

SUPPLEMENTARY REPORT

AREA 3 PLANNING COMMITTEE

DATED 29th January 2026

Aylesford
Aylesford South

TM/22/00409/OAEA

Location: Land at Bunyards Farm Beaver Road Allington Aylesford Kent

Proposal: Outline planning application for the development of up to 435 dwellings, including 40% affordable homes, with associated landscaping, parking, open space, play areas, etc. Realignment of Beaver Road and the construction of a new vehicular access off of Beaver Road, and all other associated development works (Access only detailed matter with all other matters reserved).

Private Reps:

The following statement has been sent to all Members of APC3 by Helen Grant MP

“Throughout my time as a Member of Parliament, overdevelopment has been a persistent concern raised by constituents, and I have consistently worked to protect our precious green spaces from inappropriate housing schemes. That is why Cllr Stanley Forecast, Cllr Tom Cannon, and I have steadfastly supported the Bunyards Village Green application, which, unfortunately, was unsuccessful.

This open space is regarded by many residents as the last remaining stretch of greenery separating the boroughs of Maidstone and Tonbridge & Malling. The sheer scale and density of the proposed housing in this location would fundamentally alter the character of Allington and have harmful consequences for the local environment. Green spaces play a vital role in both mental and physical wellbeing, and development on this land would significantly reduce accessible outdoor space for local people.

It is widely acknowledged that infrastructure along Hermitage Lane is already under severe strain, as highlighted by recent water supply issues. Ongoing traffic congestion, limited access to GP appointments, and a shortage of school places are concerns I am regularly contacted about. We cannot continue to permit sizeable housing developments in unsuitable locations without first addressing these existing capacity challenges.

For these reasons, I urge Tonbridge & Malling Borough Council to reject this application tomorrow and prevent the creation of continuous, uninterrupted development between Aylesford and Maidstone.”

Additionally a further representation has been received from a local resident as follows:

Unsustainable development and infrastructure deficiencies

The proposal fails to demonstrate that existing infrastructure can adequately support the development. Local GP surgeries and childcare provision are already operating beyond capacity and residents experience significant difficulty accessing these services. The development would place further pressure on essential infrastructure without sufficient mitigation which is contrary to Local Plan Policy LP R1 Presumption in Favour of Sustainable Development and Policy LP INF Infrastructure.

Highway safety traffic impact and access arrangements

The existing road network already experiences congestion and the development would generate additional traffic leading to increased highway safety risks and noise disturbance. I strongly object to the proposed shared or private access arrangement with neighbouring properties as this would adversely affect residential amenity and safety. This conflicts with Policy LP TRAN1 Sustainable Transport and Policy LP SD1 Sustainable Development.

Harm to residential amenity

The scale height and massing of the proposed buildings including potential three storey dwellings or flats would result in unacceptable overlooking and overshadowing of nearby properties particularly those on Beaver Road. This would cause a loss of privacy and daylight contrary to Policy LP BE1 Design of New Development.

Loss of green space and impact on character

The site represents one of the last remaining green spaces between Maidstone Tonbridge and Malling and contributes positively to the openness and character of the area while providing informal recreational use for local residents. Its loss would cause demonstrable harm contrary to Policy LP SD1 Sustainable Development and Policy LP BE1 Design of New Development.

Ecological impact and biodiversity loss

The site supports a range of wildlife including bats hedgehogs foxes nesting birds and birds of prey. The proposal fails to adequately safeguard biodiversity or demonstrate biodiversity net gain which is contrary to Policy LP ENV1 Natural Environment and Biodiversity.

Insufficient utility capacity

Local water and electricity infrastructure is already operating at or beyond capacity with frequent water pressure issues and power interruptions during peak demand. The proposal fails to demonstrate that infrastructure can be adequately upgraded which conflicts with Policy LP INF Infrastructure.

For the reasons outlined above the proposal does not constitute sustainable development and would result in significant harm to residential amenity infrastructure capacity biodiversity and the character of the area. I respectfully request that this application is refused.

DPHRS:

It is noted that the published description of the application still contains reference to the construction of a vehicular access from Godwin Road. For clarification this element has been removed from the description at the request of the applicant as secondary access is now sought from Caster Park. The correct description of the proposal should read as follows:

Outline planning application for the development of up to 435 dwellings, including 40% affordable homes, with associated landscaping, parking, open space, play areas, etc. Realignment of Beaver Road, and all other associated development works (Access only detailed matter with all other matters reserved).

For clarification it should be noted that the total NHS ICB contribution listed at paragraph 6.105 is not set at this outline stage as the unit mix for all 435 homes is not fixed. A 'tariff' based mechanism will be required in the S106 based on the unit mix which will calculate the final overall total once the dwelling mix is set at reserved matters stage.

Following a review of the published conditions with the applicant it is noted that there are a number of small changes required to the drafting, specifically regarding plan numbers. Revised wording of conditions 4,5,7,11, 20 and 24 are proposed below. Condition 17 also duplicates condition 22 so is proposed to be deleted completely. For ease the recommendation below contains a full revised list of conditions so that the recommendation can be made as of this report.

AMEND RECOMMENDATION:**7.1 GRANT OUTLINE PLANNING PERMISSION subject to:-****7.2 The applicant entering into a planning obligation with the Council to provide on-site affordable housing and financial contributions towards public open space provision and enhancement and health provision (subject to final agreement), off-site highway junction and cycleway improvements, public**

transport, the provision of education facilities and community services and Network Rail contributions for upgrading Barming Station as set out in paragraph 6.105; and

7.3 The following planning conditions and informatives:

Conditions

General Conditions

1. Approval of details of the layout and appearance of the development, the landscaping of the site, and the scale of the development (hereinafter called the "reserved matters") shall be obtained from the Local Planning Authority.

Reason: No such approval has been given.

2. Application for approval of the reserved matters in respect of Phase 1 of the development shall be made to the Local Planning Authority before the expiration of two years from the date of this permission. Applications for the approval of reserved matters in respect of all other phases shall be made to the Local Planning Authority before the expiration of four years from the date of this permission.

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

3. The development hereby permitted in any phase shall be begun either before the expiration of three years from the date of this permission, or before the expiration of one year from the date of approval of the reserved matters for that particular phase, whichever is the later.

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

4. The development hereby permitted shall be carried out in accordance with the following approved plans and documents: Other 20-019-12A Technical Note dated 01.08.2022, Travel Plan 20-019-06D Parts 1 and 2 dated 01.08.2022, Management Plan 20-019-07D Construction dated 01.08.2022, Management Plan ECOLOGY AND LANDSCAPE APPENDIX 4.2 dated 18.10.2022, Other PRELIMINARY PHASE 2 SITE INVESTIGATION ES APPENDIX 11.2 dated 06.04.2022, Other AGRICULTURAL LAND CLASSIFICATION ES APPENDIX 11.3 dated 06.04.2022, Other MINERALS SAFEGUARDING AREA ASSESSMENT ES APPENDIX 11.4 dated 06.04.2022, Proposed Plans 1410 82 Rev B dated 03.05.2024, Other TOPSOIL ASSESSMENT & MANAGEMENT PLAN ES APPENDIX 11.5 dated 06.04.2022, Proposed Plans 1410 85 Rev C

dated 03.05.2024, Proposed Plans 1410 81 Rev B dated 03.05.2024, Proposed Plans 1410 83 Rev B dated 03.05.2024, Proposed Plans 1410 84 Rev B dated 03.05.2024, Location Plan 1410 80 dated 23.02.2022, Design and Access Statement dated 23.02.2022, Energy Statement Apex E part 1 and 2 dated 23.02.2022, Energy Statement main text dated 23.02.2022, Environmental Assessment ES APPENDIX 11.1 PHASE 1 DESK STUDY AND SITE RECONNAISSANCE REPORT dated 23.02.2022, Flood Risk Assessment dated 23.02.2022, Transport Statement dated 23.02.2022, Environmental Statement Travel plan Appendix 13.2 Framework residential dated 23.02.2022, Environmental Statement 10 - Air quality dated 23.02.2022, Environmental Statement 11 - Ecology and soils dated 23.02.2022, Environmental Statement 12 - Water environment dated 23.02.2022, Environmental Statement 13- Transportation dated 23.02.2022, Environmental Statement 14- Socio Economics dated 23.02.2022, Environmental Statement 15- Lighting and night time dated 23.02.2022, Environmental Statement 16 - climate change dated 23.02.2022, Environmental Statement 17 - Human health dated 23.02.2022, Environmental Statement 18 - Summary and conclusions dated 23.02.2022, Environmental Statement 2 - EIA Methodology dated 23.02.2022, Environmental Statement 3 - Application site dated 23.02.2022, Environmental Statement 4 - Proposed development and construction programme dated 23.02.2022, Environmental Statement 5 - Alternatives and design evolution dated 23.02.2022, Environmental Statement 6 - Landscape and visual amenity dated 23.02.2022, Environmental Statement 7 - Biodiversity dated 23.02.2022, Environmental Statement 8 - Historic environment dated 23.02.2022, Environmental Statement 9 - Noise and vibration dated 23.02.2022, Environmental Statement 1 - introduction dated 23.02.2022, Environmental Statement Technical summary dated 23.02.2022, Environmental Statement VOL 2 MAIN TEXT CONTENTS dated 23.02.2022.

Reason: To ensure the development is carried out in accordance with the approval and to ensure the quality of development indicated on the approved plans is achieved in practice and in accordance with Tonbridge and Malling Borough Core Strategy 2007 policies CP1 and CP24, Managing Development and the Environment Development Plan Document 2010 policy SQ1 and the National Planning Policy Framework 2024 (paragraphs 135 and 140).

5. Applications for the approval of the reserved matters shall be in general conformity with the design principles described in the Design and Access Statement (Rev. A) and the following plans:

1410-81 Rev B Land Use Parameter Plan
1410 85 Rev C Access & Movement Parameter Plan
1410 82 Rev B Green & Blue Infrastructure Plan
1410 83 Rev. B Density Parameter Plan
1410 84 Rev. B Building Height Parameter Plan

Reason: In order for the reserved matters to proceed in general conformity with the outline parameters of the scheme

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6. Prior to the first reserved matters application, a phasing plan for each area shall be submitted to the Local Planning Authority for approval in writing. Each phasing plan shall include details of the quantum of development in each phase, whether that is the number of market and affordable dwellings or other uses, together with the general locations and phasing of key infrastructure, including surface water drainage, green infrastructure, public open space/NEAP, and access for pedestrians, cyclists and vehicles. The development of the site shall be carried out in accordance with the approved phasing plans.

Reason: In the interests of highway safety and the amenity of the locality.

7. The access into the site hereby approved shall be carried out in accordance with that shown on the following plan:

20-019-007 Proposed Site Access

Reason: In the interests of highway safety and the amenity of the locality

Highways Conditions

8. No occupation of development shall commence until the Link Road improvement, between Hermitage Lane and A20 London Road, has been completed.

Reason: In order for the necessary upgrades to the strategic road network to be delivered prior to the generation of traffic by the development.

9. No occupation of development shall commence until Beaver Road / Bunyard Way / A20 London Junction improvement has been completed.

Reason: In order for the necessary upgrades to the strategic road network to be delivered prior to the generation of traffic by the development.

10. The details submitted in pursuance of Condition 1 shall show land, reserved for parking. No building hereby approved shall be occupied until the parking area to serve that building has been provided, surfaced and drained in accordance with the approved details. Thereafter no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking and re-enacting that Order) shall be carried out on the land so shown or in such a position as to preclude vehicular access to reserved vehicle parking area.

Reason: Development without provision of adequate accommodation for the parking or garaging of vehicles is likely to lead to hazardous on-street parking.

11. Prior to the commencement of the development in any phase hereby approved, arrangements for the management of all construction works for that particular

phase, in accordance with the principles contained within the 'Appendix 4.1: Outline Construction Environmental Management Plan' (January 2022) shall be submitted to and approved by the Local Planning Authority. The management arrangements to be submitted shall include (but not necessarily be limited to) the following:

- The days of the week and hours of the day when the construction works will be limited to and measured to ensure these are adhered to;
- Routing of construction and delivery vehicles to / from site
- Parking and turning areas for construction and delivery vehicles and site personnel
- Timing of deliveries
- Provision of wheel washing facilities
- Temporary traffic management / signage
- Provision of measures to prevent the discharge of surface water onto the highway; and
- Procedures for notifying local residents and other neighbours as to the ongoing timetabling of works, the nature of the works and likely their duration, with particular reference to any such works which may give rise to noise and disturbance and any other regular liaison or information dissemination.

Reason: in order that the development is managed in a way to minimise harm to the amenities of local residents.

12. No part of the development hereby permitted shall be occupied until a detailed Travel Plan, in accordance with the principles contained within Appendix 13.2 Framework Residential Travel Plan (January 2022), has been approved in writing by the local planning authority (who shall consult with National Highways) and implemented. The Travel Plan shall include arrangements for monitoring, review, amendment and effective enforcement.

Reason: To minimize traffic generated by the development and to ensure that the M20 Trunk Road continue to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980. (The Travel Plan may either be a single entity covering the whole site or made up of bespoke Plans for each phase. Where multiple Plans are used, provision must be made for the Plans to be fully coordinated.)

Design

13. No development above the ground in a particular phase shall take place until a plan showing the proposed finished floor level of the new dwellings and finished ground levels of the site in relation to the existing levels of the site in that particular phase and adjoining land have been submitted for the written approval of the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

Reason: To ensure that the development does not harm the character of the area or visual amenity of the locality.

14. No development above ground in a particular phase shall commence until details and samples of all materials to be used externally on the buildings within that phase have been submitted to and approved in writing by the Local Planning Authority, and the development shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not harm the character and appearance of the area or the visual amenity of the locality.

Drainage / Contamination

15. No development of any phase of the development (or part thereof) shall take place other than as required as part of any relevant approved site investigation works until the following have been submitted to and approved by the Local Planning Authority:

(a) results of the site investigations (including any necessary intrusive investigations) and a risk assessment of the degree and nature of any contamination on site and the impact on human health, controlled waters and the wider environment. These results shall include a detailed remediation method statement informed by the site investigation results and associated risk assessment, which details how the particular phase of development (or part thereof) will be made suitable for its approved end use through removal or mitigation measures. The method statement must include details of all works to be undertaken, proposed remediation objectives, remediation criteria, timetable of works and site management procedures. The scheme must ensure that the particular phase of development (or part thereof) cannot be determined as Contaminated Land as defined under Part 2A of the Environmental Protection Act 1990 (or as otherwise amended). The submitted scheme shall include details of arrangements for responding to any discovery of unforeseen contamination during the undertaking hereby permitted. Such arrangements shall include a requirement to notify the Local Planning Authority in writing of the presence of any such unforeseen contamination along with a timetable of works to be undertaken to make the site suitable for its approved end use.

(b) prior to the commencement of each phase of the development (or part thereof) the relevant approved remediation scheme shall be carried out as approved. The Local Planning Authority should be given a minimum of two weeks written notification of the commencement of the remediation scheme of works.

Reason: In the interests of amenity, public safety and human health and in accordance with the National Planning Policy Framework.

16. Following completion of the approved remediation method statement for each phase of the development (or part thereof), and prior to the first occupation of the relevant phase a relevant verification report that scientifically and technically demonstrates the effectiveness and completion of the remediation scheme at above and below ground shall be submitted for the information of the Local Planning Authority.

The report shall be undertaken in accordance with DEFRA and the Environment Agency's Model Procedures for the Management of Land Contamination, CLR. Where it is identified that further remediation works are necessary, details and a timetable of those works shall be submitted to the Local Planning Authority for written approval and shall be fully implemented as approved.

Thereafter, no works shall take place within any phase of the development (or part thereof) such as to prejudice the effectiveness of the approved scheme of remediation.

Reason: In the interests of amenity, public safety and human health and in accordance with the National Planning Policy Framework.

17. Where infiltration is to be used to manage the surface water from the development hereby permitted, it will only be allowed within those parts of the site where information is submitted to demonstrate to the Local Planning Authority's satisfaction that there is no resultant unacceptable risk to controlled waters and/or ground stability. The development shall only then be carried out in accordance with the approved details.

Reason: To protect vulnerable groundwater resources and ensure compliance with the National Planning Policy Framework.

18. Development shall not begin in any phase until a detailed sustainable surface water drainage scheme for the site has been submitted to (and approved in writing by) the local planning authority. The detailed drainage scheme shall be based upon the principles contained within Appendix 12.1 Flood Risk Assessment dated January 2022 and shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm) can be accommodated and disposed of within the curtilage of the site without increase to flood risk on or off-site. The drainage scheme shall also demonstrate (with reference to published guidance):
- A description of the drainage system and its key components
 - A general arrangement plan with the location of drainage measures and critical features clearly marked
 - An approximate timetable for the implementation of the drainage system

- Details of the future maintenance requirements of each drainage or SuDS component, and the frequency of such inspections and maintenance activities
 - Details of who will undertake inspections and maintenance activities, including the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime
 - that silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters.
 - appropriate operational, maintenance and access requirements for each drainage feature or SuDS component are adequately considered, including any proposed arrangements for future adoption by any public body or statutory undertaker.
- The drainage scheme shall be implemented in accordance with the approved details.

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

19. No building on any phase (or within an agreed implementation schedule) of the development hereby permitted shall be occupied until a Verification Report, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved by the Local Planning Authority. The Report shall demonstrate that the drainage system constructed is in accordance with the details approved for condition 18 of this decision notice. The Report shall contain information and evidence (including photographs) of details and locations of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, the submission of an operation and maintenance manual for the sustainable drainage scheme as constructed.

Reason: To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with and subsequently maintained pursuant to the requirements of paragraph 165 of the National Planning Policy Framework.

20. No development within a phase of development shall take place until a strategy detailing the proposed means of foul waste disposal for that phase and an implementation timetable, has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and timetable.

Reason: To ensure that the adequate infrastructure is provided to meet the needs arising from the development hereby permitted.

21. Prior to the commencement of any piling or other ground penetration type of foundations that are necessary for any building within any phase of the development, details of the piling techniques or foundations design to be used for those buildings shall be submitted to the Local Planning Authority for its approval together with details of any measures that are considered to be necessary to mitigate against noise disturbance and groundwater contamination. The development shall be undertaken in accordance with the details so approved.

Reason: In order to prevent contamination of ground water and to protect the amenity of neighbouring residential properties.

Archaeology

22. No development shall take place within each phase of the development until the applicant has secured the implementation of a programme of archaeological work for that phase in accordance with a written scheme of investigation (including a timetable for such investigation) which has been submitted by the applicant and approved by the Local Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded and that due regard is had to the preservation in situ of important archaeological remains.

Noise

23. None of the dwellings identified within Chapter 9 of the Environment Statement as requiring appropriate noise mitigation shall be occupied until any necessary noise mitigation measures have been incorporated into those dwellings, the details of which have first been submitted to and approved by the Local Planning Authority.

Reason: In the interests of the aural amenity of the future occupiers of the development.

Ecology / Landscaping

24. No development shall take place (including any ground works, site or vegetation clearance) until a construction ecological management plan (CEMP (biodiversity)) has been submitted to and approved in writing by the local planning authority. The CEMP (biodiversity) shall include the following and be based on the findings and conclusions of Chapter 7: Biodiversity of the Environmental Statement dated January 2022, the Ecological Update by Bakerwell, dated 6th June 2025 and up-to-date ecological survey information, as advised by a suitably qualified ecologist:

- Purpose and objectives for the proposed works;
- The identification of biodiversity protection zones and the use of protective fences, exclusion barriers and warning signs;
- Detailed design(s) and/or working method(s) necessary to achieve stated objectives;
- Extent and location of proposed works (including receptor areas(s) in case animals are encountered during development) shown on appropriate scale maps and plans for all relevant species and habitats;
- Reference to the relevant protected species licences (e.g., badgers) to be obtained in advance of site clearance/construction and any relevant mitigation measures required;
- A reptile mitigation and compensation strategy, including details of the proposed reptile translocation off-site, up-to-date survey results for the development site and Boughton Monchelsea off-site reptile receptor. The off-site reptile receptor shall be at least equal in size to the area of habitat lost at the development site;
- Reference to giant hogweed exclusion zones and an up-to-date giant hogweed management plan, including actions to be taken during site clearance and construction to prevent legislation breaches in relation to the species (if relevant);
- Reference to or inclusion of a detailed arboricultural method statement to protect retained trees;
- Timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;
- Persons responsible for implementing the works, including times during construction when specialist ecologists need to be present on site to undertake / oversee works;
- Initial aftercare and reference to a long-term maintenance plan (where relevant);
- Disposal of any wastes for implementing work.

The works shall be carried out in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To protect habitats and species identified in the ecological surveys from adverse impacts during construction.

25. At the time of the submission of Reserved Matters for each phase of the development pursuant to Condition 1, a scheme of hard and soft landscaping and boundary treatment shall be submitted to the Local Planning Authority for formal approval as part of that particular phase. The landscaping details shall include an implementation programme for all planting, seeding and turfing including any ecological enhancement measures. Any trees or shrubs removed, dying, being seriously damaged or diseased within 5 years of planting shall be replaced in the next planting season with trees or shrubs of similar size and species. The approved hard landscaping works shall be implemented prior to first occupation of those parts of the development to which they relate.

Reason: In the interests of visual and rural amenity and in accordance with policy CP24 of the Tonbridge and Malling Borough Core Strategy 2007, policy SQ1 of the Tonbridge and Malling Borough Managing Development and the Environment DPD 2010 and paragraph 135 of the National Planning Policy Framework.

26. No development above the ground for each phase shall take place until details of an external lighting scheme for that phase in accordance with principles contained within Appendix 15.3 Lighting Strategy (January 2022) has been submitted to and approved in writing by the Local Planning Authority. The plan will show the type and locations of external lighting, as well as expected light spill in lux levels, to demonstrate that areas to be lit will not disturb bat activity. All external lighting will be installed in accordance with the specifications and locations set out in the plan and will be maintained thereafter.

Reason: To protect the visual amenity of the locality and to protect biodiversity and in accordance with policy CP24 of the Tonbridge and Malling Borough Core Strategy 2007, policy SQ1 of the Tonbridge and Malling Borough Managing Development and the Environment DPD 2010 and paragraphs 135 and 187 of the National Planning Policy Framework (December 2024).

27. No dwellings shall be occupied until full details of the open space to be provided on site (including amenity space, children's play areas and natural green spaces) within the development or each phase of development, along with a timetable for provision and a scheme for future management of the spaces have been submitted to and approved in writing by the Local Planning Authority. The details shall include any fencing and equipment to be installed. The approved scheme shall be fully implemented in accordance with the timescale approved and shall be maintained and retained at all times thereafter.

Reason: To ensure that the development is appropriately served by open space in accordance with the requirements of policy OS3 of the Tonbridge and Malling Borough Managing Development and the Environment DPD 2010.

28. Prior to commencement of works (including site clearance), details of the completed reptile translocation exercise will be submitted to, and approved by, the local planning authority. This will be based on the principles contained within the 'Appendix 4.1: Outline Construction Environmental Management Plan' (January 2022), and the Bakerwell Letters dated 26 September 2024 and 6 July 2025 and feature photographic evidence of the prepared receptor site and numbers/species of reptiles translocated.

Reason: to safeguard protected species.

29. From the commencement of works (including site clearance), all precautionary mitigation measures will be carried out in accordance with the principles contained

in section 7 of 'Appendix 4.1: Outline Construction Environmental Management Plan' January 2022.

Reason: to safeguard ecology and biodiversity.

30. With the first detailed application, a Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority, addressing:
1. Creation and enhancement of habitats in accordance with the biodiversity net gain assessment, up-to-date ecological survey data and ecological commitments made within 22/00409/OAEA submission documents;
 2. Management of on-site habitats to achieve biodiversity net gain in accordance with the biodiversity net gain assessment, up-to-date ecological survey data and ecological commitments made within 22/00409/OAEA submission documents;
 3. Biodiversity enhancement measures, including building-integrated bat boxes, bird nest boxes, bee bricks, native species planting and installation of log piles.

The content of the LEMP shall be based on up-to-date survey information, and the details within Appendix 4.2: Ecology and Landscape Management Plan (Bakerwell January 2022) and the Ecological Update by Bakerwell, dated 6th June 2025. The LEMP shall include the following:

- a. Purpose and conservation objectives for the proposed ecological design works.
- b. Detailed design(s) to achieve stated objectives (including detailed soft landscaping plans, planting schedules, and habitat features such as bird and bat boxes shown on scaled plans suitable for construction).
- c. Extent and location/area of proposed works on appropriate scale maps and plans.
- d. Type and source of materials to be used where appropriate, e.g. native species of local provenance.
- e. Timetable for implementation, including the planting of the screening hedgerow prior to first use of the development.
- f. Persons responsible for implementing the works.
- g. Details of initial aftercare.
- h. Aims and objectives of management.
- i. Prescriptions for management actions for the life-time of the development.
- j. Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period)
- k. Habitat monitoring provisions.
- l. Details of the individual, body or organisation(s) responsible for implementation of the plan.

The LEMP shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: To protect and enhance biodiversity in accordance with paragraphs 187, 192 and 193 of the National Planning Policy Framework (December 2024), and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

Informatives

- 1 During the demolition and construction phases, the hours of noisy working (including deliveries) likely to affect nearby properties should be restricted to Monday to Friday 07:30 hours - 18:30 hours; Saturday 08:00 to 13:00 hours; with no such work on Sundays or Public Holidays.
- 2 The use of bonfires on the site could lead to justified complaints from residents and the disposal of demolition waste by incineration is also contrary to Waste Management Legislation. It is therefore recommend that bonfires not be had at the site.
- 3 Your attention is drawn to the comments available online by Kent police Designing Out Crime Officers in relation to crime prevention on the site.
- 4 Your attention is drawn to the comments available online by TMBC Waste Services in relation to refuse collection provision.
- 5 Any tonal alarms used on site should be broadband or white noise type to minimise noise impact on nearby properties.

Walderslade**TM/22/00409/OAEA****Location:** 49 HALLSFIELD ROAD CHATHAM ME5 9RS**Proposal:** Ground floor rear extension and change of use from use class C3 residential dwelling to C2 residential institution designed to provide accommodation and personal care for up to five individuals.

Private Reps:

A further email was submitted to the planning department on the 27th January by neighbouring residents. The email was objecting to the shortfall of car parking spaces with photos showing car parking within the street and cars parked mounting the pavement. In addition to they also comment on the installation of CCTV camera and associated lighting objecting to the light nuisance and recording of the highway.

Amended Draft Decision Notice:

Following discussions at the previous committee meeting the applicant has corrected the existing and proposed drawings to show the side facing windows on the dwelling. These windows are existing and no alterations to them are proposed. As these drawings correcting a matter of fact there is no need to carry out any further neighbour notification, and this would not change the officer recommendation.

To correct this matter it is necessary to amend condition 2 of the drafter decision notice to include the corrected drawings. Below is the amended draft decision notice with these corrections.

Recommendation:**Approve**, subject to the following:

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

Planning Statement
Parking Management System

HR-A1-SB-04 – Proposed Block Plan
HR-A1-SB-08 Rev 13 – Proposed Basement and Ground Floor Layout
HR-A1-SB-09 Rev 12 – Proposed First Floor Plan and Roof Plan
HR-A1-SB-10 Rev 14 – Proposed Elevations
BR-AA-XX-XX-DC-E-0403-P02 Vehicle Tracking Path 2 Block Plan View
BR-AA-XX-XX-DC-E-0404-P02 Vehicle Tracking Path 3 - Google Maps View
BR-AA-XX-XX-DC-E-0405-P02 Vehicle Tracking Path 3 - Block Plan View
BR-AA-XX-XX-DC-E-0406-P02 - Vehicle Tracking Path 4 - Google Maps View
Location Plan

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

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking and reenacting that Order), the use hereby approved shall be for a residential institution for adults with learning disabilities and for no other purpose falling within use class C2.

Reason: To ensure the use is controlled in the interests of safeguarding neighbouring amenity.

4. The residential institution shall be limited to no more than 5 residents at any one time.

Reason: To ensure the use is controlled in the interests of safeguarding neighbouring amenity.

5. Within three months of the date of this decision, an Operational Management Plan detailing how the residential institution will be operated shall be submitted to and approved in writing by the Local Planning Authority. The management plan should include, but is not limited to, the following details:

- How the staff will engage with the local community
- How visitors will be managed

The facility will be run in accordance with the approved management plan at all times.

Reason: To ensure the use is controlled in the interests of safeguarding neighbouring amenity.

6. The northern and southern elevations of the hereby approved ground floor extension shall be obscure glazed and remain so for the lifetime of the development.

Reason: In the interests of safeguarding neighbouring amenity

7. Within three months of the date of this decision, full details of the proposed privacy screening on the ground floor shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the design, height, materials, and finish of the privacy panels. The approved privacy screening shall be installed in full prior to the first occupation and shall thereafter be retained and maintained in situ for the lifetime of the development.

Reason: To protect the amenities of adjoining residential properties and visual amenity.

8. Within three months of the date of this decision, details of how waste is to be stored on site, and how materials for recycling will be stored separately, have been submitted to, and approved by the Local Planning Authority. The development must be carried out in accordance with those details, and the approved scheme shall be retained at all times thereafter.

Reason: In the interests of residential and visual amenity.

9. Within one month of the date of this decision, the submitted layout for vehicle parking spaces shall be made available. Thereafter the spaces 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 2015 (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 these reserved parking spaces.

Reason: To ensure that parking is provided, in the interests of residential amenity.

Informatives

1. During the construction phase, the hours of noisy working (including deliveries) likely to affect nearby properties should be restricted to Monday to Friday 07:30 hours - 18:30 hours; Saturday 08:00 to 13:00 hours; with no such work on Sundays or Public Holidays.