



Paul Gladman Developments Ltd
c/o Gladman Developments Ltd
Gladman House
Alexandria Way
Congleton Business Park
Congleton
CW12 1LB

Town and Country Planning Act 1990 (As Amended)

APPLICATION NUMBER 20/01125

NOTIFICATION OF GRANT OF OUTLINE PERMISSION

Proposal: Outline application for the erection of up to 100 dwellings (with landscaping, appearance, layout and scale to be reserved)

Location: Site At, Cross Road, Deal, CT14 9LA

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

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

- 1 Approval of the details of the layout, scale, 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 The development to which this permission relates must be begun not later than whichever is the later of the following dates:(a) the expiration of two years beginning with the date of the grant of outline planning permission. (b) the expiration of one year from the final approval of reserved matters or, in the case of approval on different dates, the final approval of the last such matters to be approved.

Reason: Pursuant to Section 92(2) of the Town and Country Planning Act 1990.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans and documents, unless otherwise agreed:

Potential Station Road Improvements 2243-F01 Rev O
Proposed Access Arrangement 2243-F02 Rev I Received on 8th December 2020

Location Plan 7572-L-01_C
Development Framework 7572-L-03_M
Design and Access Statement
Landscape and Visual Appraisal
Transport Assessment 2243 (Issue 2)
Framework Travel Plan 2243 (Issue 1)
Response to Highways England 15 July 2019
Flood Risk Assessment and Outline Surface Water Drainage Strategy
Air Quality Screening Report
Noise Screening Report
Archaeological Appraisal
Built Heritage Statement
Foul Drainage Analysis
Soils and Agricultural Quality of Land
Ecological Appraisal
Arboricultural Assessment
Photographic schedule of Station Road
Road Safety Audit - Designer's Response
Phase 1 Site Investigation
Socio-economic Report
Statement of Community Involvement
Planning Statement
Utilities Report Received on 30th September 2020

Reason: For the avoidance of doubt.

- 4 No development shall take place until full details of existing and proposed finished ground levels and sections through the buildings, including levels of ridges and thresholds, have been submitted to and approved in writing by the local planning authority. The works shall be carried out as approved.

Reason: These details are required prior to the commencement of the development to ensure that the development is carried out at suitable levels in relation to adjoining land and buildings and in the interests of visual amenity.

- 5 No development shall commence until an Ecological Mitigation and Management Plan has been submitted to and approved in writing by the local planning authority. The Plan shall include:

- A statement of purpose and objectives;
- Measures, informed by ecological survey work, to achieve the stated objectives;
- Details of the extent and location of proposed protection measures, mitigation works and ecological enhancement measures shown on plans;
- Details of the nature and extent of habitat creation for all habitat types to include the specification of native seed mixes and species for tree/shrub planting;
- Habitat management practices to promote biodiversity within the retained areas of trees;
- Means of implementation of the plan, including persons responsible and provision for specialist ecologist to be present on site to oversee works;
- Programme of and arrangements for monitoring against stated and measurable objectives;
- A management plan and maintenance plan for the lifetime of the development and details of the body/organisation(s) responsible for implementation of the plan.

Development and future management shall be carried out in accordance with the approved Ecological Mitigation and Management Plan.

Reason: The protection and enhancement of protected species, biodiversity enhancement and appropriate landscaping on the site.

6 No development shall commence, until a site-wide Construction Management Plan (CMP) has been submitted to and approved in writing by the local planning authority. The CMP shall include and provide for:

- the location of access points for site traffic, parking of construction vehicles and vehicles of site operatives and visitors, wheel washing facilities, a scheme for the prevention of surface water discharges onto the highway, directional signage on and off site; loading and unloading of plant and materials;
 - routing and management of construction and delivery vehicles to/from the B2011 New Dover Road;
 - timing of HGV movements to/from site (it should be noted that such movements will not be permitted during school drop-off and pick-up times);
 - parking and turning facilities for delivery and site personnel vehicles;
 - temporary traffic management (this will need to be agreed with Kent County Council's Streetworks Team and may need to include temporary parking restrictions, signage, etc.).
 - the location and size of site compounds and areas for storage of plant and materials used in constructing the development;
- the location and form of temporary buildings and temporary lighting, details of the erection and maintenance of security hoardings;
- details for the safe storage of any fuels, oils and lubricants;
 - a scheme to control surface water run-off, prevent pollution and manage flood risk;
 - details of proposed temporary sewerage systems;
 - a scheme for the handling and storage of topsoil;
 - a scheme for recycling/disposing of waste resulting from construction works;

The approved CMP shall be adhered to throughout the construction period.

Reason: The details are required prior to commencement in the interests of minimising the impact of the development during the construction phase.

7 No development shall commence unless and until a tree and hedge protection scheme has been submitted to and approved in writing by the local planning authority. The protection scheme shall identify the retained trees and hedges and where excavations or changes to land levels or underground works are proposed that might affect the root protection area, the scheme shall detail the appropriate working methods (the arboricultural method statement) in accordance with British Standard BS 5837: 2012. Trees in relation to design, demolition and construction - Recommendations (or in an equivalent British Standard if replaced). The scheme for the protection of the retained trees and hedges shall be carried out as approved. In this condition "retained tree or hedge" means an existing tree or hedgerow which is to be retained in accordance with the submitted and approved plans and particulars.

During the development if any retained tree or hedgerow is cut down, uprooted or destroyed or dies within 5 years of the completion of development, the tree/hedgerow shall be replaced by a tree/hedgerow of a similar type and species in the next planting season after the damage or loss.

Reason: To protect and prevent damage to existing trees and hedges on the application site, in the interests of visual and rural amenity.

8 If, during the course of construction of the approved development, contamination on the site is found to be present or caused, the occurrence shall be reported immediately to the local planning authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before the development or relevant phase of development is resumed or continued.

Reason: To ensure that risks from land contamination to the future users of land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems.

- 9 No development shall take place until the details required by Condition 1 (assumed to be reserved matters condition for layout) shall demonstrate that requirements for surface water drainage for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm can be accommodated within the proposed development layout.

Reason: To ensure the development is served by satisfactory arrangements for the disposal of surface water and that they are incorporated into the proposed layouts.

- 10 Development shall not begin in any phase until a detailed sustainable surface water drainage scheme for the site has been submitted to (and approved in writing by) the local planning authority. The detailed drainage scheme shall be based upon the FRA (Gladman Developments Ltd., April 2019) and shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm) can be accommodated and disposed of within the curtilage of the site without increase to flood risk on or off-site. The drainage scheme shall also demonstrate (with reference to published guidance):

o that silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters.

o appropriate operational, maintenance and access requirements for each drainage feature or SuDS component are adequately considered, including any proposed arrangements for future adoption by any public body or statutory undertaker.

The drainage scheme shall be implemented in accordance with the approved details.

Reason: To ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on/off site flooding. These details and accompanying calculations are required prior to the commencement of the development as they form an intrinsic part of the proposal, the approval of which cannot be disaggregated from the carrying out of the rest of the development.

- 11 No building of the development hereby permitted shall be occupied until a Verification Report, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved by the Local Planning Authority. The Report shall demonstrate the suitable modelled operation of the drainage system where the system constructed is different to that approved. The Report shall contain information and evidence (including photographs) of details and locations of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, the submission of an operation and maintenance manual for the sustainable drainage scheme as constructed.

Reason: To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with and subsequently maintained.

- 12 No infiltration of surface water drainage into the ground is permitted other than with the written consent of the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To prevent groundwaters from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in line with paragraph 170 of the Policy Framework.

- 13 No dwelling shall be first occupied until the approved accesses to the site and/or house plots, their visibility splays, sightlines and their associated highway works have been provided in accordance with the approved plans and carried out in full. There shall be no obstructions to visibility over 1 metre above carriageway level within the splay areas and as shown on plan numbers 2243-F01 Rev. O and 2243-F02 Rev. I received on 8th December 2020. The accesses, splays and sightlines shall be retained as such thereafter.

Reason: In the interests of highway safety.

- 14 No dwelling shall be occupied until between the dwelling and the adoptable highway the following works have been fully completed:
- i) Footways and/or footpaths (with the exception of the wearing course);
 - ii) Carriageways (with the exception of the wearing course); including a turning facility, highway surface water drainage, visibility splays, street lighting, street nameplates and highway structures (if any are required by the Highway Authority).

Reason: In the interests of highway and pedestrian safety.

- 15 No dwelling shall be occupied unless that dwelling has been provided with covered cycle parking facilities for each dwelling. These facilities shall be retained thereafter.

Reason: In the interests of sustainability and reducing the need for car travel.

- 16 No dwelling shall be occupied unless that dwelling has been provided with refuse and recycling facilities. These facilities shall be retained as such thereafter.

Reason: In the interests of residential and visual amenity.

- 17 No dwelling shall be occupied until the vehicular parking spaces, turning facilities, visitor and communal parking spaces and estate road to serve it have been provided in full to a bound adoptable standard. These shall be permanently retained as such for these purposes thereafter.

Reason: In the interests of highway safety and the free flow of traffic.

- 18 Pedestrian visibility splays 2m x 2m either side of the vehicular access with no obstruction over 0.6 m above the access footway level shall be provided prior to the use of the site commencing to which they relate and shall thereafter be maintained at all times.

Reason: In the interests of highway safety.

- 19 No development shall take place until a site specific Construction Environmental Management Plan has been submitted to and been approved in writing by the Council. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting. The plan should include, but not be limited to:

- o Procedures for maintaining good public relations including complaint management,
- o Public consultation and liaison;
- o Arrangements for liaison with the Council's Pollution Control Team;
- o All works and ancillary operations which are audible at the site boundary, or at such
- o Other place as may be agreed with the Local Planning Authority, shall be carried out only between the following hours:
 - o 08 00 Hours and 18 00 Hours on Mondays to Fridays and 08 00 and 13 00 Hours on
 - o Saturdays and; at no time on Sundays and Bank Holidays;
 - o Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above;
 - o Mitigation measures as defined in BS 5528: Parts 1 and 2: 2009 Noise and Vibration
 - o Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works;
 - o Control measures for dust and other air-borne pollutants. This must also take into
 - o Account the need to protect any local resident who may have a particular susceptibility to airborne pollutants;
 - o Measures for controlling the use of site lighting whether required for safe working or for security purposes.

Reason: In the interests of the amenities of surrounding occupiers.

- 20 Prior to occupation of the relevant units, the proposed internal works including; roads, footways, footpaths, verges, street lighting, junctions, sewers, surface water drains, retaining walls, service routes, vehicle overhang margins, accesses, carriageway gradients, driveway gradients and street furniture to be laid out and constructed in accordance with details to be submitted to and approved to the local planning authority and implemented and maintained thereafter.

Reason: In order to ensure that the development is served by an adequate standard of highway in the interests of highways safety and the visual quality of the development.

- 21 Prior to above ground works the developer shall submit to the Local Planning Authority, and have approved in writing, a scheme of sound insulation measures such that the reasonable internal unoccupied noise levels detailed in Table 5 of British Standard 8233:2014 are met. These levels are:

Living rooms during the day (0700-2300 hours) 40dB LAeq (16hr) ;

Bedrooms at night (2300-0700 hours) 35dB LAeq (8hr)

Individual noise events in bedrooms shall not exceed 45dB LA(max) measured with Fast Time Weighting

Reason: To safeguard the internal noise levels of the proposed dwellings.

- 22 No development shall take place until the applicant, or their agents or successors in title, has 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.

- 23 Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated by a piling risk assessment that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason To ensure that the development does not contribute to, unacceptable levels of water pollution caused by mobilised contaminants or turbidity in line with paragraph 170 of the National Planning Policy Framework.

- 24 No development shall take place until a scheme for the disposal of foul sewerage has been submitted to and approved in writing by the local planning authority. The approved scheme shall be fully implemented and operational before any of the dwellings hereby permitted are first occupied and shall be maintained in accordance with the approved scheme thereafter.
Reason: These details are required prior to the commencement of the development to ensure the development is served by satisfactory arrangements for the disposal of foul sewage.

- 25 None of the dwellings hereby approved shall be occupied until any necessary sewerage network reinforcement work has been carried out to ensure that adequate wastewater network capacity is available to adequately drain the development. In order to demonstrate that sufficient capacity has been provided, prior to the occupation of the dwelling details of the drainage network that will serve the development shall be submitted to the local planning authority, accompanied by written confirmation from the responsible drainage body that any necessary works have been carried out and that the network does have the required capacity.

Reason: In order to ensure that the development is adequately served by drainage infrastructure, pursuant to the objectives of paragraphs 127, 163 and 150 of the NPPF, and the interests of public health and the prevention of flooding generally.

- 26 No development shall take place until the details required by Condition 1 (being reserved matters condition for layout) shall demonstrate that the proposed development accords with Secured by Design Principles sufficient to achieve a recognised SBD accreditation for the proposed layout and security.

Reason: To ensure the development seeks to address measures for the prevention of crime.

- 27 Before development commences details shall be submitted for the installation of fixed telecommunication infrastructure and High Speed Fibre Optic (minimal internal speed of 1000mb) connections to multi point destinations to all buildings. The infrastructure shall be installed in accordance with the approved details during the construction of the development, capable of connection to commercial broadband providers and maintained in accordance with approved details.

Reason: To provide high quality digital infrastructure in new developments as required by paragraph 112 NPPF.

- 28 Prior to the first occupation of each dwelling, cable ducting and electrical wiring suitable to facilitate any subsequent installation of (an) 7kW 32amp OLEV compliant wall or ground mounted charge point(s) adjacent to the car parking space(s) proposed shall be installed and shall thereafter be retained such that it remains capable to providing the electricity required by any future electric vehicle charging point, unless otherwise agreed in writing by the local planning authority.

Reason: To facilitate the charging of electric vehicles as a more sustainable form of transport, in accordance with paragraph 110 of the NPPF.

- 29 Prior to the commencement of construction on site, the off-site highway works shown on plan numbers 2243 - F01 Rev. O and 2243 - F02 Rev. I received on 8th December 2020 shall be implemented in accordance with a detailed highway works phasing strategy to be submitted and approved by the local planning authority, this shall include details of measures to provide a dropped kerb to enable parking to 112 and 144 Station Road. The agreed phasing strategy shall be implemented accordingly.

Reason: In the interests in the safe and free flow of traffic on the local highway network.

- 30 Development shall not be commenced until all reasonable endeavours have been undertaken to implement a Traffic Regulation Order (TRO) adjusting and prohibiting on-street car parking in the vicinity of Station Road, Sydney Road and Cross Road. A scheme indicating the extent and full details of the TRO shall be submitted to and approved by the local planning authority.

Reason: In the interests of highway and pedestrian safety and the free flow of traffic.

- 31 Prior to commencement on site, a scheme for road signage to advise motorists of the riding school shall be submitted to and approved in writing by the local planning authority and implemented in line with the phasing of the off site road works scheme.

Reason: In the interests of the safety of horse riders, pedestrians and motorists.

- 32 Prior to construction of any dwelling in the development the proposed means of access to the highway, including all visibility splays, shall be implemented prior to construction works in accordance with the approved plans, (but not including, the wearing course). The wearing course, including any markings and signage, shall be completed prior to the occupation of the first dwelling of the development. The approved highway works shall be implemented in accordance with the approved specifications and thereafter be maintained.

Reason: In order to ensure that the development is served by an adequate standard of highway in the interests of highways safety and the visual quality of the development

- 33 A site investigation and risk assessment shall be undertaken by competent persons, following the recommendations contained within the Phase I Risk Assessment (RSK 302162 R01 (01) May 2019) submitted with this application. A written report of the findings shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development (not including site clearance works required for access purposes). It shall include an assessment of the nature and extent of any contamination on the site and whether or not it originates from the site. The report of the findings shall include:

- (i) A survey of the extent, scale and nature of contamination
- (ii) An assessment of the potential risks to:

- Human health;
- Property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,

- Adjoining land,
- Ground waters and surface waters,
- Ecological systems,
- Archaeological sites and ancient monuments; and

- (iii) An appraisal of remedial options and identification of the preferred option(s).
- (iv) A UXB survey

All work pursuant to this Condition shall be conducted in accordance with the DEFRA and Environment Agency document Model Procedures for the Management of Land Contamination (Contamination Report 11).

Reason: To ensure that risks from land contamination to the future users of land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems.

- 34 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 (not including site clearance works required for access purposes). 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 risks from land contamination to the future users of land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems.

- 35 Prior to occupation of each phase of the development, a verification report demonstrating completion of the works set out in the approved remediation scheme and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include details of longer-term monitoring of pollutant linkages and maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority. Any material imported to the site shall be laboratory certified as suitable for use.

Reason: To ensure that risks from land contamination to the future users of land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems.

- 36 No development shall take place above ground level until details of the children's play space shown on the approved plans, including the proposed timing of its provision, management responsibilities and future maintenance, have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details before first occupation of the dwellings and the play space shall not be used for any other purpose.

Reason: To ensure a satisfactory standard of children's play space.

- 37 The development hereby permitted shall not be occupied until a landscaping scheme for the site has been submitted to and approved in writing by the local planning authority. The said scheme shall include hard and soft landscaping; tree/hedge/shrub planting plans; written specifications; schedules of species, sizes and proposed numbers/densities where appropriate. Thereafter, the approved landscaping scheme shall be carried out fully within 12 months of the completion of the development. Any trees or other plants which within a period of five 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 a similar size and species unless the local planning authority give prior written consent to any variation.

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

In reaching the decision to grant planning permission, the Local Planning Authority has taken into account the requirement in Section 38(6) of the Planning and Compulsory Purchase Act 2004 to determine the application in accordance with the Development Plan, the policies of the Development Plan and all other material considerations. Policies are referred to in conditions where appropriate.

Dated: 17th February 2021

<p>DISTRICT COUNCIL OFFICES WHITE CLIFFS BUSINESS PARK DOVER, KENT CT16 3PJ TEL: (01304) 821199</p>	<p>Signed:</p>  <p>Lois Jarrett Head of Planning, Regeneration & Development</p>
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YOUR ATTENTION IS DRAWN TO THE REQUIREMENTS OF THE CONDITIONS SET OUT IN THIS DECISION NOTICE. THE PLANNING PERMISSION IS CONDITIONAL ON COMPLIANCE WITH THESE REQUIREMENTS. SOME CONDITIONS MAY REQUIRE THE SUBMISSION AND APPROVAL OF FURTHER DETAILS BEFORE ANY WORK IS COMMENCED AND SUCH SUBMISSIONS WILL BE SUBJECT TO A FURTHER FEE.

ANY CHANGE TO THE APPROVED PLANS IS LIKELY TO REQUIRE A FURTHER PLANNING PERMISSION.

FAILURE TO COMPLY WITH THESE REQUIREMENTS MAY LEAD TO LEGAL ACTION BY THE DISTRICT COUNCIL AND /OR MEAN THAT THE PERMISSION IS VOID.

In accordance with paragraph 38 of the NPPF, Dover District Council (DDC) takes a positive and proactive approach to development proposals focused on solutions. DDC works with applicants/agents in a positive and proactive manner by: Offering a pre-application advice service; where possible, suggesting solutions to secure a successful outcome; and, as appropriate, updating applicants/agents of any issues that may arise in the process of their application.

YOUR ATTENTION IS ALSO DRAWN TO THE FOLLOWING NOTES/INFORMATIVES WHICH FORM PART OF THIS NOTICE.

The application was considered by the Planning Committee where the applicant/agent has the opportunity to speak to the committee and promote the application

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.

The exact position of the public foul sewers must be determined on site by the applicant before the layout of the proposed development is finalised. Please note:

- No development or new tree planting should be located within 3 metres either side of the external edge of the public sewer.
- No new soakaways should be located within 5m of a public sewer.
- All existing infrastructure should be protected during the course of construction works. Reference should be made to Southern Water publication "A Guide to Tree Planting near water Mains and Sewers".

Furthermore, due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

Southern Water requires a formal application for connection and on-site mains to be made by the applicant or developer.

"A formal application for connection to the water supply is required in order to service this development. For further advice, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119), www.southernwater.co.uk or by email at developerservices@southernwater.co.uk.

The CLAIRE Definition of Waste: Development Industry Code of Practice (version 2) provides operators with a framework for determining whether or not excavated material arising from site during remediation and/ or land development works is waste or has ceased to be waste. Under the Code of Practice: excavated materials that are recovered via a treatment operation can be re-used on-site providing they are treated to a standard such that they fit for purpose and unlikely to cause pollution
treated materials can be transferred between sites as part of a hub and cluster project
some naturally occurring clean material can be transferred directly between sites

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on-site operations are clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

We recommends that developers should refer to:

The position statement on the Definition of Waste: Development Industry Code of Practice
the waste management page on gov.uk

Secured by Design (SBD) Homes 2019 is the current guidance document addressing community safety and security requirements for dwellings. To meet SBD requirements, doorsets and windows must be tested and certified by an SBD recognised third party certification authority. Approved Document Q building regulations for doorset and window specifications only require testing to PAS 24 2016 - www.securedbydesign.com

Meeting SBD Homes 2019 - this application should achieve SBD Silver standard as a minimum. We welcome a meeting or discussion with the applicant/agent about site specific designing out crime. A development that achieves SBD accreditation, demonstrates that security has been addressed. If the applicant/agent intends to apply for SBD accreditation they are strongly advised to contact us before completing the application form.

Appeals to the Secretary of State

- * If you are aggrieved by the decision of the Council to refuse permission for the proposed development, or to grant permission subject to conditions, you may wish to discuss with the Council whether a revised proposal would be likely to succeed; the District Council is likely to charge for such discussions. Otherwise you may appeal to the First Secretary of State under Section 78 of the Town and Country Planning Act 1990. If you wish to appeal, you must do so within 6 months of the date of this notice or within 12 weeks of this date if your application concerned is householder development or minor commercial. Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, Tel: 0303 444 5000, or online at www.planningportal.gov.uk/pcs.

- * The Secretary of State has power to allow a longer period for giving notice of an appeal, but he will not be prepared to use this power unless there are extraordinary circumstances which excuse the delay in giving notice of appeal.

- * The Secretary of State need not consider an appeal if it seems to him that the Council could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

- * In practice, the Secretary of State does not refuse to consider appeals solely because the Council based its decision on a direction given by him.

Purchase Notices

- * If either the Council or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- * In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Environmental Statements

- * If you submitted an Environmental Statement, the Local Planning Authority has taken that environmental information into consideration in reaching its decision.

Other Matters

- * Any planning permission or approval granted is confined to permission under the Town and Country Planning Act and the Town and Country Planning (General Development Procedure) Order 2015, and does not negate the need for compliance with any other enactment, bylaw, or other provision whatsoever or of obtaining from the appropriate authority or authorities any permission, consent, approval or authorisation which may be required. This includes the need to apply for Listed Building Consent should the proposal involve the demolition or alteration (internal or external) of, or extension to, a building listed as being of Architectural or Historic Interest, or of any structure built before July 1948 within the curtilage of a listed building, for the total or substantial demolition of any unlisted building if it is situated within a designated conservation area.
- * You are advised particularly to contact the Building Control Officer at the District Council Offices, White Cliffs Business Park, Dover (01304 821199) to ascertain whether permission is necessary under the Building Regulations. Attention is also drawn in particular to the provisions of Section 53 of the County of Kent Act 1981, which may be applicable, the requirements of the Party Wall Etc Act 1996 concerning notifying affected neighbours and the Housing Act 2004 concerning the adequacy of lighting to habitable rooms. Many species of wildlife and their habitat are protected by law.
- * Should any change be required to your proposal, however minor, in connection with other legislation or otherwise, a further planning permission is likely to be required to ensure that the development is authorised.