



Mr P Jeans
Seymour House
Loddon
NR14 6JD

Town and Country Planning Act 1990 (As Amended)

APPLICATION NUMBER 18/01238

NOTIFICATION OF GRANT OF RESERVED MATTERS

Proposal: Reserved matters application for the approval of part of Phase 1C, for 248 residential units, substation, appearance, landscaping, layout and scale in pursuant to outline application DOV/10/01010 for the development of 1,400 units, 66 bed care home and supported living units, vehicular access off the A256, primary school, energy centre and local centre with 250sqm of retail space (Class A1-A3) along with all associated access and car parking.

Location: Whitfield Urban Extension Phase 1C, Whitfield, CT16 3HX, ,

TAKE NOTICE that Dover District Council, the District Planning Authority under the Town and Country Planning Act, **HAS GRANTED** Reserved Matters for the proposal in accordance with the application and accompanying plans

SUBJECT TO SUCH CONDITIONS AS ARE SPECIFIED hereunder together with the reasons for their imposition:-

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: W1CS-01C and W1CN-01C, received 1st April 2019; and 1320.02_HWY_003D, 1320.03_ATR_001, 1320.03_ATR_002, 1320.03_ATR_003, 1320.03_ATR_004, 1320.03_ATR_005, 1320.03_ATR_006, 1320.03_ATR_007, 1320.03_ATR_008, 1320.03_ATR_009, 1320.03_ATR_010, 1320.03_ATR_011, 1320.03_ATR_012, 1320.03_ATR_013, 1320.03_ATR_014, 1320.03_ATR_015, 1320.03_ATR_016, 1320.03_ATR_017, 1320.03_ATR_018, 1320.03_ATR_019, 1320.03_ATR_020, 1320.03_PLN_001A and 1320.03_PLN_002A, received on 2nd April 2019.

Reason: For the avoidance of doubt

- 2 Prior to the first occupation of the development hereby approved, a scheme for the provision of a cycle way between the proposed cycle way to the north west of unit 173 (as shown on drawing number W1CN-01C, received 1st April 2019) and Archers Court Road shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the width, surfacing and lighting of the cycle way and a timetable for its implementation. For the avoidance of doubt, the timetable shall demonstrate that the scheme shall be implemented before the occupation of the 50th dwelling.

Reason: To ensure that the development is accessible by a range of range of modes of transport, including walking and cycling.

In reaching the decision to grant planning permission, the Local Planning Authority has taken into account the requirement in Section 38(6) of the Planning and Compulsory Purchase Act 2004 to determine the application in accordance with the Development Plan, the policies of the Development Plan and all other material considerations. Policies are referred to in conditions where appropriate.

In accordance with paragraph 38 of the NPPF, Dover District Council (DDC) takes a positive and proactive approach to development proposals focused on solutions. DDC works with applicants/agents in a positive and proactive manner by: Offering a pre-application advice service; where possible, suggesting solutions to secure a successful outcome; and, as appropriate, updating applicants/agents of any issues that may arise in the process of their application.

In this instance:

1. The applicant was provided the opportunity to submit amendments to the scheme/address issues.
2. The application was approved without delay.

Dated: 2nd April 2019

DISTRICT COUNCIL OFFICES WHITE CLIFFES BUSINESS PARK DOVER, KENT CT16 3PJ TEL: (01304) 821199	Signed:  Mike Ebbs Head of Regeneration & Development
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YOUR ATTENTION IS DRAWN TO THE REQUIREMENTS OF THE CONDITIONS SET OUT IN THIS DECISION NOTICE. THE PLANNING PERMISSION IS CONDITIONAL ON COMPLIANCE WITH THESE REQUIREMENTS. SOME CONDITIONS MAY REQUIRE THE SUBMISSION AND APPROVAL OF FURTHER DETAILS BEFORE ANY WORK IS COMMENCED AND SUCH SUBMISSIONS WILL BE SUBJECT TO A FURTHER FEE.

ANY CHANGE TO THE APPROVED PLANS IS LIKELY TO REQUIRE A FURTHER PLANNING PERMISSION.

FAILURE TO COMPLY WITH THESE REQUIREMENTS MAY LEAD TO LEGAL ACTION BY THE DISTRICT COUNCIL AND /OR MEAN THAT THE PERMISSION IS VOID.

YOUR ATTENTION IS ALSO DRAWN TO THE NOTES AND ANY LETTER ACCOMPANYING THIS NOTICE

INFORMATIVE NOTES TO APPLICANT

1. The applicant is advised that any application seeking the approval of details pursuant to conditions 27 and 28 of planning permission DOV/10/01010 should include a mixture of native species, including English Oaks.

2. In respect of the Public Rights of Way that cross or are adjacent to the site:
 - Any proposed work on the surface of the paths must be approved and authorized by the Highway Authority, in this case Kent County Council's Countryside Access Service.
 - No furniture, fence, barrier or other structure may be erected on or across a PROW without the express consent of the Highway Authority.
 - There must be no disturbance of the surface of the PROW, or obstruction of its use, either during or following any approved development without the express consent of the Highway Authority.
 - No hedging or shrubs should be planted within 1.5 metres of the edge of the Public Right of Way.
 - If the applicant needs to apply for a temporary traffic regulation order whilst works are undertaken, we would need six weeks' notice to process this.

Appeals to the Secretary of State

- * If you are aggrieved by the decision of the Council to refuse permission for the proposed development, or to grant permission subject to conditions, you may wish to discuss with the Council whether a revised proposal would be likely to succeed; the District Council is likely to charge for such discussions. Otherwise you may appeal to the First Secretary of State under Section 78 of the Town and Country Planning Act 1990. If you wish to appeal, you must do so within 6 months of the date of this notice or within 12 weeks of this date if your application concerned is householder development or minor commercial. Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, Tel: 0303 444 5000, or online at www.planningportal.gov.uk/pcs.

The Secretary of State has power to allow a longer period for giving notice of an appeal, but he will not be prepared to use this power unless there are extraordinary circumstances which excuse the delay in giving notice of appeal.

- * The Secretary of State need not consider an appeal if it seems to him that the Council could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Council based its decision on a direction given by him.

Purchase Notices

- * If either the Council or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- * In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Environmental Statements

- * If you submitted an Environmental Statement, the Local Planning Authority has taken that environmental information into consideration in reaching its decision.

Other Matters

- * Any planning permission or approval granted is confined to permission under the Town and Country Planning Act and the Town and Country Planning (General Development Procedure) Order 2015, and does not negate the need for compliance with any other enactment, bylaw, or other provision whatsoever or of obtaining from the appropriate authority or authorities any permission, consent, approval or authorisation which may be required. This includes the need to apply for Listed Building Consent should the proposal involve the demolition or alteration (internal or external) of, or extension to, a building listed as being of Architectural or Historic Interest, or of any structure built before July 1948 within the curtilage of a listed building, for the total or substantial demolition of any unlisted building if it is situated within a designated conservation area.
- * You are advised particularly to contact the Building Control Officer at the District Council Offices, White Cliffs Business Park, Dover (01304 821199) to ascertain whether permission is necessary under the Building Regulations. Attention is also drawn in particular to the provisions of Section 53 of the County of Kent Act 1981, which may be applicable, the requirements of the Party Wall Etc Act 1996 concerning notifying affected neighbours and the Housing Act 2004 concerning the adequacy of lighting to habitable rooms. Many species of wildlife and their habitat are protected by law.
- * Should any change be required to your proposal, however minor, in connection with other legislation or otherwise, a further planning permission is likely to be required to ensure that the development is authorised.