



Bellway Homes - Kent Ltd
C/O DHA Planning
FAO: Mrs Lucy Wilford
Eclipse House
Eclipse Park
Sittingbourne Road
North
Maidstone
Kent
ME14 3EN

2 June 2025

PLANNING DECISION NOTICE

APPLICANT:	Bellway Homes - Kent Ltd
DEVELOPMENT TYPE:	Large Maj Dwellings
APPLICATION REFERENCE:	24/502881/REM
PROPOSAL:	Approval of reserved matters (Appearance, Landscaping, Layout and Scale sought) for sites E1 and E2 for residential development comprising 455no. dwellings and erection of a community hall, together with associated access, landscaping, drainage, infrastructure and earthworks, pursuant to 25/500824/HYBRID.
ADDRESS:	Land East Of Iwade, Woodpecker Drive, Iwade, Kent, ME9 8ST

The Council hereby **GRANTS** permission for the proposal referred to above subject to the following Condition(s):

(1) Plans and Documents

MKPS – Working in Partnership with: Swale Borough Council

Please Note: All planning related correspondence for SBC should be sent to:

Mid Kent Planning Support, Maidstone House, King Street, Maidstone ME15 6JQ

Email: planningsupport@midkent.gov.uk

Access planning services online at: www.swale.gov.uk or submit an application via www.planningportal.co.uk

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

P003 Rev B - Site Layout Plan
P004 Rev B - Planning Layout
P005 Rev B - Tenure Plan
P006 Rev B - Parking Allocation Plan
P007 Rev B - Occupancy Plan
P008 Rev B - Character Area Plan
P009 Rev B - Housetypes Plan
P010 Rev B - Massing Plan
P014 Rev B - Refuse Strategy Plan
P015 Rev B - Fire Strategy Plan
P100_UC 4B.T02.UC.02
P100_UC 4B.T03.UC.01 Rev A
P100_UC 4B.T03.UC.02 Rev A
P100_UC 4B.T03.UC.03 Rev A
P100_UC 4B.T04.UC.01
P100_UC 3B.T01.UC.04 Rev A
P100_UC 3B.T02.UC.02 Rev A
P100_UC 3B.T04.UC.02
P100_UC 3B.T05.UC.02
P100_UC 3B.T06-07.UC.02
P100_UC 3B.T07.UC.01
P100_UC 3B.T08.UC.02 A
P100_UC 3B.T08.UC.04 A
P100_UC 3B.T09.UC.02 A
P100_UC 3B.T10.UC.03
P100_UC 3B.T11-08.UC.01-04 A
P100_UC 2B.T01.UC.01 A
P100_UC 2B.T01.UC.01 A
P100_UC 2B.T02.UC.01 A
P100_UC 1B-2B.T01-05.UC.01
P100_CA 4B.T02.CA.02 A
P100_CA 3B.T01.CA.01 A
P100_CA 3B.T01.CA.04 A
P100_CA 3B.T02.CA.02 A
P100_CA 3B.T03.CA.01 A
P100_CA 3B.T04.CA.02
P100_CA 3B.T05.CA.02
P100_CA 3B.T08.CA.02 A
P100_CA 3B.T09.CA.02 A
P100_CA 3B.T10.CA.01
P100_CA 3B.T11.CA.02
P100_CA 3B.T11-08.CA.02 A
P100_CA 3B.T12.CA.02
P100_CA 2B.T01.CA.01 A
P100_CA 2B.T03.CA.01 A
P100_CA 2B.T04.CA.01 A
P100_SB 4B.T01.SB.01 A
P100_SB 4B.T02.SB.01
P100_SB 4B.T02.SB.05

P100_SB 3B.T01.SB.04 A
P100_SB 3B.T01.SB.05 A
P100_SB 3B.T02.SB.01 A
P100_SB 3B.T02.SB.05 A
P100_SB 3B.T04.SB.01
P100_SB 3B.T05.SB.01
P100_SB 3B.T08.SB.01 A
P100_SB 3B.T08.SB.04 A
P100_SB 3B.T08.SB.05 A
P100_SB 3B.T09.SB.01 A
P100_SB 3B.T11.SB.01
P100_SB 3B.T11-08.SB.01-05 A
P100_SB 3B.T12.SB.01
P100_SB 2B.T01.SB.01 A
P100_SB 2B.T03.SB.05 A
P100_SB 2B.T04.SB.01 A
P200_UC Rev A - Flat Block 1
P201_UC - Flat Block 2
P202_UC - Flat Block 3
P203_UC - Flat Block 4
P204_UC - Flat Block 5
P205_UC - Flat Block 6
P210 Rev A - Community Building
P250 Garages
P251 Rev A - Car Barns
P252 Rev A - Bin Store
P300 Rev A - Site Sections - A
P301 - Site Sections - B
P302 - Site Sections - C
P303 - Site Sections - D
P304 Rev A - Site Sections - E
UE0660ECO-Willowbrooklwade_Enhancements_250204_1
UE0660ECO-Willowbrooklwade_Enhancements_250204_2
UE0660ECO-Willowbrooklwade_Enhancements_250204_3

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

(2)

Materials

No development beyond the construction of foundations shall take place until precise details of the materials for the boundary treatment, and the external finishing materials of buildings, to be used on the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority.

Details and photos of samples of materials shall include (but not be limited to) external walls, roofing, windows, doors, soffits, building entrances, and any other materials in the development, accompanied by elevations indicating exactly where the materials are to be used.

The development shall be built in accordance with the approved details and retained as such thereafter.

Reason: In the interest of visual amenity.

(3) Landscaping

No development beyond the construction of foundations shall take place until full details of soft and hard landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall be in general accordance with the below approved drawings and documents and include existing trees, shrubs and other features, planting schedules of plants, noting species (which shall be native species and of a type that will encourage wildlife and biodiversity), plant sizes and numbers where appropriate, details of any hard surfacing materials, details of root barriers and soil volumes for any tree planted within a road side verge and an implementation programme:

3294-MA-900 Rev P02

3294-MA-1000 Rev P02

3294-MA-1001 Rev P02

3294-MA-1002 Rev P02

3294-MA-1003 Rev P02

3294-MA-1004 Rev P02

3294-MA-1005 Rev P02

3294-MA-1006 Rev P02

3294-MA-1007 Rev P02

3294-MA-1100

3294-MA-RP001 LANDSCAPE STATEMENT (dated: October 2024)

The works shall be carried out for each phase prior to the first occupation of the development within each relevant phase or in accordance with a timetable submitted to and approved in writing by the Local Planning Authority. The maintenance and management of the hard and soft landscaping shall accord with the approved document: 3294-MA-RP002 LANDSCAPE MAINTENANCE AND MANAGEMENT PLAN REV A (dated: May 2025).

Reason: To accord with the terms of the application and the requirements of Policy A17 of the Swale Borough Local Plan - Bearing Fruits 2031. To ensure the early delivery of part of the strategic landscaping to the site, in the interests of visual amenity and wider landscape objectives.

(4) Village Hall Green

Prior to the first use of the Village Hall and notwithstanding the details shown on the Landscape Plans (refs: 3294-MA-900 Rev P02 and 3294-MA-1007 Rev P02), detailed landscaping plans for the land between the south-western elevation of the Village Hall and Grovehurst Road, shall be submitted to and approved in writing by the Local Planning Authority. The plans shall clearly indicate the boundary line of the works associated with the highway improvements to the A249 Grovehurst Road junction (KCC ref: KCC/SW/0213/2021).

The works shall thereafter be carried out in accordance with the approved details.

Reason: To accord with the terms of the application and the requirements of Policy A17 of the Swale Borough Local Plan - Bearing Fruits 2031. To ensure the early delivery of part of the strategic landscaping to the site, in the interests of visual amenity and wider landscape objectives.

- (5) Landscaping replacement
Upon completion of the soft landscaping works, any trees or shrubs that are removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced with trees or shrubs of such size and species as may be agreed in writing with the Local Planning Authority, and within the next planting season, unless otherwise agreed.

Reason: To ensure the retention and maintenance of strategic landscaping, in the interests of visual amenity.

- (6) Play equipment
The areas shown on the approved drawings for open space and play areas shall be surfaced and equipped with play equipment, in accordance with a schedule and timetable to be submitted to and agreed in writing by the Local Planning Authority prior to the first occupation of any dwellings within each phase. The open space and play areas shall be provided prior to the occupation of no more than 50% of the dwellings within each phase. No other permanent development (whether permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or not) shall be carried out in the open space and play areas without the prior written approval of the Local Planning Authority.

Reason: To ensure that sufficient open space and play areas are made available in the interests of the residential amenities of the area.

- (7) Ecological Enhancement Plan
The ecological enhancement features shall be implemented prior to the first occupation of the relevant phase of the development in accordance with approved drawings: UE0660ECO-Willowbrooklwade_Enhancements_250204_1, UE0660ECO-Willowbrooklwade_Enhancements_250204_2 and UE0660ECO-Willowbrooklwade_Enhancements_250204_3.

The features shall be retained in good condition for the lifetime of the development.

Reason: To ensure ecological enhancements are provided.

- (8) Tree protection measures
The measures for Tree Protection as set out in the Arboricultural Implications Report dated November 2024 (ref: Ref. SJA air 24111-01c) shall be adhered to throughout the construction of the development hereby approved.

Reason: In the interests of visual amenities and encouraging wildlife and biodiversity opportunities.

- (9) Meter cupboards
No development above foundation level shall take place until the details of the position and appearance of the electric meter boxes and external flues for the proposed dwellings 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.

Reason: In the interest of visual amenity.

(10) Parking Restrictions - E1

Prior to the occupation of any dwellings within Parcel E1, details shall be submitted to and approved in writing by the Local Planning Authority of measures to prevent vehicles parking within the vehicle turning areas. The measures shall be implemented prior to the occupation of any dwellings in Parcel E1 and retained in good condition for the lifetime of the development.

Reason: In the interest of highways safety and convenience.

(11) Electric Vehicle Charging

No dwelling shall be occupied until the electric vehicle charging point for the dwelling has been installed in accordance with the details shown on drawing no. 4410_P013 Rev B - Sustainability Plan.

Reason: In order to promote sustainable forms of transport.

(12) Electric Vehicle Charging

The village hall shall not be brought into use until the electric vehicle charging points for the hall have been installed in accordance with the details shown on drawing no. 4410_P013 Rev B - Sustainability Plan.

Reason: In order to promote sustainable forms of transport.

Informative(s):

(1) Lower Medway Internal Drainage Board

The site is located across two river catchments that drain into the Lower Medway Internal Drainage Board's district. Proposals to discharge surface water from the site into any watercourse will be subject to a land drainage consent in line with the Board's Byelaws (specifically Byelaw 3 available at <https://lowermedwayidb.co.uk/wp-content/uploads/2022/01/Lower-Medway-Byelaws.pdf>) . Any consent granted will likely be conditional, pending the payment of a Surface Water Development Contribution fee, calculated in line with the Board's charging policy available at https://lowermedwayidb.co.uk/wp-content/uploads/2024/04/WMA_Table_of_Charges_and_Fees-April_2024.pdf . The one-off Surface Water Development Contribution is due to the Board to cover the increased flow and volume in its maintained drainage network.

The board would like to take the opportunity to inform the applicant of the following requirements regarding land drainage consent:

Outfall A is within the IDB district on an ordinary watercourse; land drainage consent is required for the surface water discharge and the outfall arrangement.

Outfall B is within the IDB district but on the main river, therefore, land drainage consent from the Board is required for the surface water discharge and the Environment Agency will need to be approached regarding the outfall structure to secure a Flood Risk Activity Permit.

Outfalls C, D & E, and F are outside the IDB district but within a catchment that drains into the district, therefore, land drainage consent is required from the Board for the surface water discharge and Kent County Council for the outfall structures.

Biodiversity Net Gain

Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the “biodiversity gain condition” which means development granted by this notice must not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan,

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found at :

<https://www.legislation.gov.uk/ukxi/2024/47/contents/made>

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan is Swale Borough Council.

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans. More information can be found here -

<https://www.gov.uk/guidance/irreplaceable-habitats>

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission (“the earlier Biodiversity Gain Plan”) there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

If this permission which has been granted has the effect of requiring or permitting the development to proceed in phases, then Biodiversity gain plans would be required to be submitted to, and approved by, the planning authority before development may be begun (the overall plan), and before each phase of development may be begun (phase plans).

Further information on the application of BNG to both Section 73 applications and phased developments can be found here - <https://www.gov.uk/guidance/biodiversity-net-gain>.

Advice about how to prepare a Biodiversity Gain Plan and a template can be found at [Submit a biodiversity gain plan - GOV.UK \(www.gov.uk\)](#)

The Biodiversity Gain Plan should be submitted as an ‘application for approval of details reserved by condition following grant of planning permission’ via the Planning Portal and separate to any discharge application for any other conditions set out above.

The Council’s approach to this application:

In accordance with paragraph 39 of the National Planning Policy Framework (2024), the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and creative way 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 processing of their application.

In this instance:

The applicant/agent was advised of minor changes required to the application and these were agreed.

A handwritten signature in black ink, appearing to read 'EWiggins'.

Emma Wiggins
Director of Regeneration & Neighbourhoods

Please be advised that irrespective of whether your proposal requires planning permission or not, it may still require Building Regulation Approval. For more information on this please visit our website
<https://www.swale.gov.uk/building-control>

IMPORTANT - YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES

NOTIFICATION TO APPLICANT FOLLOWING REFUSAL OF PERMISSION OR GRANT OF PERMISSION SUBJECT TO CONDITIONS

This decision does not give approval or consent that may be required under any act, bylaw, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority (LPA) to refuse permission for the proposed development, or to grant it subject to Conditions, then you can appeal to the Secretary of State (SoS) under Section 78 of the Town and Country Planning Act 1990. **Please see “Development Type” on page 1 of the decision notice to identify which type of appeal is relevant.**

- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice and if you want to appeal against the LPA's decision on your application, then you must do so within **28 days** of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against the LPA's decision on your application, then you must do so within **28 days** of the date of service of the enforcement notice, or within **6 months [12 weeks** in the case of a **householder** or **minor commercial** application decision] of the date of this notice, whichever period expires earlier.
- If this is a decision to refuse planning permission for a **Householder** application or a **Minor Commercial** application and you want to appeal the LPA's decision, or any of the conditions imposed, then you must do so within **12 weeks** of the date of this notice.
- In all other cases, you will need to submit your appeal against the LPA's decision, or any of the conditions imposed, within **6 months** of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority (planningappeals@midkent.gov.uk) and Planning Inspectorate (enquiries@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

The SoS can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The SoS need not consider an appeal if it seems to the SoS that the LPA 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.