

DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held on 10 September 2015 commencing at 7.00 pm

Present: Cllr. Thornton (Vice Chairman in the Chair)

Cllrs. Ball, Barnes, Bosley, Brown, Clark, Cooke, Edwards-Winsor, Hogg, Horwood, Mrs. Hunter, Layland, Parkin, Purves, Raikes, Miss. Stack and Thornton

Apologies for absence were received from Cllrs. Gaywood, Kitchener and Williamson

Cllrs. Grint, London, Piper and Searles were also present.

Chairman's apologies

A statement from the Chairman, Cllr. Williamson, was read as his apologies were tendered due to a decision to not take part in the proceedings, in line with the rules of fairness and public perception and taking into account a recent article in the local press, due to the proximity of a property he was buying to the application site at the Fort and in light of para. 496 of the Officer's report.

41. Minutes

Resolved: That the minutes of the Development Control Committee held on 20 August 2015 be approved and signed by the Chairman as a correct record.

42. Declarations of Interest or Predetermination

There were no declarations of interest or predetermination.

43. Declarations of Lobbying

There were no declarations of lobbying.

Reserved Planning Applications

The Committee considered the following planning application:

44. SE/15/00628/OUT - Fort Halstead, Crow Drive, Halstead Sevenoaks TN14 7BU

The proposal was for outline planning permission for the demolition of buildings and development of a mixed-use development comprising a business area (Use Classes B1 and B2 with ancillary energetic material testing) of up to 27,000 sq m GEA, 450 residential units, a hotel of up to 80 beds, a village centre (Use Classes A1-A3, B1a, D1 and D2), use of the Fort Area and bunkers as a historic interpretation centre (Use Class D1) with ancillary workshop space, and works associated with the development including roads, landscaping, security fencing, formal and informal open space, pedestrian, cyclist and public transport infrastructure, utilities infrastructure, sustainable urban drainage

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system, cycle and car parking (with all matters reserved); and detailed approval for two access points at Otford Lane/Crow Drive (primary) and Star Hill (secondary).

It had been referred to Committee at the discretion of the Chief Planning Officer, as the development was of a significant and sensitive nature.

Members' attention was brought to the main agenda papers, the supplementary agenda ([additional information](#)) which set out comments received as a result of the latest consultations and recommended an additional recommendation following representations made about the S106 legal agreement along with conditions as a result of legal advice, and the [late observation sheets](#).

The Committee was addressed by the following speakers:

Against the Application:	Mr North
For the Application:	Mr Roberts (Present to help answer any questions: Ms Tero, Ms Maxwell, Mr Callaghan, Mr Shelley and Mr Waterman)
Parish Representatives:	Cllr. Brooker (Halstead PC) Cllr. Dilley (Chevening PC) Cllr. Whitehead (Otford PC) Cllr. Radford (Knockholt PC) Cllr. Parkes (Shoreham PC)
Local Members:	Cllr. Grint Cllr. London

Members asked questions of clarification from the officers and speakers. The Council's Legal Advisor clarified that, should the application be granted subject to a s.106 agreement, the Secretary of State was currently refusing to sign the s.106 legal agreement and the amended recommendations therefore allowed for no development other than enabling works until all willing interested parties had signed up. This was a departure from normal procedure but should the Committee be minded to grant subject on a s.106 agreement it would allow some preparation works to be commenced prior to all interested parties signing up and could solve the issue of the Secretary of State not having signed by giving time for Defence Science and Technology Laboratory (DSTL) to leave the site. If they did not leave the site and did not sign the agreement, then no further work could be carried out. The Applicants further clarified that the current status was that as DSTL would be leaving the site the agreement had no relevance to them and they did not need to sign it. He agreed that the word 'willing' was not necessary.

In response to further questions from Members the case officer advised that the five year provision of the community bus would commence at a date fixed by the s.106 agreement and when deemed there would be sufficient residents. The affordable housing split would be in accordance with the Council's policies at 65/35, a social landlord was not secured as yet. It was the intention not to make the development a large cul de sac, but encourage it as a community environment with momentum from both ends, which it was believed would be achieved by having access via Star Hill Road. No modelling had taken place to be able to answer what impact closing this road to vehicular traffic (other than

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buses, pedestrians, emergency vehicles and cyclists) would have, but it was possible to condition but the measure to achieve this would need to be looked at. With reference to NHS provision on the site, Otford Medical Practice had expressed interest, and would be able to apply for Community Infrastructure Levy (CIL) funding. With reference to generation of highway movements, there had been lengthy pre application discussions and a thorough assessment with vigorously assessed data and she was confident in the data and mitigation measures proposed.

In response to contamination concerns, the Environmental Health Officer confirmed that the submitted strategy and methodologies would be carried out in accordance with the Contaminated Land Regulations 2012 and over seen not just by the Council, but also by the Environment Agency and Health and Safety Executive.

The Case Officer and Chairman, added that should Members support it, the two buildings (A1 and A3) not currently marked for retention should be retained as ready to use office space.

It was moved by the Chairman and duly seconded that the recommendation in the agenda as amended by the late observation sheets, to grant planning permission be agreed.

Members were concerned by the lack of information and uncertainty of the signing of the s.106 agreement by all interested parties, and it was considered that the deadline was enough time, especially as there was no definitive time of exit by DSTL.

Members also debated limiting the access to the development via Star Hill Road, to only emergency vehicles, buses, cycles and pedestrians.

There was concern that no social landlord was yet secured or a fixed price obtained. It was advised that it was too early in the scheme to identify a social landlord or fix the price, however a possible condition to overcome this would be to prohibit occupation of any of the residential units until a suitable social landlord had been identified and contracted for the social housing.

Members also considered retaining the buildings identified as A1 and A3 as office space with no residential occupancy.

It was moved by Cllr. Brown, and duly seconded, that the recommendations be amended so that access via Star Hill Road only be for emergency vehicles, buses, horses, pedestrians and cycles. The amendment was put to the vote and it was carried.

There was some concern over the community bus being only 5 years and that a bus would be needed for ten years, it was clarified that funding for the community bus had been assessed on the basis of 10 years but the contribution to Arriva to come to the site was for 5 years.

The following amendments to the substantive motion were moved from the chair, put to the vote and carried:

- that there be no occupation of any residential units until a suitable social landlord was identified and contracted

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- that buildings A1 and A3 be retained for office use, and not residential occupancy.

The Chairman moved, from the chair, that the substantive motion be amended by: the deletion of b (ii) in recommendation A; the addition of 'signed and executed by all interested parties', this amendment was put to the vote and carried.

An amendment was moved by Cllr. Hunter and duly seconded, that b (i) of the recommendations contained within the supplementary agenda (additional information) which had been moved by the Chairman and was under debate, be amended by the addition of a deadline of any extension to the statutory period for determination being no longer than three months and any material change carried out in consultation with affected parishes and local members. This amendment was put to the vote and carried.

The final substantive motion was then put to the vote and it was

Resolved: That

A) planning permission be GRANTED subject to

- a) the conditions set out below, subject to officers being authorised to make any appropriate amendments arising following negotiations and/or in the light of legal advice.
- b) subject to a satisfactory legal agreement made under Section 106 of the Town and Country Planning Act 1990 (as amended) and any other appropriate legislation: being completed no later than 30 September 2015 (PROVIDED THAT if officers are satisfied that the applicant has agreed in writing to the extension of the statutory period for determination for no more than 3 months, officers are authorised to agree to the extension of the time for completion of the legal agreement by all interested parties and the issue of the decision notice). Any material change carried out in consultation with affected parishes and local members.
- c) the S106 legal agreement shall include the following requirements:
 - i. 20% affordable housing provision, and that there be no occupation of any residential units until a suitable social landlord is identified and contracted.
 - ii Ecological mitigation works and management of habitats.
 - iii Provision, protection and management of all open space and the green infrastructure that would be protected from public access.
 - iv Safeguards for heritage assets including provision and management of a Heritage Information Centre, Feasibility study for works to open up a part of the Moat, provision of a Heritage Trail.
 - v Management and maintenance plan for the whole site.
 - vi Highway and transportation improvements including:
 - Construction of a roundabout
 - Provision of speed limits
 - Provision and upgrading of pedestrian and cycle routes

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- Upgrading of Polhill to Twitton bridleway.
- Star Hill road junction improvements, with access to the development via Star Hill to only be for emergency vehicles, buses, cyclists, horses and pedestrians.
- Provision of community bus
- Payment for the re-routing of a bus service for a period of 5 years.
- Travel plan

SUBJECT TO THE FOLLOWING CONDITIONS:

- 1 For each phase of the development scheme referred to in condition 5 below, approval of details of the scale, layout and appearance of the proposed building(s) and the landscaping of the site (hereinafter called the "reserved matters") shall be obtained from the LPA in writing before any development in that phase is commenced.

In pursuance of section 92(2) of the Town and Country Planning Act 1990

- 2 Application for approval of the reserved matters shall be made to the District Planning Authority before the expiration of 10 years from the date of this permission.

No such details have been submitted and in pursuance of section 92(2) of the Town and Country Planning Act 1990

- 3 The development to which this permission relates must be begun before:
 - a. The expiration of five years from the date of this permission; or
 - b. If applications for the approval of all reserved matters have been made before the expiration of 10 years from the date of this permission, the expiration of 2 years from the final approval of reserved matters.

No such details have been submitted and in pursuance of section 92(2) of the Town and Country Planning Act 1990

- 4 For the purposes of this planning permission, any reference to 'the enabling works' relates to the following works only:
 - (i) Demolition works to slab level undertaken in accordance with conditions 16,17 and 22.
 - (ii) Site investigation works to inform the site wide remediation strategy to be approved under condition 13.

For the purposes of clarification.

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- 5 No development other than the enabling works shall take place until details of a scheme of phasing of the development providing an employment led scheme, has been submitted to and approved in writing by the Local Planning Authority. The development other than the enabling works shall be carried out in accordance with the agreed scheme of phasing.

In accordance with policy EMP3 of the Allocations and Development Plan

The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

- 6 For each phase of the submission of reserved matters applications pursuant to this outline application a 'Compliance Report' shall be submitted that states how the reserved matters comply with the approved parameter plans and Design principles at Appx 5.1 of the Environmental Statement submitted for the outline permission SE/15/00628 and the Design Brief and Design Code to be approved pursuant to condition 7 below.

To comply with the requirements of Policy EMP3 of the Allocations and Development Management Plan (ADMP) and to conserve and enhance the AONB, heritage assets and protect the character and openness of the Green Belt, in accordance with policies LO8, SP1, SP2, SP3, SP5, SP7, SP8, SP9 and SP11 of the Core Strategy and policies EMP3, EN1, EN4, EN5, EN6, GB10 of the ADMP and the National Planning Policy Framework.

The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

Whole site before commencement

- 7 No development other than the enabling works shall take place until a Design Brief and Design Coding for the site, including the Residential Character Areas, Village Centre and Commercial Area, as set out in the Design and Access Statement and Parameter plans and Environmental Statement, has been submitted to and approved in writing by the Local Planning Authority. The detailed design principles within the Design Brief shall include details of:
 - a. Constraints
 - b. Topography

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- c. Land use including location of different community and other uses.
- d. Massing and building heights
- e. Access and circulation
- f. Parking
- g. Public realm and amenity space
- h. Layout
- i. Appearance
- j. Architectural, landscape and sustainable construction guidelines.
- k. Existing and proposed levels
- l. Renewable energy provision and a low carbon development scheme
- m. A strategy for the mix, distribution and layout of the affordable housing provision.
- n. A strategy for the layout of public open space including LEAPS and LAPS
- o. A lighting strategy
- p. Security and safety
- q. A materials strategy
- r. Power supply
- s. Broadband internet provision
- t. A strategy for the replacement, removal and retention of the existing security fencing
- u. A strategy to minimise noise from the proposed new buildings for Qinetiq
- v. Those parts of the site that are proposed to be adopted as public highway.

No development shall be carried out otherwise than in accordance with the approved details.

To comply with the requirements of Policy EMP3 of the Allocations and Development Management Plan (ADMP) and to conserve and enhance the AONB, heritage assets and protect the character and openness of the Green Belt, in accordance with policies LO8, SP1, SP2, SP3, SP5, SP7, SP8, SP9 and SP11 of the Core Strategy and policies EMP3, EN1, EN4, EN5, EN6, GB10 of the ADMP and the National Planning Policy Framework.

The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

- 8 The details submitted for reserved matters and pursuant to condition 7 above shall demonstrate compliance with the following criteria:
 - a. Shall provide not less than 27 000 sqm for Class B floorspace.
 - b. A maximum height of 16 metres for the Qinetiq replacement headquarters and all other commercial floorspace above existing ground levels.

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- c. A maximum height of 11.5 metres for the residential units above existing ground levels.

To comply with the requirements of Policy EMP3 of the Allocation and Development Management DPD and the National Planning Policy Framework.

- 9 No development other than the enabling works shall take place until a foul water drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved in writing by the Local Planning Authority in consultation. No discharge of foul water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community. This is supported by policy EN1 of the Allocations and Development Plan and the National Planning Policy Framework.

The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

- 10 No development other than the enabling works shall take place until details have been submitted to and approved in writing by the Local Planning Authority of:
 - a. the detailed design of the sustainable drainage system for the site
 - b. a management and maintenance plan for the sustainable drainage system
 - c. details of the implementation timetable

No development shall be carried out otherwise than in accordance with the approved details.

To minimise the risk of flooding and ensure the satisfactory means of surface water disposal using sustainable drainage methods for the lifetime of the development in accordance with paragraph 99 of the National Planning Policy Framework.

The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

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- 11 No development other than the enabling works shall take place until an impact study of the existing water supply infrastructure has been submitted to and approved in writing by the Local Planning Authority. The study should determine the magnitude of any new additional capacity required in the system and a suitable connection point a programme of implementation for any works. No development shall be carried out otherwise than in accordance with the approved scheme.

To ensure that the water supply infrastructure has sufficient capacity to cope with the/this additional demand. This is supported by policy EN1 of the Allocations and Development Plan and the National Planning Policy Framework.

The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

- 12 No development other than the enabling works shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site have each been submitted to and approved, in writing, by the local planning authority:
- a. A preliminary risk assessment which has identified:-
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.
 - b. A site investigation scheme, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 - c. The results of the site investigation and the detailed risk assessment referred to in (b) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 - d. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express written consent of the local planning authority.

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No development shall be carried out otherwise than in accordance with the approved details.

To protect public health and comply with policy SC1 of the Core Strategy and paragraphs 120 and 121 of the National Planning Policy Framework.

The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

- 13 No development shall take place until a remediation strategy for the enabling works that includes the following components, to deal with the risks associated with contamination of the site have each been submitted to and approved, in writing, by the local planning authority:
- a. A preliminary risk assessment which has identified:-
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.
 - b. A site investigation scheme for the areas of the enabling works, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 - c. The results of the site investigation for the areas of the enabling works and the detailed risk assessment referred to in (b) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 - d. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express written consent of the local planning authority.

No development or enabling works shall be carried out otherwise than in accordance with the approved details.

To protect public health and comply with policy SC1 of the Core Strategy and paragraphs 120 and 121 of the National Planning Policy Framework.

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The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

- 14 No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority of:
- a. The road junction(s) splitting the residential associated traffic from the commercial associated traffic within the site.
 - b. Details of proposed speed limits, visibility splays, surfacing and signage around the commercial part of the site.
 - c. Details of how the Star Hill access will be restricted and maintained for use only by buses, emergency vehicles, cyclists, pedestrians and horses.
 - d. A programme of implementation.

No development shall be carried out otherwise than in accordance with the approved plans and details.

In the interests of Highway Safety as supported by T1 of the Allocations and Development Management Plan and the National Planning Policy Framework.

The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

- 15 No development other than the enabling works shall take place until details of the following has been submitted to and approved in writing by the Local Planning Authority:
- a. a public recycling facility,
 - b. a layby and hardstanding for the facilities,
 - c. a timetable for the implementation of the works

No development shall be carried out other than in accordance with the approved details and timetable.

To contribute to the sustainability of the development as supported by policy SP2 of the Core Strategy and the National Planning Policy Framework.

The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

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- 16 No development shall take place until a method statement for the salvage, secure storage and re-use of items of historic interest including;
- a. original street lamps,
 - b. other street furniture, building numbers,
 - c. street name signs,
 - d. the red information board outside the M series/Bunkers,

has been submitted to and approved in writing by the Local Planning Authority. No development shall be carried out other than in accordance with the approved method statement.

To preserve the heritage and historical importance of the site in accordance with policy EN4 and EMP3 of the Allocations and Development Management Plan and paragraph 128 of the National Planning Policy Framework.

The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

- 17 No development shall take place until methodology for recording the architecture and / or archaeology buildings prior to and during demolition has been submitted to and approved in writing by the Local Planning Authority. No demolition shall be carried out other than in accordance with the approved methodology and the records or reports shall be stored in accordance with the approved methodology.

To preserve the heritage and historical importance of the site in accordance with policies EMP3 and EN4 of the Allocations and Development Management Plan and paragraph 141 of the National Planning Policy Framework.

The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

- 18 No development shall take place within 15m of the Ancient Woodland until a methodology has been submitted to and approved in writing by the Local Planning Authority to:
- a. Details of how the ancient woodland will be protected during the development including the provision of a 15 metre buffer.

These details shall include a timescale for implementation. The works shall be carried out in accordance with the approved details.

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To protect existing planting on site and to preserve the visual appearance of the area as supported by SP11 of the Core Strategy and EN1 of the Sevenoaks Allocations and Development Management Plan.

The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

- 19 No development shall take place within 15m of the Ancient Woodland until a methodology has been submitted to and approved in writing by the Local Planning Authority to:
- a. Detail how the ancient woodland would be managed
 - b. Detail how the public access to the ancient woodland would be managed

These details shall include a timescale for implementation. No development shall be carried out other than in accordance with the approved details.

To protect existing planting on site and to preserve the visual appearance of the area as supported by SP11 of the Core Strategy and EN1 of the Sevenoaks Allocations and Development Management Plan.

The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

- 20 No development shall take place until a demolition and construction environmental management plan (CEMP) for that Phase has been submitted to and approved in writing by the Local Planning Authority and thereafter implemented and maintained throughout the construction period in accordance with the approved CEMP. The CEMP shall include:
- a. Details of the proposed working hours
 - b. Details of the design and location of the construction access
 - c. Details of proposed wheel washing facilities located adjacent the construction site access
 - d. Details of an area for the storage of materials, parking for construction traffic and an appropriate turning area to be provided within the site clear of the public highway

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- e. A site waste management plan
- f. Details of temporary utilities
- g. How the construction will comply with the sustainable use of soils on construction sites
- h. Details of a communication strategy to include the provision of a dedicated phone line for residents to contact the site manager directly with complaints which should be manned whenever site works are in progress.
- i. Details of a routing agreement for the site construction traffic and HGV traffic associated with the movement of bulk material to and from the site
- j. Details of means of suppressing dust during the construction process to include the regime for dust deposition measurement at the site boundaries;
- k. Details of the measures to mitigate the noise and vibration from construction
- l. Details of a surface water drainage scheme for the temporary drainage of the Site.

In the interests of highway safety and the amenities of neighbouring dwellings as supported by policies T1 and EN1 of the Allocations and Development Management Plan and the National Planning Policy Framework.

The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

- 21 No development shall take place until a Landscape and Ecological Management Plan, in accordance with the principles contained in the Outline Landscape and Ecological Management Plan submitted in July 2015 of application SE/15/00628 has been submitted to and approved in writing by the local planning authority.

The Landscape and Ecological Management Plan (LEMP) shall provide the overarching approach to landscape and ecological management, and shall include details of the ecological mitigation measures to be delivered during the development and during the enabling works, and shall include the following details:

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- a. Description and evaluation of features to be managed;
- b. Aims and measurable objectives of management;
- c. Appropriate management prescriptions for achieving aims and objectives;
- d. Preparation of a work schedule (including an annual work plan capable of being rolled forward over the duration of the Plan);
- e. Ongoing habitat and species monitoring provision against measurable objectives;
- f. Procedure for the identification, agreement and implementation of contingencies and/or remedial actions where the monitoring results show that the objectives are not being met;
- g. Details of the body/ies or organisation/s responsible for implementation of the plan.

No development shall take place otherwise than in accordance with the approved details.

To ensure that the proposed development will not have a harmful impact on landscape and ecology, and will enhance the wider biodiversity, in accordance with policies EN1 of the Sevenoaks Allocations and Development Management Plan, SP11 of the Core Strategy and guidance in National Planning Policy Framework 2012.

The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

- 22 No development shall take place until a building retention and demolition management plan has been submitted for and approved in writing by the local planning authority in accordance with the building retention and demolition management plan. This shall include:
 - a. identify all buildings to be retained on site, including at least two air raid shelters and buildings A1 and A3 and
 - b. the means for their protection and
 - c. the details of a demolition management strategy.

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All buildings to be retained shall be so retained in accordance with the approved details and no demolition shall be carried out otherwise than in accordance with the approved details.

To preserve the historic site and its designated and non designated heritage assets as supported by Policy EN4 of the Sevenoaks Allocations and Development Management Plan and paragraph 128 of the National Planning Policy Framework.

The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

- 23 No development other than the enabling works shall take place until the details submitted in connection with the reserved matters shall include, for each phase of the development above slab level, a noise report indicating how noise levels from any part of the site occupied by Qinetiq can be controlled so that noise levels do not exceed 55dba in the outdoor amenity areas across the site. No development shall be carried out otherwise than in accordance with the approved details.

To conserve and enhance the natural beauty of the Kent Downs AONB, and to protect the amenity of future users and occupiers of the site, including residents. This is in accordance with policies EN5 and EN2 of the Allocations and Development Management Plan.

The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

- 24 No development shall take place until details have been submitted to and approved in writing by the Local Planning Authority of a strategy to implement the recommendations of the Slope Stability Assessment submitted for application SE/15/00628. The strategy shall include:
- a. Details of a watching brief for solution cavities and voids.
 - b. Details of those parts of the site where ground levels should not be increased.
 - c. Details of those parts of the site where new foundations should not be placed.
 - d. Details of those parts of the site where the existing natural drainage needs to be protected.

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- e. Details of the temporary support or battering works required during any excavation or filling works.
- f. Details of a programme for monitoring and assessment of slope stability across the site during the construction process.
- g. Details of an implementation timetable.

No development shall be carried out otherwise than in accordance with the approved details.

To protect the stability of the site as supported by Policy SP2 of the Core Strategy and Policy EN4 of the Sevenoaks Allocations and Development Management Plan and paragraphs 120 and 121 of the National Planning Policy Framework.

The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

- 25 Prior to commencement of any works to the Scheduled Ancient Monument details shall be submitted to, and be approved in writing by the Local Planning Authority of any proposed landscaping works, including the removal of trees within the curtilage of the Scheduled Ancient Monument. No development will be carried out otherwise than in accordance with the approved details.

To preserve the historic significance of the Scheduled Ancient Monument as supported by Policy EN4 of the Sevenoaks Allocations and Development Management Plan and the National Planning Policy Framework.

The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

For each phase conditions

- 26 Before each phase of development identified pursuant to condition 5 is commenced a detailed Construction Environmental Management Plan: Biodiversity (CEMP: Biodiversity) for that phase shall be submitted to, and approved in writing by, the local planning authority. The content of the CEMP: Biodiversity shall adhere to and support the principles of the approved overarching Landscape and Ecological Management Plan, shall be in accordance with the Outline CEMP and shall include the following:

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- a. Risk assessment of potentially damaging construction activities;
- b. Identification of “biodiversity protection zones”, including the use of protective fences, exclusion barriers and warning signs;
- c. Practical measures informed by further ecological surveys (both physical measures and sensitive working practices) to avoid or reduce ecological impacts during construction (may be provided as a set of method statements);
- d. The times during construction when specialist ecologists need to be present on site to oversee works;
- e. Responsible persons and lines of communication;
- f. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.

No development shall be carried out other than in accordance with the approved details.

To ensure that the proposed development will not have a harmful impact on landscape and ecology, and will enhance the wider biodiversity, in accordance with policies EN1 of the Sevenoaks Allocations and Development Management Plan, SP11 of the Core Strategy and guidance in National Planning Policy Framework 2012.

The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

- 27 Before each phase of development identified pursuant to condition 5 is commenced details of all trees / bushes / hedges to be retained within (and immediately adjacent to) each phase shall be protected by a fence erected in accordance with the guidance contained in BS 5837:2005 and maintained during the course of development within that phase.

Within the protection areas erected in accordance with the guidance contained in BS 5837:2012 the existing ground level shall neither be raised nor lowered and no materials, temporary buildings, plant, machinery or surplus soil shall be placed or stored within such areas without the prior written approval of the local planning authority. If any trenches for services are required in the fenced off areas they shall be excavated and backfilled by hand and any tree root encountered with a diameter of 25mm or more shall be left unsevered unless otherwise agreed in writing by the Local Planning Authority.

To protect existing planting on site and to preserve the visual appearance of the area and the existing trees on site as supported by EN1 of the Sevenoaks Allocations and Development Management Plan.

The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development

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commences and that without this safeguard planning permission should not be granted.

28 Before each phase of development identified pursuant to condition 5 is commenced the details submitted pursuant to reserved matters shall include the following details:

- a. any proposed access road(s) including details of horizontal and vertical alignment
- b. the layout, specification and construction programme for:
 - any internal roads not covered by (a) above
 - footpaths
 - parking and turning areas (including visibility splays)
 - cycle parking areas and
 - cycle storage facilities;
- c. For the landscaping scheme:
 - Location of existing trees, hedges, shrubs and other vegetation.
 - The layout, character, structure and types of the proposed planting, together with an indicative schedule of planting species.
 - The layout and character of the proposed hard surfacing areas together with an indicative schedule of materials.
 - Details of any earthworks proposed, contours to be formed and representative cross/long-sections and
 - Location of lighting for roads, footpaths and other areas. The reserved matters for landscaping details shall show integration with the other reserved matters.

In the interests of highway safety and the amenities of neighbouring dwellings as supported by policies T1 of the Allocations and Development Management Plan and the National Planning Policy Framework.

The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

29 Before each phase of development identified pursuant to condition 5 is commenced the details submitted in connection with the reserved matters shall include measures to minimise the risk of crime. No development shall take place until details of such measures, corresponding to that phase, according to the principles and physical security requirements of Crime Prevention through Environmental Design (CPTED) have been submitted to and approved in writing by the Local

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Planning Authority. The development shall not be occupied before the approved measures have been implemented and thereafter retained.

To create a safe and secure environment for residents as supported by policy EN1 of the Allocations and Development Management Plan and the National Planning Policy Framework.

- 30 Before each phase of development identified pursuant to condition 5 is commenced the details submitted in connection with the reserved matters shall include the following details: a plan for the installation of electric vehicle charging points showing their proposed locations, type and specifications, and how they would relate to the access and layout of the scheme shall be submitted to and approved by the Local Planning Authority. No development shall be carried out otherwise than in accordance with the approved plans.

To ensure the sustainability of the site in accordance with policy T3 of the Allocations and Development Management Plan.

- 31 Before each relevant phase of development identified pursuant to condition 5 is commenced a scheme for the provision of secure cycle storage facilities shall be submitted to and improved in writing by the Local Planning Authority. No development shall be carried out otherwise than in accordance with the approved details.

To ensure the sustainability of the site in accordance with policy SP2 of the Core Strategy and EMP3 of the Allocations and Development Management Plan.

- 33 Before each phase of development identified pursuant to condition 5 is commenced the details submitted pursuant to reserved matters shall include details for internal and/or external spaces for the storage of recyclable materials for all buildings. No development shall be carried out otherwise than in accordance with the approved details.

To ensure the sustainability of the site in accordance with policy SP2 of the Core Strategy and EMP3 of the Allocations and Development Management Plan.

- 34 Before each phase of development identified pursuant to condition 5 is commenced no development shall take place until a written scheme of archaeological investigation has been submitted to and improved in writing by the Local Planning Authority. No development shall take place other than in accordance with the programme of archaeological work provided for in the written scheme of investigation. No development may take place in any area which is identified in the scheme of investigation (or by the work provided for by that scheme) as requiring a programme of

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archaeological investigation work until that programme has been completed in accordance with the scheme of investigation.

To investigate and record archaeological features as supported by Policy EN4 of the Sevenoaks Allocations and Development Management Plan and paragraph 128 of the National Planning Policy Framework.

- 34 Before each phase of development identified pursuant to condition 5 is commenced the details submitted pursuant to reserved matters shall include a strategy and design for street furniture which shall include, street lighting, waste bins, seating and any non-highway signage. This shall include a programme of implementation. The strategy and programme of implementation shall be submitted to and approved in writing by the Local Planning Authority. No development shall be carried out otherwise than in accordance with the approved details.

To ensure good design and contribute to the character of the development as supported by policies EN1 and EMP3 of the Allocations and Development Management Plan.

- 35 Before each phase of development identified pursuant to condition 5 is commenced details of the boundary treatment for each phase shall be submitted to and approved in writing by the Local Planning Authority. These details shall include a plan indicating the positions, design, height, materials and type of boundary treatment to be erected in accordance with the design brief and design coding approved pursuant to condition 6 and details of a timetable for their implementation. No development shall be carried out otherwise than in accordance with the approved details.

In the interests of visual amenity and the amenity of residents in accordance with policies EN1 and EN2 of the Allocations and Development Management Plan.

- 36 Before each phase of development identified pursuant to condition 5 is commenced the details submitted pursuant to reserved matters shall include details of hard and soft landscaping in accordance with the design brief and design coding approved pursuant to condition 7 shall be submitted for approval in writing by the local planning authority. These details shall include:
- a. Planting plans, including plants to be retained and new plants
 - b. Written specifications including cultivation and other operations associated with plant and grass establishment.
 - c. Schedules of new plans including species, size, stock at time of planting, and proposed densities

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- d. A programme of implementation.

No development shall be carried out otherwise than in accordance with the approved details. If within a period of 10 years from the completion of the relevant phase any trees or plants that form part of the approved details are removed or become seriously damaged or diseased, they shall be replaced in the next planting season with others of similar size and species.

To ensure that the proposed development will conserve and enhance the landscape and ecology, and biodiversity, in accordance with policies EN1 of the Sevenoaks Allocations and Development Management Plan, SP11 of the Core Strategy and guidance in National Planning Policy Framework 2012.

The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

- 37 Before each phase of development identified pursuant to condition 5 is commenced the details submitted in connection with the reserved matters shall include a scheme for the construction of play equipment for Locally Equipped Area of Play (LEAPS) and Local Area of Play (LAP). This scheme shall include a programme of implementation. The scheme and programme of implementation shall be submitted to and approved in writing by the Local Planning Authority. No development shall be carried out otherwise than in accordance with the approved details.

In the interests of the amenities of future residents as supported by policy EN2 of the Allocations and Development Management Plan and paragraph 73 of the National Planning Policy Framework.

- 38 Before each phase of development identified pursuant to condition 5 is commenced a scheme and programme of implementation shall be submitted of all proposed vehicular accesses, driveways and turning areas that serve residential units shall be submitted to and improved by the Local Planning Authority in consultation with the Local Highway Authority. No development shall be carried out otherwise than in accordance with the approved scheme and programme of implementation.

In the interests of highway safety and convenience in accordance with policies T2 and EMP3 of the Allocations and Development Management Plan.

- 39 Before each phase of development identified pursuant to condition 5 is first occupied details of a scheme for external lighting and a programme

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of implementation shall be prepared in accordance with the details contained in the approved LEMP shall be submitted to and approved in writing by the Local Planning Authority. No development shall be carried out otherwise than in accordance with the approved details.

To control light pollution, protect the amenities of the local area and ecology in accordance with policies EN1 and EN6 of the Allocations and Development Management Plan, SP11 of the Sevenoaks Core Strategy and the National Planning Policy Framework.

- 40 Before each phase of development identified pursuant to condition 5 is commenced a detailed Landscape and Ecological Management Plan (LEMP) for that phase shall be submitted to, and approved in writing by, the local planning authority. Each detailed Landscape and Ecological Management Plan shall be written in accordance with the approved overarching Landscape and Ecological Management Plan and shall include details of the ecological mitigation measures to be delivered during the specified phase of the development. Where different from and/or additional to the overarching Landscape and Ecological Management Plan, the detailed Landscape and Ecological Management Plans shall include the following:
- a. Description and evaluation of features to be managed;
 - b. Aims and measurable objectives of management;
 - c. Appropriate management prescriptions for achieving aims and objectives;
 - d. Preparation of a work schedule (including an annual work plan capable of being rolled forward over the duration of the Plan);
 - e. Ongoing habitat and species monitoring provision against measurable objectives;
 - f. Procedure for the identification, agreement and implementation of contingencies and/or remedial actions where the monitoring results show that the objectives are not being met;
 - g. Details of the body/ies or organisation/s responsible for implementation of the plan.

No development shall be carried out otherwise than in accordance with the approved details.

To ensure that the proposed development will not have a harmful impact on landscape and ecology, and will enhance the wider biodiversity, in

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accordance with policies EN1 of the Sevenoaks Allocations and Development Management Plan, SP11 of the Core Strategy and guidance in National Planning Policy Framework 2012.

The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

Before each phase is occupied

- 41 Before each phase of development identified pursuant to condition 5 is first occupied a verification report demonstrating completion of works set out in the approved remediation strategy approved pursuant to condition 12 and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include;
- a. results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.
 - b. any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan.

No development shall be carried out otherwise than in accordance with the approved details.

To protect human health and to comply with paragraphs 120 and 121 of the National Planning Policy Framework.

No x unless y

- 42 No impact piling shall take place until a piling method statement which includes;
- a. detailing the depth and type of piling to be undertaken,
 - b. the methodology by which such piling will be carried out,
 - c. measures to prevent and minimise the potential for damage to subsurface water infrastructure,

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shall be submitted to and approved in writing by the Local Planning Authority. No development shall take place otherwise than in accordance with the approved details.

The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure. This is in accordance with paragraph 99 of the National Planning Policy Framework.

- 43 No road or footway that is to be a public highway shall be constructed as part of the development without having first entered into an agreement with the Local Highway Authority pursuant to a Section 38 and/or Section 278 Agreement of the Highways Act 1980 in respect of that road or footway.

In the interests of highway safety in accordance with policy T1 of the Allocations and Development Management Plan.

Other conditions requiring timing

- 44 All non-residential buildings shall be constructed in accordance with a specification to be submitted for approval to and approved in writing by the Local Planning Authority. The specification shall include a commitment to build to a BREEAM 'very good' certification, or such equivalent scheme and standard that shall operate at the time of construction of that building. No development shall be carried out otherwise than in accordance with the approved details.

To ensure a high standard of sustainable development in accordance with Policies SP2 of the Sevenoaks Core Strategy and the National Planning Policy Framework.

Ongoing conditions

- 45 If, during development, contamination not previously identified is found to be present at the site then the Local Planning Authority must immediately be notified in writing and (unless otherwise agreed in writing with the Local Planning Authority) no further development within the relevant phase shall be carried out until a supplementary remediation strategy detailing how this unsuspected contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. No development shall be carried out otherwise than in accordance with the approved details.

To ensure that any possible land contamination related to historic site activities is addressed in line with current planning guidance. The site is located on a principal aquifer and has a history of use as a laboratory for weapons testing.

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- 46 No infiltration of surface water drainage into the ground at the site is 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 that there is no resultant unacceptable risk to controlled waters. No development shall be carried out otherwise than in accordance with the approval details.

To protect groundwater, ecosystems and human health in compliance with paragraphs 120 and 121 of the National Planning Policy Framework.

- 47 No noise generating machinery (other than any plant forming part of the building services comprised in the development and approved in accordance with this permission) shall be operated on the premises outside the following hours:-0800 - 1900 Mondays – Fridays 0900 - 1700 Saturdays and not at all on Sundays or Public Holidays'.

To conserve and enhance natural beauty (relative tranquillity) of the Kent Downs AONB, the biodiversity and landscape setting of the site, and to protect the amenity of future users and residents of the site'. This is in accordance with policies EN5 and EN2 of the Sevenoaks Allocation and Development Management Plan and the National Planning Policy Framework.

- 48 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 no external storage shall be carried out (excluding all residential units and their curtilages) without the prior consent in writing of the Local Planning Authority.

To enable the Local Planning Authority to retain control over future development given the location of the site in an AONB. In accordance with policies EN1, EN4 and EMP3 of the Sevenoaks Allocations and Development management Plan and the National Planning Policy Framework.

- 49 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking, re-enacting or modifying that Order), the premises first built and occupied for uses falling within Classes A1-A3, D1, D2 and those falling within Classes B of the Schedule to the Town and Country Planning (Use Classes) Order 1987 shall only be used for those purposes and no other purpose (including any other purpose falling within the same Use Class of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

To enable the Local Planning Authority to retain control over future development given the location of the site in an AONB and the policy

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requirement for an employment led scheme. In accordance with policies EN1, EN4 and EMP3 of the Sevenoaks Allocations and Development management Plan and the National Planning Policy Framework.

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

- Figure 5.1 00556A_PP_01 Land Use revision P5
- Figure 5.2 00556A_PP_02 Residential Density revision P5
- Figure 5.3 00556A_PP_03 Proposed Building Heights revision P5
- Figure 5.4 00556A_PP_04 Access and Movement revision P6
- Figure 5.5 00556A_PP_05 Green Infrastructure revision P6
- Figure 5.6 00556A_PP_06 Demolition Plan revision P2
- Letter dated 27.7.15 from Waterman
- Environmental Statement and appendices and figures and non-technical summary
- Site location plan 00556A SV 01 Rev P1
- 26582/001/001 Star Hill access
- 26582 / 001 / 001B Star Hill Road access visibility splays.
- 26582 / 001 / 008D A224 Polhill / Otford Lane Junction Improvements
- 26582 / 001 / 030 Fort Halstead Roundabout option and pedestrian and cycle provision
- 5.1 Design Principles of Appendix 5.1 of the Environmental Statement
- Illustrative Masterplan 00556A S 01 revision P6
- Design and Access Statement
- Planning Statement
- Employment report
- AONB report
- Statement of Community Involvement
- Sustainability Statement
- Energy Statement
- Utilities statement / Strategy
- Land Stability Report
- Lighting Assessment

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

Informatives

- 1) With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They

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can be contacted on 0800 009 3921. This is required in order to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

- 2) The application form indicates that soakaways, ponds and sustainable urban drainage techniques will be used. The following points should be noted wherever soakaways or infiltration devices are proposed at a site:

Appropriate pollution prevention methods (such as trapped gullies or interceptors) should be used to prevent hydrocarbons draining to ground from roads, hardstandings and car parks. Clean uncontaminated roof water should drain directly to soakaways entering after any pollution prevention methods.

- No soakaway or infiltration device should be sited in or allowed to discharge into land impacted by contamination or land previously identified as being contaminated.

- There must be no direct discharge to groundwater, a controlled water. An unsaturated zone must be maintained throughout the year between the base of soakaways and the water table.

- Normally we advise that a series of shallow soakaways are preferable to deep bored soakaways, as deep bored soakaways can act as conduits for rapid transport of contaminants to groundwater. However, there is a significant unsaturated zone at this site and therefore this may not be as relevant.

Any potential surface water drainage should refer to the contamination reports to ensure that the drainage isn't located in land which could have been impacted by contamination.

- 3) Fuel, Oil and Chemical Storage

Any facilities for the storage of oils, fuels or chemicals shall be provided with secondary containment that is impermeable to both the oil, fuel or chemical and water, for example a bund, details of which shall be submitted to the local planning authority for approval. The minimum volume of the secondary containment should be at least equivalent to the capacity of the tank plus 10%. If there is more than one tank in the secondary containment the capacity of the containment should be at least the capacity of the largest tank plus 10% or 25% of the total tank capacity, whichever is greatest. All fill points, vents, gauges and sight gauge must be located within the secondary containment.

The secondary containment shall have no opening used to drain the system. Associated above ground pipework should be protected from accidental damage. Below ground pipework should have no mechanical

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joints, except at inspection hatches and either leak detection equipment installed or regular leak checks. All fill points and tank vent pipe outlets should be detailed to discharge downwards into the bund.

- 4) 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 are waste or have 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, we should be contacted for advice at an early stage to avoid any delays.

We recommend that developers should refer to :

- The position statement on the Definition of Waste: Development Industry Code of Practice and;

- Our website at www.gov.uk/environment-agency for further guidance

- 5) Contaminated soil that must be disposed of, is waste. Therefore, its handling, transport, treatment and disposal is subject to waste management legislation, which includes:

- Duty of Care Regulations 1991

- Hazardous Waste (England and Wales) Regulations 2005

- Environmental Permitting (England and Wales) Regulations 2010

- The Waste (England and Wales) Regulations 2011

Developers should ensure that all contaminated materials are adequately

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characterised both chemically and physically in line with British Standard BS EN 14899:2005 'Characterization of Waste - Sampling of Waste Materials - Framework for the Preparation and Application of a Sampling Plan' and that the permitting status of any proposed treatment or disposal activity is clear. If in doubt, we should be contacted for advice at an early stage to avoid any delays.

If the total quantity of waste material to be produced at or taken off site is hazardous waste and is 500kg or greater in any 12 month period the developer will need to register with us as a hazardous waste producer. Refer to our website at www.gov.uk/environment-agency for more information.

- 6) 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. 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.
- 7) The proposed development has been assessed and it is the Council's view that the CIL IS PAYABLE.

Note to Applicant

In accordance with paragraphs 186 and 187 of the NPPF Sevenoaks District Council (SDC) takes a positive and proactive approach to development proposals. SDC works with applicants/agents in a positive and proactive manner, by;

- Offering a duty officer service to provide initial planning advice,
- Providing a pre-application advice service,
- When appropriate, updating applicants/agents of any small scale issues that may arise in the processing of their application,
- Where possible and appropriate suggesting solutions to secure a successful outcome,
- Allowing applicants to keep up to date with their application and viewing all consultees comments on line (www.sevenoaks.gov.uk/environment/planning/planning_services_online/654.asp),

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- By providing a regular forum for planning agents,
- Working in line with the NPPF to encourage developments that improve the economic, social and environmental conditions of the area,
- Providing easy on line access to planning policies and guidance, and
- Encouraging them to seek professional advice whenever appropriate.

In this instance the applicant/agent:

1) Was updated with the progress of the planning application.

B) if the S106 legal agreement is not signed in accordance with the above recommendation (a), then planning permission be REFUSED on the following grounds:

- 1 The proposal fails to make provision for affordable housing and it is therefore contrary to Policy SP3 of the Sevenoaks District Council Strategy and the Sevenoaks Affordable Housing Supplementary Planning Document and the National Planning Policy Framework.
- 2 The proposal fails to provide safeguards to protect the ecology, bio-diversity, protected habitats on the site and to conserve and enhance the Area of Outstanding Natural Beauty contrary to Policies SP1, SP11, L08 of the Core Strategy and Policies EMP3, EN5 of the Allocations and Development Management Plan DPD and the National Planning Policy Framework.
- 3 The proposal fails to make provision for open space and the management of it and to conserve and enhance the Area of Outstanding Natural Beauty contrary to Policies SP1, SP9, L08 of the Core Strategy and Policies EMP3, EN5 of the Allocations and Development Management Plan DPD and the National Planning Policy Framework.
- 4 The proposal fails to provide safeguards to protect the designated and non-designated heritage assets on site and is therefore contrary to Policy SP1 of the Core Strategy and Policies EMP3, EN4 of the Allocations and Development Management Plan DPD and the National Planning Policy Framework.
- 5 The proposal fails to make provision for the appropriate and necessary highway and transportation improvements required to mitigate impact arising as a result of the development contrary to Policy SP9 of the Core

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Strategy and Policies EMP3, T1 of the Allocations and Development Management Plan DPD and the National Planning Policy Framework.

- 6 Working in line with the NPPF, the application was refused as the proposal failed to improve the economic, social or environmental conditions of the area.

(Cllr. Miss. Stack requested that her abstention from the voting be recorded.)

THE MEETING WAS CONCLUDED AT 10.20PM

CHAIRMAN