



Planning, Housing & Environmental Health

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

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

Your ref Isles Quarry West Conditions
Our ref TM/13/02358/RD
Contact Glenda Egerton
Direct line 01732 876362
Fax 01732 876363
email glenda.egerton@tmbc.gov.uk
Date 20 November 2013

APPLICATION: TM/13/02358/RD OS REF: TQ 560249 156612
VALIDATED: 8 August 2013 PARISH: Borough Green

This was approved in accordance with the following submitted details: Details received 20.09.2013, Letter BARTONWILLMORE received 08.08.2013, Letter URS received 08.08.2013, Email EA received 08.08.2013, Email EA received 08.08.2013, Email TMBC received 08.08.2013, Letter URS received 08.08.2013, Drawing SK-001 received 08.08.2013, Assessment GROUND GAS received 08.08.2013, Other REMEDIATION STRATEGY received 08.08.2013, Report ADDITIONAL GROUND INVESTIGATION received 08.08.2013,

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

PROPOSAL: Details of site investigation with regard to land stability and impact on the margins of the River Bourne and details of further investigations into the existence of soil and ground water contamination on and beneath the site, along with a scheme of proposed remedial and engineering measures to render the site suitable for the permitted end use, and prevent contamination of groundwater and air and water pollution of adjoining land, pursuant to conditions 7 and 25 of planning permission TM/11/01191/FL (Erection of 171 dwellings, creation of 6.82ha of public open space including local area of equipped play (leap), new vehicular access onto Haul Road. Provision of access roads, footpaths, landscaping and all associated infrastructure, removal of Bridge Deck to Isles Quarry East)

LOCATION: Isles Quarry Quarry Hill Road Borough Green Sevenoaks Kent

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

Submission of details pursuant to condition of Planning Permission

TAKE NOTICE that the TONBRIDGE AND MALLING BOROUGH COUNCIL the District Planning Authority **HAS APPROVED** the proposal as specified above



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



INVESTOR IN PEOPLE

Informatives:

1. The applicant is reminded of the obligation to submit the additional information set out in the submitted documents as soon as possible, at the relevant stages of further investigations. Such details shall include the location of sites (including any off-site locations) for the disposal of any extracted contaminated material which is in need of disposal.



Steve Humphrey
Director of Planning, Housing & Environmental Health

THIS IS NOT A BUILDING REGULATION APPROVAL

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

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

TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

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

Purchase Notices

- A9 If either the local planning authority or the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- A10 In these circumstances, the owner may serve a purchase notice on the Borough Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

General Notes

A11 Your attention is drawn to the provisions of Section 76 of the Town and Country Planning Act 1990 relating to the need to provide adequate access and other facilities for the disabled.

A12 Section 53 of the County of Kent Act 1981 applies to an application for the erection/extension of a building.

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