

Conditions / Reasons

1. Approval of details of the siting, design and external appearance of the building(s), and the landscaping of the site, for any phase or sub-phase of the development of the site, (hereinafter called the "reserved matters") shall be obtained in writing from the Local Planning Authority.

Reason: No such approval has been given

2. Application for approval of the reserved matters in the first phase or first sub-phase of the development shall be made to the Local Planning Authority not later than three 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 shall be begun either before the expiration of 3 years from the date of this permission, or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved for the first phase or first sub-phase of the development, 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:

- D3041-FAB-00-XXDR-Y-1001_P12 – Site Boundary Plan
- D3041-FAB-00-XXDR-Y-025-DI08 - Land Use Parameter Plan
- D3041-FAB-00-XXDR-Y-026-DI09 – Building Heights Parameter Plan
- D3041-FAB-00-XXDR-Y-027-DI10 – Density Parameter Plan
- D3041-FAB-00-XXDR-Y-029-DI11 – Green Infrastructure Parameter Plan
- D3041-FAB-00-XXDR-Y-028-DI12 – Access and Movement Parameter Plan
- D3041-FAB-00-XX-DR-Y-069-DI03 – Phasing Plan
- ITB9400-GA-019C – Site Access
- ITB9400-GA-020B - Proposed Site Access with New Court Road
- ITB9400-GA-021C - Proposed Site Access with Bull Lane and Greenfield Close
- ITB9400-GA-022C - New Court Road/ Rochester Road Improvement
- ITB9400-GA-023B - Proposed Southern Site Access Roundabout from Bull Lane
- ITB9400-GA-030D - Proposed Closure of Bull Lane Junction Along with Speed Remediation Measures
- ITB9400-GA-037 - Proposed Interim Phase 1 Site Access with Bull Lane

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

Access

5. Prior to the development commencing, details of the junction between the proposed service road and the highway must be submitted to and approved in writing by the Local Planning Authority. The occupation of the properties on the site shall not commence until that junction has been constructed in accordance with the approved details and is to be retained thereafter.

Reason: To ensure the safe and free flow of traffic.

6. The improvement to Pilgrims Way/Rochester Way junction as shown on drawing number ITB9400-GA-031 shall be constructed in full prior to occupation of the x dwelling.
(An update will be provided to members via Supplementary papers as this is currently under review)

Reason: In the interests of highway safety and to ensure sufficient capacity exists on the highway network.

7. Prior to the commencement of any phase or sub-phase of development which includes erection of buildings, details in accordance with the Kent Design Guide shall be submitted to and approved in writing by the Local Planning Authority showing:
 - i. vehicular and pedestrian access to that part of the development;
 - ii. engineering details of, and materials to be used in, the construction of the vehicular and pedestrian access to that part of the development; and
 - iii. swept path analyses for refuse collection, service and emergency vehicles for that part of the development.

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

Reason: Development without provision of adequate and appropriately constructed vehicular and pedestrian access would be detrimental to highway safety and detrimental to amenity.

Site Levels

8. No development on any new building shall commence until detailed topographical plans and cross sectional drawings of the site; showing the proposed changes to the ground levels within the site in relation to the existing levels of the site and adjoining land; have been submitted to and approved in writing by 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.

Parking

9. Prior to the commencement of any phase or sub-phase of the development which includes erection of buildings, details in accordance with the Kent

Design Guide IG3 shall be submitted to and approved in writing by the Local Planning Authority showing adequate resident and visitor parking, loading, off-loading and turning space for vehicles likely to be generated by that phase or sub-phase of the development. The approved areas of land shall be provided, surfaced and drained in accordance with details to be submitted to and approved in writing by the Local Planning Authority before the buildings constructed within that phase or sub-phase are occupied and shall be retained for the use of the occupiers of, and visitors to, the premises. Thereafter, no permanent development, whether or not permitted by Town and Country Planning (General Permitted Development) Order 2015, shall be carried out on the land so shown (other than the erection of a private garage or garages) or in such a position as to preclude vehicular access to this reserved parking area.

Reason: Development with provision of adequate accommodation for the parking or garaging of vehicles is less likely to lead to parking inconvenient to other road users and detrimental to amenity.

Travel Plan

10. The development/new school shall not be brought into use until a Travel Plan, to reduce dependency on the private car, has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include objectives and modal-split targets, a programme of implementation and provision for monitoring, review and improvement. Thereafter, the Travel Plan shall be put into action and adhered to throughout the life of the development, or that of the Travel Plan itself, whichever is the shorter.

Reason: To encourage sustainable travel modes in accordance with local and national policy.

Landscaping

11. No development above existing ground level in any phase or sub-phase of development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping and boundary treatment for that phase or sub-phase. The submitted scheme of landscaping shall be in conformity to the Landscape and Visual Appraisal prepared by David Jarvis Associates and shall include biodiversity enhancement measures and, where applicable to any phase or sub-phase of development, the creation of a public realm. The landscaping details shall include an implementation programme for all planting, seeding and turfing. The approved hard landscaping The hard and soft landscaping works shall be carried out in strict accordance with the approved details including that approved implementation programme.

Reason: Pursuant to Section 197 of the Town and Country Planning Act 1990 and to protect the appearance and character of the site and locality.

Biodiversity

12. A detailed Mitigation Strategy: with the first detailed application, and prior to the commencement of works (including site clearance), shall be submitted to, and approved by, the local planning authority. The plan will be based on 'Appendix 9.3 - Outline Ecological Mitigation & Management Strategy' (BioScan January 2022) and include the following:
- Objectives of the proposed works
 - Detailed design(s) and/or working method(s) necessary to achieve stated objectives.
 - Extent and location of proposed works, including the identification of suitable receptor sites, shown on appropriate scale maps and plans;
 - 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/supervise works;
 - Use of protective fences, exclusion barriers and warning signs, and;
 - Disposal of any wastes for implementing work.

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

Reason: Pursuant to Section 197 of the Town and Country Planning Act 1990 and to enhance the Biodiversity of the area in accordance with Paragraph 170 of the NPPF 2021 and Policies NE3 and NE4 of the Tonbridge and Malling Managing Development and the Environment Development Plan Document.

13. An Ecological Design Strategy (EDS) with the first detailed application, for the site shall be submitted to, and approved by, the local planning authority. The EDS will be based on 'Appendix 1 - Biodiversity Net Gain (BNG) Strategy' (BioScan January 2022) and will include the following:
- Defined conservation objectives of the proposed works.
 - Review of site potential and constraints.
 - Detailed design(s) and/or working method(s) to achieve stated objectives.
 - Extent and location/area of proposed works on appropriate scale maps and plans.
 - Type and source of materials to be used where appropriate, e.g., native species of local provenance.
 - Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
 - Details of those responsible for implementing the works.
 - Details of initial aftercare and long-term maintenance, and.
 - Details for monitoring and remedial measures.

The EDS will be updated with each subsequent application, implemented in accordance with the approved details and retained in that manner thereafter.

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

LEMP

14. A Landscape and Ecological Management Plan (LEMP) to include the 15m easement area: with the first detailed application, shall be submitted to, and be approved by the local planning authority prior commencement. The content of the LEMP will include the following:
- Description and evaluation of features to be managed.
 - Ecological trends and constraints on site that might influence management.
 - Objectives of management.
 - Appropriate management prescriptions for achieving aims and objectives.
 - Prescriptions for management actions, together with a plan of management compartments.
 - Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period);
 - Details of the body or organisation responsible for implementation of the plan;
 - Ongoing monitoring and remedial measures.

The LEMP will be updated with each subsequent application (if necessary) and include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The approved plan will be implemented in accordance with the approved details.

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

Trees

15. The details submitted in pursuance of condition 1 shall be accompanied by a tree survey specifying the position, height, spread and species of all trees on the site, provision for the retention and protection of existing trees and shrubs and a date for completion of any new planting and boundary treatment. The scheme as approved by the Authority shall be implemented by the approved date or such other date as may be agreed in writing by the Authority. Any trees or plants which within 10 years of planting are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Authority gives written consent to any variation.

Reason: Pursuant to Section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and locality.

16. The development hereby approved shall be carried out in such a manner as to avoid damage to the existing trees, including their root system, or

other planting to be retained as part of the landscaping scheme by observing the following:

- (a) All trees to be preserved shall be marked on site and protected during any operation on site by a fence erected at 0.5 metres beyond the canopy spread (or as otherwise agreed in writing by the Local Planning Authority).
- (b) No fires shall be lit within the spread of the branches of the trees.
- (c) No materials or equipment shall be stored within the spread of the branches of the trees.
- (d) Any damage to trees shall be made good with a coating of fungicidal sealant.
- (e) No roots over 50mm diameter shall be cut and unless expressly authorised by this permission no buildings, roads or other engineering operations shall be constructed or carried out within the spread of the branches of the trees.
- (f) Ground levels within the spread of the branches of the trees shall not be raised or lowered in relation to the existing ground level, except as may be otherwise agreed in writing by the Local Planning Authority.

Reason: Pursuant to Section 197 of the Town and Country Planning Act 1990 and to protect the appearance and character of the site and locality.

Materials

- 17. No development within any phase or sub-phase above ground level shall commence until details and samples of all materials to be used externally within that phase or sub-phase have been submitted to and approved in writing by 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 and appearance of the area or the visual amenity of the locality.

Boundary treatment

- 18. No phase or sub-phase of the development hereby permitted shall be occupied until details of all fencing, walling and other boundary treatments have been submitted to and approved in writing by the local planning authority. The works shall be carried out in strict accordance with the approved details.

Reason: To protect the character and appearance of the area, to safeguard residential amenity and to control access.

Construction Management Plan

19. No development hereby permitted shall commence until a Construction Transport Management Plan for that phase or sub-phase has been submitted to and approved in writing by the Local Planning Authority. The Construction Transport Management Plan shall include details of:
- a) parking for vehicles of site personnel, operatives and visitors
 - b) loading and unloading of plant and materials
 - c) storage of plant and materials
 - d) programme of works (including measures for traffic management)
 - e) measures to prevent the deposit of materials on the highway
 - f) on-site turning for construction vehicles
 - g) measures to ensure protection of protected species and habitats during construction access arrangements.
- The development shall be carried out in strict accordance with the approved details.

Reason: In the interests of parking, highway safety, neighbouring residential amenity and the character of the area.

Construction Environmental Management Plan

20. No development shall commence until a Construction Environmental Management Plan detailing how habitats and hedgerows within and surrounding the site will be protected during the construction phase has been submitted to and approved in writing by the Local Planning Authority. This shall also include details of appropriate fencing to restrict access into key ecological areas, information on any timing restrictions and measures to prevent damage to sensitive ecological habitats. The development shall be carried out in accordance with the approved Management Plan.

Reason: To safeguard protected species and protect the biodiversity of the local area.

Foul Drainage

21. Development hereby approved shall not commence for any phase of development until a foul drainage strategy, detailing how the developer intends to ensure that appropriate foul drainage is implemented with a connection to foul sewer (in a phased manner if necessary), has been submitted to and approved by the LPA in consultation with Southern Water and the LPA. The development shall be constructed in line with the agreed detailed design and recommendations of the strategy. No occupation of any premises can take place for any phase of development until the installed scheme is confirmed as meeting the agreed specifications.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with paragraph 174 of the NPPF.

Sustainable Drainage

22. 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 Flood Risk Assessment and Drainage Strategy (Stantec dated December 2021) 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):
- 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.

23. 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 consistent with that which was approved. The Report shall contain information and evidence (including photographs) of details and locations of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and the submission of an operation and maintenance manual for the sustainable drainage scheme as constructed.

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

24. Where infiltration is to be used to manage the surface water from any phase or sub-phase of the development hereby permitted, it will only be allowed within those parts of the site where it has been demonstrated that there is no

resultant unacceptable risk to controlled waters and/or ground stability. The development of that phase or sub-phase shall only then be carried out in strict accordance with the approved details.

Reason: To protect vulnerable groundwater resources.

Lighting

25. No phase or sub-phase of the development above foundation level shall take place until details of any lighting to be provided within public areas of that phase or sub-phase shall have been submitted to and approved in writing by the Local Planning Authority. The development of that phase or sub-phase shall then be carried out in strict accordance with the approved lighting scheme.

Reason: To protect the visual amenity and ecology of the rural locality.

26. Details of any light fittings/floodlights or other forms of illumination to be installed in and around the sports pitches shall be submitted to and approved in writing. All proposed lighting shall be recessed or otherwise screened to limit the emission of stray light.

Reason: In the interests of visual and rural amenity.

Refuse/ Waste

27. No phase or sub-phase of the development involving the erection of buildings shall be occupied until a scheme for the collection and storage of refuse for that phase or sub-phase has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be provided in strict accordance with the approval details prior to occupation of that phase or sub-phase of the development.

Reason: To facilitate the collection of refuse and preserve visual amenity.

Land Contamination

28. No phase or sub-phase of development shall take place until a strategy to deal with the potential risks associated with any contamination of the site has been submitted to, and approved in writing by, the Local Planning Authority (LPA). This strategy will include the following components:
1. 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; and potentially unacceptable risks arising from contamination at the site.
 2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3. The results of the site investigation and the detailed risk assessment referred to in (2) 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.
4. 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 (3) 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 written consent of the LPA. The scheme shall be implemented as approved.

Reason: In the interests of amenity, public safety and human health and in accordance with the National Planning Policy Framework 2021.

Verification

29. Following completion of the approved remediation method statement, and prior to the first occupation of the development, a relevant verification report that scientifically and technically demonstrates the effectiveness and completion of the remediation scheme at above and below ground level 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 11'. 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 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 2021.

30. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the LPA) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the LPA. The remediation strategy shall be implemented as approved.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in line with paragraph 174 of the NPPF.

Foundations

31. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the LPA, which may be given for those parts of the site where it has been demonstrated by a piling

risk assessment that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 174 of the NPPF.

Security

32. Prior to the commencement of any development above ground level, details of measures to minimize the risk of crime for the completed development shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be in broad compliance with the principles and physical security requirements of Crime Prevention Through Environmental Design (CPTED). The approved measures shall be complete and operational prior to first occupation of the relevant dwelling with the approved measures retained for the lifetime of the development.

Reason: To secure crime prevention and safety of the area.

Archaeology

33. The developer shall afford access at all reasonable times to any archaeologist nominated by the Local Planning Authority and shall allow him/her to observe the excavation and record items of interest and finds. The developer will inform the Local Planning Authority of the start date of construction works on site not less than two weeks before the commencement of such works.

Reason: In the interests of archaeological research.

Heritage

34. No development above slab level shall take place until details and timetables for the implementation of the historic mitigation measures as outlined within the mitigation sections of the Heritage Mitigation Strategy (December 2021), and details of the heritage trail as identified in section 6 of the Heritage Mitigation Strategy, have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be carried out in accordance with the approved timetable and maintained thereafter.

Reason: To ensure that history of the site is recorded.

Noise

35. Prior to the commencement of the development hereby permitted, an acoustic assessment shall be undertaken to determine the impact of noise from transport related sources and shall be made in accordance with BS8233 2014: Guidance on Sound Insulation and Noise Reduction for Buildings. The results of the assessment and details of a scheme of acoustic protection shall

be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of acoustic protection sufficient to ensure internal noise levels (LAeq,T) no greater than 30dB in bedrooms and 35dB in living rooms with windows closed and a maximum noise level (LAmax) of no more than 45dB(A) with windows closed. Where the internal noise levels will be exceeded with windows open, the scheme shall incorporate appropriate acoustically screened mechanical ventilation. The scheme shall include details of acoustic protection sufficient to ensure amenity/garden noise levels of not more than 50dB (LAeq,T).

All works, which form part of the approved scheme, shall be completed before any part of the development to which the approved measures relate is occupied and shall thereafter be maintained in accordance with the approved details

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

PROW

36. A full PROW management scheme shall be agreed prior to the occupation of the first dwelling including enhancements and improvements to path alignment, surfacing, widths and signage (as detailed below). Details of PROW management during construction if any temporary closures or diversions are required, as well as on and off-site funding should be included. Delivery of this agreed scheme at reserved matters stage/ before permission is granted.

Reason: In the interests of improving and enhancing the PROW network in and surrounding the site.

Playing pitches and Sports Hub

37. No development affecting the existing football pitches shall be commenced before two senior football pitches with ancillary change/ toilet facilities have first been completed and made available for use at the Sports Hub as shown indicatively on drawing no. FAB-00-XX-DR-Y-101.

Reason: To ensure the satisfactory quantity, quality and accessibility of compensatory provision which secures a continuity of use and to accord with Development Plan Policy.

38. The Sports Hub pitches and pavilion facilities hereby permitted shall not be constructed other than substantially in accordance with Sport England and Football Technical Design Guidance Notes.

Reason: To ensure the development is fit for purpose and sustainable.

39. No development of the Sports Hub pitches shall commence until the following documents have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England:

(i) A detailed assessment of ground conditions (including drainage and topography) of the land proposed for the playing field which identifies constraints which could adversely affect playing field quality; and
(ii) Where the results of the assessment to be carried out pursuant to (i) above identify constraints which could adversely affect playing field quality, a detailed scheme to address any such constraints. The scheme shall include a written specification of the proposed soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation.

The approved scheme shall be carried out in full and in accordance with the approved programme of implementation [or other specified time frame – e.g. before first occupation of the educational establishment]. The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the scheme.

Reason: To ensure that the playing field is prepared to an adequate standard and is fit for purpose.

40. No development on the Sports hub shall commence until details of the design and layout of pitches, pavilion and all other facilities where further approval of detail is needed, have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The Sports Hub shall not be constructed other than in accordance with the approved details.

Reason: To ensure the development is fit for purpose

41. Before the Sports Hub is brought into use, a Management and Maintenance Scheme for the pitches and the pavilion including management responsibilities, a maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the pitches.

Reason: To ensure that the new facilities are capable of being managed and maintained to deliver a facility which is fit for purpose, sustainable and to ensure sufficient benefit of the development to sport.

42. Use of the Sports Hub shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to playing pitches, pavilion and other ancillary facilities including car parking and include details of pricing policy, hours of use, access by Eccles Football Club and non-members, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.

Reason: To secure well managed safe access to the sports facility by the football club and wider community and to ensure sufficient benefit to the development of sport.

3G AGP pitch

43. The school 3G AGP hereby permitted shall not be constructed other than substantially in accordance with Sport England and Football Technical Design Guidance Notes.

Reason: To ensure the development is fit for purpose and sustainable.

44. No development on the School 3G AGP shall commence until details of the design and layout of the pitch and any ancillary facilities where further approval of detail is needed, have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England, and these details shall be accompanied by a business and usage plan. The 3G AGP shall not be constructed other than in accordance with the approved details.

Reason: To ensure the development is fit for purpose and sustainable.

45. Before the School 3G AGP is brought into use, a Management and Maintenance Scheme for the facility including management responsibilities, a maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The scheme should include measures to ensure the replacement of the AGP within a specified period. The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the 3G AGP.

Reason: To ensure that the facility is capable of being managed and maintained to deliver a facility which is fit for purpose and sustainable and to ensure sufficient benefit of the development to sport.

46. Use of the 3G AGP shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the 3G AGP and ancillary facilities including toilet / change and car parking and include details of pricing policy, hours of use, access by non-school users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with Development Plan Policy.

Informatives

1. The Borough Council will need to create new street name(s) for this development together with a new street numbering scheme. To discuss the arrangements for the allocation of new street names and numbers you are asked to write to Street Naming & Numbering, Tonbridge and Malling Borough Council, Gibson Building, Gibson Drive, Kings Hill, West Malling, Kent, ME19 4LZ or to e-mail to addresses@tmbc.gov.uk. To avoid difficulties, for first occupiers, you are advised to do this as soon as possible and, in any event, not less than one month before the new properties are ready for occupation.
2. It is the responsibility of the applicant to ensure, before the development hereby approved is commenced, that all necessary highway approvals and consents where required are obtained and that the limits of highway boundary are clearly established in order to avoid any enforcement action being taken by the Highway Authority. Across the county there are pieces of land next to private homes and gardens that do not look like roads or pavements but are actually part of the road. This is called 'highway land'. Some of this land is owned by The Kent County Council (KCG) whilst some are owned by third party owners. Irrespective of the ownership, this land may have 'highway rights' over the topsoil. Information about how to clarify the highway boundary can be found at <https://www.kent.gov.uk/roads-and-travel/what-we-look-after/highwayland/highwayboundary-enquiries>.
3. The following points should be considered wherever soakaways are proposed at a site:
 - Appropriate pollution control methods (such as trapped gullies/interceptors or swale & infiltration basin systems) should be used for drainage from access roads, made ground, hardstandings and car parking areas to reduce the risk of hydrocarbons from entering groundwater. Only clean uncontaminated water should drain to the proposed soakaway. Roof drainage shall drain directly to the surface water system (entering after the pollution prevention measures).
 - No soakaway should be sited in or allowed to discharge into made ground, 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 soakaway and the water table.
 - A series of shallow soakaways are preferable to deep bored systems, as deep bored soakaways can act as conduits for rapid transport of contaminants to groundwater.
4. The applicant is advised to follow the following guidance. The Environment Agency's approach to groundwater protection when designing drainage systems/strategies which are to discharge to ground. This is a report that highlights the importance of groundwater and encourages industry and other organisations to act responsibly and improve their practices. Included

are a series of position statements that should be followed when designing any drainage system which is to discharge to ground. This guidance document can be found at:

<https://www.gov.uk/government/publications/groundwater-protection-position-statements>

5. The Borough Council believes that there is an opportunity to create areas of native planting in this development. Plants for such areas should not only be of native species but also of local provenance. The use of plants of non-local provenance could harm the environment by introducing genetically alien material and reducing the variety and viability of other wildlife that the particular plant supports.
6. The Local Planning Authority supports the Kent Fire Brigade's wish to reduce the severity of property fires and the number of resulting injuries by the use of sprinkler systems in all new buildings and extensions.
7. Across the county there are pieces of land next to private homes and gardens that do not look like roads or pavements but are actually part of the public highway. Some of this highway land is owned by Kent County Council whilst some is owned by third party owners. Irrespective of the ownership, this land may have highway rights over the topsoil. Works on private land may also affect the public highway. These include works to cellars, to retaining walls which support the highway or land above the highway, and to balconies, signs or other structures which project over the highway. Such works also require the approval of the Highway Authority.
8. Any changes to or affecting the public highway in Kent require the formal agreement of the Highway Authority, Kent County Council (KCC), and it should not be assumed that this will be a given because planning permission has been granted. For this reason, anyone considering works which may affect the public highway, including any highway-owned street furniture, is advised to engage with KCC Highways and Transportation at an early stage in the design process.
9. Kent County Council has now introduced a formal technical approval process for new or altered highway assets, with the aim of improving future maintainability. This process applies to all development works affecting the public highway other than applications for vehicle crossings, which are covered by a separate approval process. Should the development be approved by the Planning Authority, it is the responsibility of the applicant to ensure, before the development is commenced, that all necessary highway approvals and consents have been obtained and that the limits of the highway boundary have been clearly established, since failure to do so may result in 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 the relevant 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. Guidance for applicants, including

information about how to clarify the highway boundary and links to application forms for vehicular crossings and other highway matters, may be found on Kent County Council's website: <https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/highways-permissionsand-technical-guidance>. Alternatively, KCC Highways and Transportation may be contacted by telephone: 03000 418181

- 10.** The applicant is advised that any development within the Scheduled Monument (footpaths, fingerposts, information boards) would require Scheduled Ancient Monument Consent and that the best approach in the monument would be through a "no-dig methodology for the implementation of the footpaths. Additionally, archaeological observation would be required for the installation of fingerposts and information boards.