Country Planning (General Permitted Development) Order 2015 (or any other Order or any subsequent Order revoking or re-enacting that Order) no distribution pole or overhead line within the application site shall be erected without the express consent of the Local Planning Authority.

Reason: In the interests of visual amenity.

- 60 All footpaths shown on approved plan 5654U/002_G shall be surfaced with materials details of which shall previously be submitted to and approved in writing by the Local Planning Authority. The paths shall then be constructed in accordance with the approved details. All footpaths shall be completed and available for use prior to the occupation of the dwelling(s) to which it relates. All footpaths shall be completed in accordance with the approved details prior to the occupation of the final unit on the site and thereafter shall be kept open to the public at all times.

Reason: In the interests of public safety, convenience and amenity and to ensure the satisfactory completion of the approved layout for the site.

Drainage - Foul and Surface Water

- 61 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.

- 62 No dwelling shall be occupied until information has been submitted to the Local Planning Authority which confirms that adequate capacity has been provided off site to serve the development. This information shall include corroboration of the adequacy of the capacity from Southern Water.

Reason: To avoid pollution of the surrounding area.

- 63 Prior to the occupation of units TW18 – TW27 (inclusive) shown on plan 5654U/002_G, the drainage connections shown on plan 25638/004/001J shall have been installed in accordance with details previously submitted to and approved in writing by the Local Planning Authority.

Reason: To improve the drainage capacity in this part of the town and in the interests of the amenity of the occupiers of adjoining dwellings.

- 64 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.

65 Prior to the commencement of each phase of the development hereby permitted the following details shall be submitted to and approved by the Local Planning Authority in writing in respect of each phase:

- (a) Surface water drainage plan for within that phase 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 phase 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.

66 Prior to the commencement of each phase of the residential development hereby approved details of the location and type of rainwater butts to be installed on each dwelling shall be submitted to and approved in writing by the

Local Planning Authority and thereafter provided and connected to a rainwater downpipe. The rainwater butts shall thereafter be retained.

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.

Removal of Permitted development under the Town and Country Planning (General Permitted Development) Order 2015

- 67 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any other Order or any subsequent Order revoking or re-enacting that Order) the attached and detached car barns shown on plan 5654U/002_G 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 or internal structures / obstructions without the prior permission of the Local Planning Authority in writing.

Reason: To ensure that 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.

- 68 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any other Order or any subsequent Order revoking or re-enacting that Order) no additional structural posts boundary fences or walls shall be created within the approved car barns or parking areas below residential accommodation without the prior permission of the Local Planning Authority.

Reason: Additional structural posts have the capacity to obstruct the opening of vehicle doors and bring the minimum internal dimension below that forming Council SPD policy.

- 69 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any other Order or any subsequent Order revoking or re-enacting that Order) no development shall be carried out within Class A of Part 1, Class A of Part 2 and Part 40 of Schedule 2 of that Order (or any Order revoking and re-enacting that Order), without prior approval of the Local Planning Authority in writing.

Reason: To ensure against inappropriate extensions being created to homes and thus protect character and amenities of the locality and in the interests of visual amenity.

- 70 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any other Order or any subsequent Order revoking or re-enacting that Order) no windows, or similar openings shall be constructed in the first floor of the south elevation of plots TW28, TW93, WSL97, the first floor of the east elevation of plots TW99 and WSL18 and the first and second floor of the south west elevation of plot WSL39, other than as hereby approved without the prior written consent of the Local Planning Authority.

Reason: In the interests of the amenity of occupants of the adjoining property in accordance with Policy EN1 of the Local Plan.

- 71 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any other Order or any subsequent Order revoking or re-enacting that Order) shall be occupied as single dwelling houses hereby 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 future occupiers of the development.

Archaeology

- 72 No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of historic landscape survey relating to each phase of the development in accordance with a written specification and timetable which has been submitted to and approved in writing by the Local Planning Authority.

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

- 73 The applicant, or their agents or successors in title, will secure the retention, integration and conservation of specific historic landscape features in accordance with a written specification and timetable relating to each phase of the development which has been submitted to and approved in writing by the Local Planning Authority prior to the commencement of each phase of the development.

Reason: To ensure that features of historic landscape interest are properly conserved.

- 74 No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of archaeological field evaluation works in accordance with a specification and written timetable relating to each phase of the development which has previously been submitted to and approved in writing by the Local Planning Authority.

Following on from the evaluation any safeguarding measures to ensure preservation *in situ* of important archaeological remains and/or further archaeological investigation and recording shall be carried out in accordance with a specification and timetable relating to the relevant phase of the development which has been previously been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure appropriate assessment of the archaeological implications of any development proposals and the subsequent mitigation of adverse impacts through preservation *in situ* or by record.

- 75 The applicant, or their agents or successors in title, will implement a

programme of heritage interpretation measures relating to each phase of the development in accordance with a written specification and timetable which has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that appropriate conservation and interpretation of the heritage assets within the application site is achieved and that information on the assets is publically accessible.

Sustainability

- 76 The development shall be carbon neutral. The dwellings hereby approved shall be constructed to achieve a minimum Code for Sustainable Homes (or subsequent equivalent quality assured scheme) overall Level 2 with 1 credit awarded under the Ene7 (Low and Zero Carbon Technologies) criterion (or subsequent equivalent criterion).

Unless otherwise agreed in writing by the Local Planning Authority, no work on a dwelling shall commence until the following for that dwelling has been submitted to and approved in writing by the Local Planning Authority:

- (a) A feasibility study to establish the most appropriate local low and zero carbon ("LZC") technologies to install
- (b) 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
- (c) A Code for Sustainable Homes 'Design Stage' report and related certification produced by a registered assessor
- (d) Details of the measures and LZC and other technologies to be used to achieve the Code for Sustainable Homes Level and credit 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 specified above shall thereafter be retained in working order unless otherwise agreed in writing by the Local Planning Authority.

Unless otherwise agreed in writing by the Local Planning Authority, no dwelling shall be occupied until a) and b) below have been submitted to and approved in writing by the Local Planning Authority for that dwelling:

- a) 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
 - (ii) what the emissions would have been without them and

(iii) the actual amount of residual carbon emissions

- b) 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

d) 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 the National Planning Policy Framework.

Notes to Applicant

- 1 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.
- 2 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.
- 3 The site will be subject to a Section 278 Highway Agreement with Kent County Council Highways.
- 4 It is expected that from summer 2015 Kent County Council will have a statutory obligation to approve the design of, and adopt SUDS on new residential developments in Kent. I would recommend the applicant contact their Flood Risk Management Team before embarking on the detailed design of the SUDS elements. Contact details are below:-

Flood Risk Manager | Kent County Council. Planning and Environment, Invicta House, County Hall, Maidstone, Kent, ME14 1XX t: 01622 221691 | e: max.tant@kent.gov.uk | www.kent.gov.uk.

- 5 The applicant/developer should enter into a formal agreement with Southern Water to provide the necessary sewerage infrastructure required to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel:03303030119) or www.southernwater.co.uk.
- 6 The applicant is reminded that planning consent does not confer a right to disturb or divert any public right of way at any time without the express permission of Kent County Council's PROW and Access Service.
- 7 It is noted in para. 12.7 of the FRA that the 100 year flood meadow water levels are designed to be at least 300mm below the lowest floor level adjacent. We would request that this freeboard level of 300mm is applicable only to non-sleeping accommodation and increased to a minimum of 600mm for any ground floor sleeping accommodation. This is in order to reduce the likelihood of ingress of flood water into the new dwellings from the flood meadows.
- 8 The EA has requested that where new bridges or culverts are to be installed for access across the ordinary watercourses on the site, that they be designed to accommodate the critical 100 year flood flow (including an allowance for climate change). This is in order to reduce the likelihood of blockages occurring as a result of insufficiently sized culvert pipes or bridge soffits being set too low, which may result in water backing up and flooding adjacent land and possibly dwellings on the site. We would also encourage an element of freeboard to be included in the culvert or bridge design in order to reduce flood risk. However we would not expect this recommendation to be implemented in the surface water storage areas at the southern end of the site, where flows are attenuated via hydrobrakes.
- 9 With regard to the sustainable drainage design proposed for the site, the EA would encourage greater use of pervious paving, where practical in order to provide further opportunities for treatment and conveyance of surface water. In addition we would recommend the use of grey water recycling and rainwater harvesting to reduce potable water consumption and reduce surface water discharge.
- 10 Any watercourse within and adjacent to the boundary of the site would be classed as an 'ordinary watercourse' and comes under the terms of the Land Drainage Act 1991, (as amended by the Flood and Water Management Act 2010), whereupon any culvert, diversion, weir dam or like obstruction to the flow of the watercourse requires a flood defence consent (also known as a 'land drainage consent') from Kent County Council. In the absence of any agreement to the contrary, maintenance of the watercourse is the responsibility of the riparian owner. Applications for consent should be made to Kent County Council (suds@kent.gov.uk; main switchboard number is 0845 8247 247).
- 11 The applicant/agent is advised to seek the input of the Kent Police Crime Prevention Design Advisors (CPDAs) to ensure that all efforts are made to incorporate the principles of Designing out Crime (A Kent Design Guide for Developers Designers and Planners) into the high quality design of any proposal.

The contact details of the Kent Police CPDAs are; John Grant & Adrian Fromm, Kent Police Headquarters, Sutton Road, Maidstone ME15 9BZ email:

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,

In this instance:

- the applicant/agent was updated of any issues after the initial site visit,
- was provided with pre-application advice,
- the agent responded by submitting amended plans,”
- The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.

Plans/Documents approved by this decision

Plan Title	Plan No 5654U-	Plan Title	Plan No 5654U-	Plan Title	Plan No 5654U-
Location Plan and	000A	W-3-2-H v.A	036C	Apartment Block 1 Ground Floor Plan	080F

Application Boundary					
Site Plan	001A	W-3-2-H v.A1	037C	Apartment Block 1 First Floor Plan	081E
Site Plan with Unit Types	002G	W-3-2-H v.A2	038C	Apartment Block 1 Second Floor Plan	082E
Site Plan showing Tenure	003C	W-3-2-H v.B	039D	Apartment Block 1 Elevations	083E
Site Plan showing Storey Heights	004C	W-3-2-H v.C	040C	Apartment Block 2 Ground Floor Plan	084E
Site Plan - Floor Levels and Entrances I.	005-1C	W-3-2-H v.D	041E	Apartment Block 2 First Floor Plan	085D
Site Plan - Floor Levels and Entrances II.	005-2C	W-4-2-C v.A	042C	Apartment Block 2 Second Floor Plan	086D
Existing Site Plan and Sections	006	W-4-2-C v.B	043D	Apartment Block 2 Elevations	087E
N-1-2-C v.A Affordable	010.0B	W-4-2-C v.C	044C	Apartment Block 3 Ground Floor Plan	088D
N-2-2-C v.A Affordable	010C	W-4-2-C v.D	045D	Apartment Block 3 First Floor Plan	089C
N-2-2-C v.A2	012C	W-4-2-H v.A	046D	Apartment Block 3 Second Floor Plan	090C
N-2-2-C v.B Affordable	013C	W-4-2-H v.B	047D	Apartment Block 3 Elevations	091C
N-2-2-C v.B1 Affordable	014C	W-4-2-H v.C,C1	048E	Apartment Block 4 Ground Floor Plan	092D
N-2-2-C v.B2	014.1C	W-4-2.5-H v.A Plans	049D	Apartment Block 4 First Floor Plan	093C

N-2-2-C v.B3	014.2C	W-4-2.5-H v.A Elevations	050B	Apartment Block 4 Second Floor Plan	094C
N-2-2-C v.D Affordable	015B	W-4-2.5-H v.B Plans	051D	Apartment Block 4 Elevations	095D
N-2-2-C v.D1 Affordable	016B	W-4-2.5-H v.B Elevations	052B	Apartment Block 5 Ground Floor Plan	096C
N-2-2-C v.D2 and v.D3	017C	W-4-2.5-H v.C Plans	053D	Apartment Block 5 First Floor Plan	097B
N-2-2-C v.D4 Affordable	017.1A	W-4-2.5-H v.C Elevations	054B	Apartment Block 5 Elevations	099C
N-2-2-C v.E1	019C	W-4-2.5-H v.D Plans	055D	Apartment Block 5 Elevations	100A
N-3-2-C v.A	020D	W-4-2.5-H v.D Elevations	056B	Apartment Block 6 Plans	101C
N-3-2-H v.A	021C	W-4-2.5-H v.E Plans	057D	Apartment Block 6 Elevations	102A
N-3-2-H v.B	022D	W-4-2.5-H v.E Elevations	058C		
N-4-2-H v.A and v.A2	023C	W-4-2.5-H v.F Plans	059D		
N-4-2-H v.B	024C	W-4-2.5-H v.F Elevations	060B	FOG 1 Plans	071D
N-4-2-H v.B1	025D	W-4-2.5-H v.G Plans	061D	FOG 1 Elevations	072C
N-4-2-H v.B2	026D	W-4-2.5-H v.G Elevations	062B	FOG 2 v.A	073D
N-4-2-H v.C	027D	W-5-2.5-H v.A Plans	063D	FOG 2 v.B	074D
N-4-2-C v.A	028D	W-5-2.5-H v.A Elevations	064A	FOG 2 v.C	075A
N-4-2.5-H v.A	029C	W-5-2.5-H v.B Plans	065D	FOG 3	076D

N-4-2.5-H v.B	030D	W-5-2.5-H v.B Elevations	066A	Substations	077
W-2-1.5-H	031D	W-5-2.5-H v.C Plans	067D	Cycle Stores and Refuse Stores	078
W-3-2-C v.A and v.A2 Affordable	032C	W-5-2.5-H v.C Elevations	068A	Carports	079
W-3-2-C v.A1	033C	W-5-2.5-H v.D Plans	069D		
W-3-2-C v.B	034C	W-5-2.5-H v.D Elevations	070A	REFUSE VEHICLE SWEPT PATH ANALYSIS	25638-001-046 REV B
W-3-2-C v.C and v.C2	035C			DRAINAGE STRATEGY LAYOUT	25638/004/001 REV J
Tree Protection Plan	PTPP1 –Rev C	Tree Protection Plan	PTPP2 –Rev C	ADOPTABLE OPEN SPACE PLAN	5654U S106_06-A

Approved Documents

Tent1a Land at Tenterden Travel Plan by Peter Brett Associates (Project Ref: 25638/003/Rev: - May 2014)	llumination Impact Profile – Land at Tenterden, Kent by Hoare Lea Lighting (16-1602199-150514-Lg-Tenterden IIP-01 P2) dated May 2014
ARBORICULTURAL ASSESSMENT JFA/REF/KEN 1824/Rev B October 2014	Land at Tenterden Kent – Ecological Assessment by ecology solutions ltd 5607.EcoAs.vf2 May 2014
TENT 1A Planning Application, Design and Access Statement, Tenterden, Kent – May 2014	

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.

A handwritten signature in black ink that reads "IFS Karvell". The letters are cursive and somewhat stylized.

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.