



Planning, Housing &
Environmental Health

Development Control
Gibson Building, Gibson Drive
Kings Hill, West Malling
Kent ME19 4LZ

Telephone 01732 844522
DX DX 92865 WEST MALLING
Minicom 01732 874958 (text only)
Web Site <http://www.tmbc.gov.uk>
email planning.applications@tmbc.gov.uk

Crest Nicholson Eastern
c/o Barton Willmore
Mrs Emma Hawkes
The Observatory
Southfleet Road
Ebbsfleet
Dartford
Kent
DA10 0DF

Your ref 18769/A3/HA/EH
Our ref TM/11/01191/FL
Contact Glenda Egerton
Direct line 01732 876362
Fax 01732 876363
email glenda.egerton@tmbc.gov.uk
Date 20th June 2013

APPLICATION: TM/11/01191/FL

OS REF: TQ 560249 156612

VALIDATED: 7 June 2011

PARISH: Borough Green

This was approved in accordance with the following submitted details: Letter received 14.06.2011, Letter received 07.06.2011, Letter received 09.05.2011, Letter received 05.05.2011, Planning Layout 09-1731-002 rev W received 26.11.2012, Planning Layout 09-1731-004 rev G received 02.11.2012, Planning Layout 09-1731-005 rev J received 02.11.2012, Site Layout 09-1731-007 rev B received 02.11.2012, Street Scenes 09-1731-009 rev E received 02.11.2012, Street Scenes 09-1731-010 rev G received 26.11.2012, Plan 09-1731-006 received 02.11.2012, Drawing D129371-100-101 rev P5 received 02.11.2012, Drawing D129371-100-102 rev P10 received 02.11.2012, Drawing D129371-100-103 rev P6 received 02.11.2012, Drawing 09-1731-600 received 01.11.2012, Drawing 09-1731-601 received 01.11.2012, Drawing D129371-100-110 rev P2 received 02.11.2012, Drawing D129371-100-111 rev P2 received 02.11.2012, Drawing D129371-100-112 rev P2 received 02.11.2012, Drawing D129371-100-113 rev P2 received 02.11.2012, Drawing D129371-100-114 rev P3 received 02.11.2012, Drawing D129371-100-115 rev P2 received 02.11.2012, Landscaping 1248/015 rev A received 01.12.2011, Drawing 1248/013 rev E received 02.11.2012, Landscaping 1248/011 rev C received 02.11.2012, Landscaping 1248/012 rev B received 02.11.2012, Drawing 1248/014 rev C received 02.11.2012, Design and Access Statement Addendum A received 21.05.2012, Survey received 01.12.2011, Tree Protection Plan IJK/7425/002 rev B received 01.12.2011, Arboricultural Survey received 01.12.2011, Statement received 01.12.2011, Flood Risk Assessment received 02.11.2012, Report OUTDOOR LIGHTING received 26.11.2012, Lighting DFL/0173/001 rev C received 26.11.2012, Sections 09-1731-011 rev C received 02.11.2012, Sections 09-1731-012 rev F received 05.02.2013, Sections 09-1731-013 rev D received 02.11.2012, Sections 09-1731-014 rev E received 05.02.2013, Sections 09-1731-015 rev E received 05.02.2013, Plan 09-1731-001 rev A received 02.11.2012, Design and Access Statement Addendum C received 02.11.2012, Report received 20.02.2012, Drawing 09-1731-008 rev A received 02.11.2012, Plan 09-1731-008.1 received 02.11.2012, Drawing D129371-100-106 rev P1 received 02.11.2012, Transport Assessment received 02.11.2012, Travel Plan received 02.11.2012, Planning Statement SUPPLEMENTARY received 02.11.2012, Noise Assessment REV 03 received 04.12.2012, Schedule ACCOMMODATION received 02.11.2012, Plan 09-1731-003 rev D received 02.11.2012, Air Quality Assessment received 02.11.2012, Statement AFFORDABLE HOUSING received 02.11.2012, Location Plan 18769 05 rev B received 05.05.2011, Ecological Assessment received 05.05.2011, Certificate B received 05.05.2011, Letter received 05.05.2011, Validation Checklist received 05.05.2011, Planning Statement received 05.05.2011, Statement OF COMMUNITY INVOLVEMENT received 05.05.2011, Report UTILITY SERVICES received 05.05.2011, Report GEO-ENVIRONMENTAL _GEOTECHNICAL received



Director of Planning, Housing & Environmental Health: Steve Humphrey MRTPI
Chief Planning Officer: Lindsay Pearson BA(Hons) (Soc Sci) Msc DipTP MRTPI



INVESTOR IN PEOPLE

05.05.2011, Topographical Survey S10/2850/01 rev C received 07.06.2011, Survey PARKING received 07.06.2011, Design and Access Statement received 05.05.2011, Plan 09-1731-700 rev A received 26.11.2012, Drawing D129371-CL-600-101 rev C received 04.12.2012, Drawing D129371-CL-600-102 rev C received 04.12.2012, Drawing D129371-CL-600-103 rev C received 04.12.2012, Drawing D129371-CL-104 rev C received 04.12.2012, Drawing D129371-CL-600-105 rev C received 04.12.2012, Drawing D129371-CL-600-106 rev C received 04.12.2012, Letter received 07.01.2013, Drawing IQ/HBE/01 rev A received 05.02.2013, Topographical Survey S10/2850/02 rev C received 07.06.2011, Topographical Survey S10/2850/03 rev C received 07.06.2011, Topographical Survey S10/2850/04 rev C received 07.06.2011, Topographical Survey S10/2850/05 rev C received 07.06.2011, Topographical Survey S10/2850/06 rev C received 07.06.2011, Topographical Survey S10/2850/07 rev C received 07.06.2011, Topographical Survey S10/2850/08 rev C received 07.06.2011, Topographical Survey S10/2850/09 rev C received 07.06.2011, Topographical Survey S10/2850/10 rev C received 07.06.2011, Topographical Survey S10/2850/11 rev C received 07.06.2011, Topographical Survey S10/2850/12 rev C received 07.06.2011, Topographical Survey S10/2850/13 rev C received 07.06.2011, Topographical Survey S10/2850/14 received 07.06.2011, Proposed Floor Plans 09-1731-100 B received 02.11.2012, Proposed Elevations 09-1731-101 A received 01.12.2011, Proposed Elevations 09-1731-103 B received 01.12.2011, Proposed Elevations 09-1731-104 A received 01.12.2011, Proposed Floor Plans 09-1731-105 B received 02.11.2012, Proposed Elevations 09-1731-106 A received 01.12.2011, Proposed Elevations 09-1731-107 A received 01.12.2011, Proposed Floor Plans 09-1731-151 B received 02.11.2012, Proposed Elevations 09-1731-152 A received 01.12.2011, Proposed Elevations 09-1731-153 A received 01.12.2011, Proposed Elevations 09-1731-154 B received 01.12.2011, Proposed Elevations 09-1731-155 B received 01.12.2011, Proposed Elevations 09-1731-156 B received 01.12.2011, Proposed Elevations 09-1731-157 B received 02.11.2012, Proposed Elevations 09-1731-158 A received 01.12.2011, Proposed Elevations 09-1731-159 A received 01.12.2011, Proposed Elevations 09-1731-161 A received 01.12.2011, Proposed Elevations 09-1731-162 A received 01.12.2011, Proposed Elevations 09-1731-163 A received 01.12.2011, Proposed Elevations 09-1731-164 A received 01.12.2011, Proposed Elevations 09-1731-164.1 A received 01.12.2011, Proposed Floor Plans 09-1731-165 C received 02.11.2012, Proposed Elevations 09-1731-166 B received 01.12.2011, Proposed Elevations 09-1731-167 B received 01.12.2011, Proposed Floor Plans 09-1731-170 C received 02.11.2012, Proposed Floor Plans 09-1731-171 C received 02.11.2012, Proposed Elevations 09-1731-173 C received 21.05.2012, Proposed Elevations 09-1731-173.1 C received 21.05.2012, Proposed Elevations 09-1731-174 C received 21.05.2012, Proposed Elevations 09-1731-174.1 C received 21.05.2012, Proposed Floor Plans 09-1731-182 D received 02.11.2012, Proposed Floor Plans 09-1731-183 D received 02.11.2012, Proposed Floor Plans 09-1731-184 B received 21.05.2012, Proposed Elevations 09-1731-185 E received 02.11.2012, Proposed Elevations 09-1731-186 E received 02.11.2012, Proposed Floor Plans 09-1731-187 D received 02.11.2012, Proposed Elevations 09-1731-188 C received 01.12.2011, Proposed Elevations 09-1731-189 C received 01.12.2011, Proposed Floor Plans 09-1731-194 D received 02.11.2012, Proposed Elevations 09-1731-195 C received 01.12.2011, Proposed Floor Plans 09-1731-198 D received 02.11.2012, Proposed Elevations 09-1731-200 D received 02.11.2012, Proposed Plans and Elevations 09-1731-211 A received 01.12.2011, Proposed Plans and Elevations 09-1731-212 A received 01.12.2011, Proposed Plans and Elevations 09-1731-213 A received 01.12.2011, Proposed Plans and Elevations 09-1731-215 B received 02.11.2012, Proposed Plans and Elevations 09-1731-217 A received 01.12.2011, Proposed Plans and Elevations 09-1731-218 A received 01.12.2011, Proposed Plans and Elevations 09-1731-219 A received 01.12.2011, Proposed Plans and Elevations 09-1731-220 A received 01.12.2011, Details 09-1731-222 received 01.12.2011, Details 09-1731-224 received 02.11.2012, Proposed Floor Plans 09-1731-500 received 02.11.2012, Proposed Elevations 09-1731-501 received 02.11.2012, Proposed Floor Plans 09-1731-505 received 02.11.2012, Proposed Elevations 09-1731-506 received 02.11.2012, Proposed Elevations 09-1731-507 received 02.11.2012, Proposed Floor Plans 09-1731-510 received 02.11.2012, Proposed Elevations 09-1731-511 received 02.11.2012, Proposed Elevations 09-1731-512 received 02.11.2012, Proposed Floor Plans 09-1731-520 received 02.11.2012, Proposed Floor Plans 09-1731-521 received 02.11.2012, Proposed Floor Plans 09-1731-522 received 02.11.2012, Proposed Elevations 09-1731-523 received 02.11.2012, Proposed Elevations 09-1731-524 received 02.11.2012, Artist's Impression 09-1731-600 received 02.11.2012, Artist's

Impression 09-01731-601 received 02.11.2012, Planning Layout 09-1731-700 A received 26.11.2012, Proposed Floor Plans 09-1731-108 B received 02.11.2012, Proposed Elevations 09-1731-109 A received 01.12.2011, Proposed Elevations 09-1731-111 B received 01.12.2011, Proposed Elevations 09-1731-112 B received 01.12.2011, Proposed Elevations 09-1731-113 A received 01.12.2011, Proposed Elevations 09-1731-114 A received 01.12.2011, Proposed Elevations 09-1731-114.1 received 01.12.2011, Proposed Floor Plans 09-1731-115 B received 02.11.2012, Proposed Elevations 09-1731-116 A received 01.12.2011, Proposed Elevations 09-1731-117 A received 01.12.2011, Proposed Floor Plans 09-1731-118 B received 02.11.2012, Proposed Elevations 09-1731-119 A received 01.12.2011, Proposed Elevations 09-1731-120.1 received 01.12.2011, Proposed Floor Plans 09-1731-121 C received 02.11.2012, Proposed Elevations 09-1731-122 C received 02.11.2012, Proposed Elevations 09-1731-125.1 received 01.12.2011, Proposed Floor Plans 09-1731-126 B received 02.11.2012, Proposed Elevations 09-1731-127 B received 02.11.2012, Proposed Elevations 09-1731-130 B received 02.11.2012, Proposed Elevations 09-1731-130.2 A received 02.11.2012, Proposed Floor Plans 09-1731-139 B received 02.11.2012, Proposed Elevations 09-1731-140 B received 01.12.2011, Proposed Elevations 09-1731-141 B received 01.12.2011, Proposed Floor Plans 09-1731-144 C received 02.11.2012, Proposed Elevations 09-1731-145 B received 01.12.2011, Proposed Floor Plans 09-1731-146 B received 02.11.2012, Proposed Elevations 09-1731-147 B received 01.12.2011, Proposed Floor Plans 09-1731-148 B received 02.11.2012, Proposed Elevations 09-1731-149 B received 01.12.2011, Proposed Elevations 09-1731-150 B received 01.12.2011,

APPLICANT: Crest Nicholson Eastern c/o Barton Willmore Mrs Emma Hawkes The Observatory Southfleet Road Ebbsfleet Dartford Kent DA10 0DF

PROPOSAL: Erection of 171 dwellings, creation of 6.82 ha of public open space including local area of equipped play (leap), new vehicular access onto Haul Road. Provision of access roads, footpaths, landscaping and all associated infrastructure, removal of bridge deck to Isles Quarry East

LOCATION: Isles Quarry Quarry Hill Road Borough Green Sevenoaks Kent

**Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2010**

TAKE NOTICE that the TONBRIDGE AND MALLING BOROUGH COUNCIL, the District Planning Authority under the Town and Country Planning Acts, has **GRANTED PERMISSION** for the proposal as specified above subject to compliance with the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990.

2. No building shall be erected until written details and photographs of all materials to be used externally in the construction of the building have been submitted to and approved by the Local Planning Authority and samples of the materials shall be made available at the site for inspection by Officers of the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not harm the character and amenity of the locality in accordance with Policies CP1 and CP24 of the Tonbridge and Malling Borough Core Strategy, Policy SQ1 of the Tonbridge and Malling Borough Managing Development and the Environment Development Plan Document and paragraphs 57, 58 and 61 of the National Planning Policy Framework (2012).

3. The development hereby approved shall be constructed at the levels indicated on the drawing nos. D129371-CL-600-101 rev C - D129371-CL-600-106 rev C

Reason: In the interests of amenity and privacy in accordance with Policy CP24 of the Tonbridge and Malling Borough Core Strategy and Policy SQ8 of the Tonbridge and Malling Managing Development and the Environment Development Plan Document 2010.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking and re-enacting that Order) no development shall be carried out within Classes A, B or E of Part 1 of Schedule 2 of that Order unless planning permission has been granted on an application relating thereto.

Reason: To control the intensity of development in accordance with paragraph 58 of the National Planning Policy Framework, Policy CP24 of the Tonbridge and Malling Borough Core Strategy 2007 and Saved Policy P4/12 of the Tonbridge and Malling Borough Local Plan 1998.

5. No dwelling shall be occupied until the approved scheme of sustainable construction, as set out in the Sustainability Statement dated 24 November 2011 has been implemented so far as is relevant to that dwelling.

Reason: In accordance with Policy CP1 of the Tonbridge and Malling Borough Core Strategy, Policy CC1 of the Tonbridge and Malling Managing Development and the Environment Development Plan Document 2010 and paragraph 17 of the National Planning Policy Framework 2012.

6. No building shall be erected until measures to minimise the risk of crime have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall have appropriate regard to the principles and physical security requirements of Secured by Design. The approved measures shall be implemented before the development is occupied and thereafter retained.

Reason: To ensure that the design and layout deters crime and reduces the fear of crime in accordance with Policies CP1 and CP24 of the Tonbridge and Malling Borough Core Strategy 2007 and Policy SQ8 of the Managing Development and the Environment DPD 2010.

7. No development shall be commenced until:

a) a site investigation is undertaken to assess the risks of implementation of this permission with regard to land stability and impact on the margins of the River Bourne;

b) the results of that investigation together with a scheme to remove any problem and a methodology to resolve any issues with regard to part a)

has been submitted to and approved by the Local Planning Authority and the development shall be carried out in accordance with the approved methodology.

c) No building shall be occupied until a letter from an authorised person notifying that the work has been carried out has been submitted to and approved in writing by the Local Planning Authority.

Reason: In accordance with Policy CP1 of the Tonbridge and Malling Borough Core Strategy and paragraph 120 of the National Planning Policy Framework 2012.

8. There shall be no occupation of the development hereby permitted until the works to the Haul Road, as set out in the Transport Assessment have been completed and the road has been brought up to a standard capable of being adopted under Section 38 of the Highway Act 1990.

Reason: To ensure no adverse impact upon residential amenity and levels of highway safety in accordance with Policy CP24 of the Tonbridge and Malling Borough Core Strategy 2007, Policy SQ8 of the Tonbridge and Malling Managing Development and the Environment Development Plan Document 2010 and paragraph 35 of the National Planning Policy Framework 2012.

9. No occupation shall take place until details of the junction of the site access onto the Haul Road, to deter exiting traffic from turning right, have been submitted to and approved by the Local Planning Authority, and these details implemented. Thereafter, the works shall not be altered without the express written authority of the Local Planning Authority.

Reasons: To ensure no adverse impact upon levels of highway safety in accordance with Policy CP24 of the Tonbridge and Malling Borough Core Strategy 2007, Policy SQ8 of the Tonbridge and Malling Managing Development and the Environment Development Plan Document 2010 and paragraph 35 of the National Planning Policy Framework 2012.

10. No building shall be occupied until the area shown on the submitted layout as relevant vehicle parking space(s) has been provided, surfaced and drained. Thereafter it shall be kept available for such use and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking and re-enacting that Order) shall be carried out on the land so shown (other than the erection of a garage or garages) or in such a position as to preclude vehicular access to this reserved parking space.

Reason: To ensure no adverse impact upon levels of highway safety in accordance with Policy CP24 of the Tonbridge and Malling Borough Core Strategy 2007, Policy SQ8 of the Tonbridge and Malling Managing Development and the Environment Development Plan Document 2010 and paragraph 35 of the National Planning Policy Framework 2012.

11. The access to the Haul Road shall not be used until the area of land within the vision splay shown on the approved plans has been reduced in level as necessary and cleared of any obstruction exceeding a height of 1.05 metres above the level of the nearest part of the carriageway. The vision splay so created shall be retained at all times thereafter.

Reason: To ensure no adverse impact upon levels of highway safety in accordance with Policy CP24 of the Tonbridge and Malling Borough Core Strategy 2007, Policy SQ8 of the Tonbridge and Malling Managing Development and the Environment Development Plan Document 2010 and paragraph 35 of the National Planning Policy Framework 2012.

12. No dwelling shall be occupied until details of the design and timing of implementation of the emergency access as hereby approved have been submitted to and approved by the Local Planning Authority and the emergency access shall be constructed in full accordance with these details..

Reason: To ensure no adverse impact upon levels of highway safety in accordance with Policy CP24 of the Tonbridge and Malling Borough Core Strategy 2007, Policy SQ8 of the Tonbridge and Malling Managing Development and the Environment Development Plan Document 2010 and paragraph 35 of the National Planning Policy Framework 2012.

13. The car ports shown on the submitted plan shall be kept available at all times for the parking of private motor vehicles and no gates or means of enclosure shall be installed so as to preclude the parking of vehicles, whether or not permitted by a Development Order or under S55 of the Town and Country Planning Act 1990 (as amended).

Reason: Development without the provision of adequate off-street vehicle parking space is likely to lead to unacceptable on-street parking, contrary to Policy SQ8 of the Tonbridge and Malling Managing Development and the Environment Development Plan Document 2010 and the Kent Design Guide: Interim Guidance Note 3 2008.

14. Within 3 months of commencement of development details and a timetable for the provision of lighting to roads, cycleways, footways and footpaths and other lighting serving public areas shall be submitted to the Local Planning Authority for approval and the approved scheme shall be implemented in accordance with the approved timetable and retained thereafter.

Reason: To ensure that the development does not harm the character of the locality in accordance with Policies CP1 and CP24 of the Tonbridge and Malling Borough Core Strategy 2007, Policies SQ1, NE2 and NE3 of the Tonbridge and Malling Managing Development and the Environment Development Plan Document 2010 and paragraphs 17, 57, 58, 61, 109 and 118 of the National Planning Policy Framework 2012.

15. Within 3 months of commencement of development details of the implementation and monitoring of the Interim Residential Travel Plan shall be submitted to the Local Planning Authority, and the approved Travel Plan shall be implemented in accordance with these agreed details. The results of the implementation and monitoring shall be made available to the Local Planning Authority on request, together with any changes to the plan arising from those results.

Reason: In the interests of road safety and reducing vehicular traffic to the development in accordance with Policies CP1 and CP24 of the Tonbridge and Malling Borough Core Strategy 2007, Policies CC1 and SQ8 of the Tonbridge and Malling Managing Development and the Environment Development Plan Document 2010 and paragraphs 17 and 35 of the National Planning Policy Framework 2012.

16. a) No development of any dwellinghouse or flat shall take place until details of a scheme of acoustic protection of habitable rooms having windows facing Hornet Business Park, Hornet Access Road and the Stangate Quarry Access Road, have been submitted to and approved in writing by the Local Planning Authority. The submission of the acoustic protection scheme to habitable rooms, shall include details of acoustic glazing including any associated forced ventilation system, acoustic fences (and measures for the maintenance of the acoustic fence) and shall provide details as to the exact plots to which they relate, so as to comply with the measures outlined in URS Noise Assessment 47058765_NOIS_03_03 and all revisions thereto.

b) The scheme of combined features for acoustic protection submitted pursuant to condition 16 a) shall demonstrate that it can secure internal noise levels no greater than 30dB LAeq in bedrooms and 40dB LAeq in living rooms with windows closed. Where the internal noise levels will exceed 40dB LAeq in bedrooms and/or 48dB LAeq in living rooms with windows open, the scheme of acoustic protection shall incorporate appropriate acoustically screened mechanical ventilation.

c) The approved scheme shall be implemented prior to the first occupation of the dwelling to which it relates and shall be retained at all times thereafter.

d) On completion of the works a completion report shall be provided to the Local Planning Authority confirming that the scheme of acoustic protection has been fully and properly installed and that the dwelling unit(s) so treated are suitable for occupation.

Reason: To protect amenities in accordance with Policies CP1 and CP24 of the Tonbridge and Malling Borough Core Strategy 2007, Policy SQ6 of the Tonbridge and Malling Managing Development and the Environment DPD 2010 and paragraphs 17, 57, 58, 61 and 125 of the National Planning Policy Framework 2012.

17. Within 3 months of commencement of development a scheme of landscaping and boundary treatment, including a timetable and a zonal plan for implementation shall be submitted to the Local Planning Authority. All planting, seeding and turfing comprised in the approved scheme of landscaping shall be implemented during the first planting season following occupation of the buildings within the zone to which it relates, or the completion of the development, whichever is the earlier. Any trees or shrubs removed, dying, being seriously damaged or diseased within 10 years of planting shall be replaced in the next planting season with trees or shrubs of similar size and species, unless the Authority gives written consent to any variation. Any boundary fences or walls or similar structures as may be approved shall be erected before first occupation of the building to which they relate.

Reason: Pursuant to Section 197 of the Town and Country Planning Act 1990 and to protect the appearance and character of the site and locality in accordance with Policies CP1 and CP24 of the Tonbridge and Malling Borough Core Strategy 2007, Policies SQ1 and NE4 of the Tonbridge and Malling Managing Development and the Environment Development Plan Document 2010 and paragraphs 17, 58, 61 of the National Planning Policy Framework 2012

18. Within 3 months of development commencing, details and an implementation programme for the provision of a scheme for children's play space to accord with the requirements of Policy OS3 of the Tonbridge and Malling Borough Managing Development and the Environment DPD 2010 shall be submitted to the Local Planning Authority and the approved scheme shall be implemented in accordance with the approved implementation programme and retained thereafter.

Reason: To ensure the availability of play area for the recreational needs of the residents in accordance Policy OS3 of the Tonbridge and Malling Managing Development and the Environment Development Plan Document 2010 and paragraph 73 of the National Planning Policy Framework 2012.

19. Within 3 months of development commencing details of a relevant scheme for the storage and screening of refuse for each dwelling hereby approved shall be submitted to the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the dwelling to which it relates and shall be retained at all times thereafter.

Reason: To facilitate the collection of refuse and preserve visual amenity in accordance with Policies CP1 and CP24 of the Tonbridge and Malling Borough Core Strategy 2007, Policy SQ1 of the Tonbridge and Malling Managing Development and the Environment Development Plan Document 2010 and paragraphs 17, 57, 58, 61 of the National Planning Policy Framework 2012.

20. None of the buildings shall be occupied until relevant underground ducts have been installed by the developer to enable telephone, electricity, broadband, CCTV and communal television services to be connected to any premises within the site without recourse to the erection of distribution poles and overhead lines and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order amending, revoking and reenacting that Order), no distribution pole or overhead line shall be erected within the area except with the prior approval of the Local Planning Authority.

Reason: In the interests of visual amenity in accordance with Policies CP1 and CP24 of the Tonbridge and Malling Borough Core Strategy 2007, Policy SQ1 of the Tonbridge and Malling Managing Development and the Environment Development Plan Document 2010 and paragraphs 17, 57, 58, 61 of the National Planning Policy Framework 2012.

21. Within 3 months of development commencing details of surface water disposal not related to highway drainage, shall be submitted to the Local Planning Authority. The approved scheme shall be implemented prior to the occupation of the first dwelling.

Reason: In the interests of water pollution prevention in accordance with Policy CC3 of the Tonbridge and Malling Managing Development and the Environment Development Plan Document 2010 and Paragraph 120 of the National Planning Policy Framework 2012.

22. The dwellings hereby permitted shall not be occupied until such time as a scheme to dispose of foul water, in accordance with s98 of the Water Industry Act 1991 has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented as approved.

Reason: In the interests of water pollution prevention in accordance with Policy CC3 of the Tonbridge and Malling Managing Development and the Environment Development Plan Document 2010 and Paragraph 120 of the National Planning Policy Framework 2012.

23. There shall be no infiltration of surface water drainage into the ground other than with the express written consent of the local planning authority. Such permission will only be given within those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approved details.

Reason: To protect the underlying principal aquifer and nearby surface waters and in accordance with paragraph 109 of the National Planning Policy Framework.

24. Piling or any other foundation designs using penetrative methods shall not be carried out other than with the express written consent of the Local Planning Authority, such permission will only be given within those parts of the site where it has been demonstrated 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 any such works are carried out with due regard to the risks to groundwater presented by contamination present in the made ground beneath the site, as highlighted from site specific investigations

25. No development shall commence until:

a) further investigations into the existence of soil and groundwater contamination on and beneath the site have been carried out, in accordance with a scheme first submitted to and approved in writing by the local planning authority, to supplement the information contained in Scott Wilson Report Geo-environmental and Geotechnical Ground Conditions Report 2010 dated April 2010; and

b) a scheme of proposed remedial and engineering measures to render the site suitable for permitted end use and to prevent contamination of groundwater and air and water pollution of adjoining land has been drawn up by and approved by an appropriately qualified environmental specialist and submitted to and approved in writing by the local planning authority. The scheme shall include a detailed risk assessment for identified components and sensitive receptors, plus suggested remedial targets. It shall also include details of arrangements for responding to any discovery of unforeseen contamination during the undertaking of the development (including arrangements for notifying the local planning authority of the presence of any such unforeseen contamination) and also validating imported soils as being fit for purpose.

Thereafter

c) the approved scheme of remedial and engineering measures shall be implemented and completed fully in accordance with the approved details, unless otherwise agreed in writing by the local planning authority. On completion of the works, a completion report and certificate shall be provided to the local planning authority, certifying that the land is suitable for its permitted end use. The certificate shall be issued by the person responsible for the development and shall be endorsed by the environmental specialist who designed and specified the scheme of remedial works or another appropriately qualified environmental specialist. No dwelling shall be occupied unless and until the completion report has been submitted to and approved in writing by the local planning authority and the certificate has been provided insofar as it relates to that part of the development which will be occupied.

d) no works shall take place within the site such as to prejudice the effectiveness of the approved scheme of remediation.

Reason: In the interests of amenity and public safety in accordance with paragraphs 120 and 121 of the National Planning Policy Framework 2012.

26. Prior to development commencing a detailed dormouse mitigation strategy and implementation timetable shall be submitted and approved by the Local Planning Authority and the strategy shall be implemented in accordance with the approved timetable.

Reason: In accordance with Policies NE2 and NE3 of the Tonbridge and Malling Managing Development and the Environment Development Plan Document 2010 and paragraphs 109 and 118 of the National Planning Policy Framework 2012.

27. Within 3 months of development commencing an Ecological Enhancement Plan, incorporating landscaping and built environment enhancements, and a Habitat Management Plan, including wider site enhancements, and a timetable for implementation shall be submitted to the Local Planning Authority. Upon approval it shall be implemented in accordance with those approved details.

Reason: To minimise impact and disturbance to wildlife and in accordance with Policies NE2 and NE3 of the Tonbridge and Malling Managing Development and the Environment Development Plan Document 2010 and paragraphs 109 and 118 of the National Planning Policy Framework 2012.

28. Within 3 months of development commencing details of the timetable and methodology for the removal of the bridge deck to Isles Quarry East to prevent ecological damage shall be submitted to the Local Planning Authority and upon approval it shall be implemented in accordance with those approved details.

Reason: To minimise impact and disturbance to wildlife and in accordance with Policies NE2 and NE3 of the Tonbridge and Malling Managing Development and the Environment Development Plan Document 2010 and paragraphs 109 and 118 of the National Planning Policy Framework 2012.

29. Within three months of development commencing a programme of archaeological work in accordance, with a specific written specification and timetable, shall be submitted to the Local Planning Authority. Upon approval it shall be implemented in accordance with those approved details.

Reason: To ensure that features of archaeological interest are properly examined and recorded, in accordance with paragraph 129 of the National Planning Policy Framework 2012.

30. The development shall be carried out in accordance with the following plans and documentation:

Letter dated 14.06.2011, Letter dated 07.06.2011, Letter dated 09.05.2011, Letter dated 05.05.2011, Planning Layout 09-1731-002 rev W dated 26.11.2012, Planning Layout 09-1731-004 rev G dated 02.11.2012, Planning Layout 09-1731-005 rev J dated 02.11.2012, Site Layout 09-1731-007 rev B dated 02.11.2012, Street Scenes 09-1731-009 rev E dated 02.11.2012, Street Scenes 09-1731-010 rev G dated 26.11.2012, Plan 09-1731-006 dated 02.11.2012, Drawing D129371-100-101 rev P5 dated 02.11.2012, Drawing D129371-100-102 rev P10 dated 02.11.2012, Drawing D129371-100-103 rev P6 dated 02.11.2012, Drawing 09-1731-600 dated 01.11.2012, Drawing 09-1731-601 dated 01.11.2012, Drawing D129371-100-110 rev P2 dated 02.11.2012, Drawing D129371-100-111 rev P2 dated 02.11.2012, Drawing D129371-100-112 rev P2 dated 02.11.2012, Drawing D129371-100-113 rev P2 dated 02.11.2012, Drawing D129371-100-114 rev P3 dated 02.11.2012, Drawing D129371-100-115 rev P2 dated 02.11.2012, Landscaping 1248/015 rev A dated 01.12.2011, Drawing 1248/013 rev E dated 02.11.2012, Landscaping 1248/011 rev C dated 02.11.2012, Landscaping 1248/012 rev B dated 02.11.2012, Drawing 1248/014 rev C dated 02.11.2012, Design and Access Statement Addendum A dated 21.05.2012, Survey dated 01.12.2011, Tree Protection Plan IJK/7425/002 rev B dated 01.12.2011, Arboricultural Survey dated 01.12.2011, Statement dated 01.12.2011, Flood Risk Assessment dated 02.11.2012, Outdoor Lighting Report dated 26.11.2012, Lighting DFL/0173/001 rev C dated 26.11.2012, Sections 09-1731-011 rev C dated 02.11.2012, Sections 09-1731-012 rev F dated 05.02.2013, Sections 09-1731-013 rev D dated 02.11.2012, Sections 09-1731-014 rev E dated 05.02.2013, Sections 09-1731-015 rev E dated 05.11.2012, Plan 09-1731-001 rev A dated 02.11.2012, Design and Access Statement Addendum C dated 02.11.2012, Report dated 20.02.2012, Drawing 09-1731-008 rev A dated 02.11.2012, Plan 09-1731-008.1 dated 02.11.2012, Drawing D129371-100-106 rev P1 dated 02.11.2012, Transport Assessment dated 02.11.2012, Travel Plan dated 02.11.2012, Supplementary Planning Statement dated 02.11.2012, Noise Assessment (Rev 03) dated 04.12.2012, Accommodation Schedule dated 02.11.2012, Plan 09-1731-003 rev D dated 02.11.2012, Air Quality Assessment dated 02.11.2012, Affordable Housing Statement dated 02.11.2012, Location Plan 18769 05 rev B dated 05.05.2011, Ecological Assessment dated 05.05.2011, Phase 2 Survey Results (Bats and Reptiles) and Outline Management Strategy/ Framework dated November 2011, Certificate B dated 05.05.2011, Letter dated 05.05.2011, Validation Checklist dated 05.05.2011, Planning Statement dated 05.05.2011, Statement of Community Involvement dated 05.05.2011, Utility Services Report dated 05.05.2011, Geo-environmental and Geotechnical Ground Conditions Report dated 05.05.2011, Topographical Survey S10/2850/01 rev C dated 07.06.2011, Parking Survey dated 07.06.2011, Design and Access Statement dated 05.05.2011, Plan 09-1731-700 rev A dated 26.11.2012, Drawing D129371-CL-600-101 rev C dated 04.12.2012, Drawing D129371-CL-600-102 rev C dated 04.12.2012, Drawing D129371-CL-600-103 rev C dated 04.12.2012, Drawing D129371-CL-600-104 rev C dated 04.12.2012, Drawing D129371-CL-600-105 rev C dated 04.12.2012, Drawing D129371-CL-600-106 rev C dated 04.12.2012, Letter dated 07.01.2013, Drawing IQ/HBE/01 rev A dated 05.02.2013, Topographical Survey S10/2850/02 rev C dated 07.06.2011, Topographical Survey S10/2850/03 rev C dated 07.06.2011, Topographical Survey S10/2850/04 rev C dated 07.06.2011, Topographical Survey S10/2850/05 rev C dated 07.06.2011, Topographical Survey S10/2850/06 rev C dated 07.06.2011, Topographical Survey S10/2850/07 rev C dated 07.06.2011, Topographical Survey S10/2850/08 rev C dated 07.06.2011, Topographical Survey S10/2850/09 rev C dated 07.06.2011, Topographical Survey S10/2850/10 rev C dated 07.06.2011, Topographical Survey S10/2850/11 rev C dated 07.06.2011, Topographical Survey S10/2850/12 rev C dated 07.06.2011, Topographical Survey S10/2850/13 rev C dated 07.06.2011, Topographical Survey S10/2850/14 dated 07.06.2011, Proposed Floor Plans 09-1731-100 B dated 02.11.2012, Proposed Elevations 09-1731-101 A dated 01.12.2011, Proposed Elevations 09-1731-103 B dated 01.12.2011, Proposed Elevations 09-1731-104 A dated 01.12.2011, Proposed Floor Plans 09-1731-105 B dated 02.11.2012, Proposed Elevations 09-1731-106 A dated 01.12.2011, Proposed Elevations 09-1731-107 A dated 01.12.2011, Proposed Floor Plans 09-1731-151 B dated 02.11.2012, Proposed Elevations 09-1731-152 A dated 01.12.2011, Proposed Elevations 09-1731-153 A dated 01.12.2011, Proposed Elevations 09-1731-154 B dated 01.12.2011, Proposed Elevations 09-1731-155 B dated 01.12.2011, Proposed Elevations 09-1731-156 B dated 01.12.2011, Proposed Elevations 09-1731-157 B dated 02.11.2012,

Proposed Elevations 09-1731-158 A dated 01.12.2011, Proposed Elevations 09-1731-159 A dated 01.12.2011, Proposed Elevations 09-1731-161 A dated 01.12.2011, Proposed Elevations 09-1731-162 A dated 01.12.2011, Proposed Elevations 09-1731-163 A dated 01.12.2011, Proposed Elevations 09-1731-164 A dated 01.12.2011, Proposed Elevations 09-1731-164.1 A dated 01.12.2011, Proposed Floor Plans 09-1731-165 C dated 02.11.2012, Proposed Elevations 09-1731-166 B dated 01.12.2011, Proposed Elevations 09-1731-167 B dated 01.12.2011, Proposed Floor Plans 09-1731-170 C dated 02.11.2012, Proposed Floor Plans 09-1731-171 C dated 02.11.2012, Proposed Elevations 09-1731-173 C dated 21.05.2012, Proposed Elevations 09-1731-173.1 C dated 21.05.2012, Proposed Elevations 09-1731-174 C dated 21.05.2012, Proposed Elevations 09-1731-174.1 C dated 21.05.2012, Proposed Floor Plans 09-1731-182 D dated 02.11.2012, Proposed Floor Plans 09-1731-183 D dated 02.11.2012, Proposed Floor Plans 09-1731-184 B dated 21.05.2012, Proposed Elevations 09-1731-185 E dated 02.11.2012, Proposed Elevations 09-1731-186 E dated 02.11.2012, Proposed Floor Plans 09-1731-187 D dated 02.11.2012, Proposed Elevations 09-1731-188 C dated 01.12.2011, Proposed Elevations 09-1731-189 C dated 01.12.2011, Proposed Floor Plans 09-1731-194 D dated 02.11.2012, Proposed Elevations 09-1731-195 C dated 01.12.2011, Proposed Floor Plans 09-1731-198 D dated 02.11.2012, Proposed Elevations 09-1731-200 D dated 02.11.2012, Proposed Plans and Elevations 09-1731-211 A dated 01.12.2011, Proposed Plans and Elevations 09-1731-212 A dated 01.12.2011, Proposed Plans and Elevations 09-1731-213 A dated 01.12.2011, Proposed Plans and Elevations 09-1731-215 B dated 02.11.2012, Proposed Plans and Elevations 09-1731-217 A dated 01.12.2011, Proposed Plans and Elevations 09-1731-218 A dated 01.12.2011, Proposed Plans and Elevations 09-1731-219 A dated 01.12.2011, Proposed Plans and Elevations 09-1731-220 A dated 01.12.2011, Details 09-1731-222 dated 01.12.2011, Details 09-1731-224 dated 02.11.2012, Proposed Floor Plans 09-1731-500 dated 02.11.2012, Proposed Elevations 09-1731-501 dated 02.11.2012, Proposed Floor Plans 09-1731-505 dated 02.11.2012, Proposed Elevations 09-1731-506 dated 02.11.2012, Proposed Elevations 09-1731-507 dated 02.11.2012, Proposed Floor Plans 09-1731-510 dated 02.11.2012, Proposed Elevations 09-1731-511 dated 02.11.2012, Proposed Elevations 09-1731-512 dated 02.11.2012, Proposed Floor Plans 09-1731-520 dated 02.11.2012, Proposed Floor Plans 09-1731-521 dated 02.11.2012, Proposed Floor Plans 09-1731-522 dated 02.11.2012, Proposed Elevations 09-1731-523 dated 02.11.2012, Proposed Elevations 09-1731-524 dated 02.11.2012, Artist's Impression 09-1731-600 dated 02.11.2012, Artist's Impression 09-1731-601 dated 02.11.2012, Planning Layout 09-1731-700 A dated 26.11.2012, Proposed Floor Plans 09-1731-108 B dated 02.11.2012, Proposed Elevations 09-1731-109 A dated 01.12.2011, Proposed Elevations 09-1731-111 B dated 01.12.2011, Proposed Elevations 09-1731-112 B dated 01.12.2011, Proposed Elevations 09-1731-113 A dated 01.12.2011, Proposed Elevations 09-1731-114 A dated 01.12.2011, Proposed Elevations 09-1731-114.1 dated 01.12.2011, Proposed Floor Plans 09-1731-115 B dated 02.11.2012, Proposed Elevations 09-1731-116 A dated 01.12.2011, Proposed Elevations 09-1731-117 A dated 01.12.2011, Proposed Floor Plans 09-1731-118 B dated 02.11.2012, Proposed Elevations 09-1731-119 A dated 01.12.2011, Proposed Elevations 09-1731-120.1 dated 01.12.2011, Proposed Floor Plans 09-1731-121 C dated 02.11.2012, Proposed Elevations 09-1731-122 C dated 02.11.2012, Proposed Elevations 09-1731-125.1 dated 01.12.2011, Proposed Floor Plans 09-1731-126 B dated 02.11.2012, Proposed Elevations 09-1731-127 B dated 02.11.2012, Proposed Elevations 09-1731-130 B dated 02.11.2012, Proposed Elevations 09-1731-130.2 A dated 02.11.2012, Proposed Floor Plans 09-1731-139 B dated 02.11.2012, Proposed Elevations 09-1731-140 B dated 01.12.2011, Proposed Elevations 09-1731-141 B dated 01.12.2011, Proposed Floor Plans 09-1731-144 C dated 02.11.2012, Proposed Elevations 09-1731-145 B dated 01.12.2011, Proposed Floor Plans 09-1731-146 B dated 02.11.2012, Proposed Elevations 09-1731-147 B dated 01.12.2011, Proposed Floor Plans 09-1731-148 B dated 02.11.2012, Proposed Elevations 09-1731-149 B dated 01.12.2011, Proposed Elevations 09-1731-150 B dated 01.12.2011

Reason: For the avoidance of doubt and to reflect the submitted plans and in accordance with the spirit of the National Planning Policy Framework 2012.

Informatives:

1 The Borough Council will need to create new street name(s) for this development together with a new street numbering scheme. To discuss the arrangements for the allocation of new street names and numbers you are asked to write to Street Naming & Numbering, Tonbridge and Malling Borough Council, Gibson Building, Gibson Drive, Kings Hill, West Malling, Kent, ME19 4LZ or to e-mail to nameandnumbering@tmbs.gov.uk. To avoid difficulties, for first occupiers, you are advised to do this as soon as possible and, in any event, not less than one month before the new properties are ready for occupation.

2 Surface water run-off from the site shall not be discharged onto the public highway.

3 The applicant should contact KCC Highways to discuss the most effective method for controlling traffic speeds of traffic entering the Quarry Hill roundabout once the Haul Road has been opened-up and adopted as a public highway.

4 Notwithstanding the aim to remove the bridge deck across Thong Lane the applicant is strongly advised to consider the future finishes to be utilised on the bridge structures to be retained in-situ, to improve its appearance.

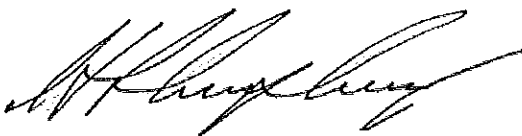
Summary of main reasons for this decision and relevant Development Plan policies and proposals:

Any demonstrable and potentially significant harm to interests of acknowledged importance can be satisfactorily mitigated by the imposition of the stipulated conditions such that the proposal complies with Policies CP1 and CP24 of the Tonbridge and Malling Borough Core Strategy 2007, Policy H2 of the Tonbridge and Malling Development Land Allocation Development Plan Document 2008, Policies SQ1 and SQ8 of the Tonbridge and Malling Managing Development and the Environment Development Plan Document and paragraphs 17, 35, 57, 58, 61 of the National Planning Policy Framework 2012.

The proposal would not harm the character or quality of the local environment and meets the requirements of Policies CP1 and CP24 of the Tonbridge and Malling Borough Core Strategy, Policy SQ1 of the Tonbridge and Malling Managing Development and the Environment Development Plan Document and paragraphs 17, 57, 58 and 61 of the National Planning Policy Framework 2012.

The proposal would not harm the character or appearance of the Area of Natural Beauty and meets the requirements of policy CP7 of the Tonbridge and Malling Borough Core Strategy 2007 and paragraphs 17 and 115 of the National Planning Policy Framework 2012.

In reaching this decision, the Local Planning Authority has had appropriate regard to the provisions of paragraphs 186 - 187 of the National Planning Policy Framework 2012.



Steve Humphrey
Director of Planning, Housing & Environmental Health

NOTE REGARDING PLANNING CONDITIONS

Please note that if conditions are attached to this permission, some of them may require the submission, pursuant to Article 30 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, of details for the formal approval of the Local Planning Authority prior to the development commencing. The Borough Council may consider it appropriate to carry out consultations and other procedures prior to giving a formal decision on these matters and it is unlikely that this will take less than 4 weeks. This should be taken into account when programming the implementation of the permission. Any development that takes place in breach of such conditions is likely to be regarded as unlawful.

THIS IS NOT A BUILDING REGULATION APPROVAL

It is the responsibility of the developer to ensure, before the development hereby approved is commenced, that approval under the Building Regulations, where required, and any other necessary approval, have been obtained, and that the details shown on the plans hereby approved agree in every respect with those approved under such legislation.

IMPORTANT: Your attention is drawn to Notes A1 to A10 attached.

TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

- A1 If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the First Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- A2 If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.
- A3 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 you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- A4 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 your local planning authority's decision on your application then you must do so within:
- 28 days of the date of service of the enforcement notice or six months in the case of a householder appeal of the date of this notice, whichever period expires earlier.
- A5 In the event of an appeal being lodged one copy of the completed appeal form should be forwarded to the Chief Solicitor of the Tonbridge and Malling Borough Council, Gibson Building, Gibson Drive, Kings Hill, West Malling, Kent, ME19 4LZ.
- A6 The Secretary of State can allow a longer period for giving notice of an appeal but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- A7 The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.
- A8 In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

Purchase Notices

- A9 If either the local planning authority or the First 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 can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- A10 In these circumstances, the owner may serve a purchase notice on the Borough Council in whose area the land is situated. 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.

General Notes

- A11 Your attention is drawn to the provisions of Section 76 of the Town and Country Planning Act 1990 relating to the need to provide adequate access and other facilities for the disabled.
- A12 Section 53 of the County of Kent Act 1981 applies to an application for the erection/extension of a building.

This requires that adequate access for the fire brigade is provided for buildings. In view of these provisions, YOU ARE ADVISED TO CONSULT THE KENT FIRE BRIGADE at an early stage.