



Mr A Jarrett  
Folkestone and Hythe District Council  
c/o Mr D Shore  
Folkestone and Hythe District Council  
Civic Centre  
Castle Hill Avenue  
Folkestone  
CT20 2QY

**Town and Country Planning Act 1990 (as amended)**  
**Town & Country Planning (Development Management Procedure) (England) Order 2015**

**APPLICATION NUMBER DOV/16/01450**

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## **NOTIFICATION OF GRANT OF Outline Planning Permission**

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Proposal: Outline application for the erection of 19 dwellings with some matters reserved  
Location: Land adjacent to Fernfield Lane, Hawkinge, CT18 7AW

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**TAKE NOTICE** that Dover District Council, the District Planning Authority under the Town and Country Planning Act, **HAS GRANTED** Outline Planning Permission for the proposal in accordance with the application and accompanying plans received on 14/12/16

**SUBJECT TO SUCH CONDITIONS AS ARE SPECIFIED** hereunder together with the reasons for their imposition:-

- 1 Approval of the details of the landscaping and appearance (hereafter called "the Reserved Matters") shall be obtained from the local planning authority in writing before development commences and the development shall be carried out as approved.  
Reason: To comply with the provisions of the Town and Country Planning (General Development Procedure) Order and the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (or any Order/legislation revoking or re-enacting that Order/ legislation with or without modification).

- 2 Application for approval of the Reserved Matters shall be made to the local planning authority not later than the expiration of 3 years from the date of this permission.  
Reason: To comply with the provisions of the Town and Country Planning (General Development Procedure) Order and the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (or any Order/legislation revoking or re-enacting that Order/ legislation with or without modification).
- 3 The development hereby permitted shall be begun not later than the expiration of 2 years from the date of approval of the last of the Reserved Matters to be approved.  
Reason: To comply with the provisions of the Town and Country Planning (General Development Procedure) Order and the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (or any Order/legislation revoking or re-enacting that Order/ legislation with or without modification).
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:
  - Proposed Block Plan PR58.03 Rev A received on 15.10.2018
  - Existing and Proposed Site Sections PR58.05 Rev A received on 15.10.2018
  - Existing and Proposed Site Sections PR58.04 Rev A received on 15.10.2018
  - Site Location Plan PR58.01 received on 14.12.2016
  - Existing Block Plan PR58.02 received on 14.12.2016
  - Noise Assessment received on 15.10.2018
  - Letter dated 12.10.2018 received on 15.10.2018
  - Design and Access Statement received on 14.12.2016
  - Planning Statement received on 14.12.2016
  - Pre-development Tree Survey and Report received on 14.12.2016
  - Landscape and Visual Impact Appraisal received on 14.12.2016
  - Ecological Impact Assessment Report received on 14.12.2016
  - Transport Statement received on 14.12.2016
  - Air Quality Assessment received on 22.08.2017
  - Flood Risk Assessment received on 14.12.2016
  - Stage 1 Safety Audit received on 26.04.2017
  - Footpath Visibility Splays 668/207 received on 26.04.2017
  - Alternative Footpath Sections 668/210 received on 26.04.2017
  - Footpath Longsection 668/208 received on 26.04.2017
  - Footpath Layout 668/209 received on 26.04.2017
  - Footpath Layout 668/206 received on 26.04.2017Reason: For the avoidance of doubt.



- 5 No development approved by this planning permission shall commence until an environmental management strategy to deal with the risks associated with potential contamination risks of the site has been submitted to, and approved in writing by, the Local Planning Authority. This strategy will include the following components: 1. 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; and
- potentially unacceptable risks arising from contamination at the site.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with paragraph 178 of the National Planning Policy Framework. To prevent deterioration of a water quality element to a lower status class/cause deterioration of a protected area (Source Protection Zone 2).

- 6 If investigation and risk assessment shows that remediation is necessary, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development. The scheme shall include details of all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works, site management procedures and a verification plan. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme shall be carried out in accordance with the approved terms including the timetable, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with paragraph 178 of the National Planning Policy Framework. To prevent deterioration of a water quality element to a lower status class/cause deterioration of a protected area (Source Protection Zone 2).