

Thanet District Council

Notification of Grant of Permission to Develop Land
TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE)
(ENGLAND) ORDER 2015



To: Cogent Land LLP
C/O Stratland Management Ltd
33 Margaret Street
London
W1G 0JD

OL/TH/14/0050

TAKE NOTICE that **THANET DISTRICT COUNCIL**, the District Planning Authority under the Town and Country Planning Acts, has **granted permission** for:

PROPOSAL: Application for outline planning permission including access for the erection of 785 dwellings, highways infrastructure works (including single carriageway link road), primary school, small scale retail unit, community hall, public openspace
LOCATION: Land East And West Of, Haine Road, Ramsgate

In coming to this decision regard has been had to the following policies:
Thanet Local Plan Policies:

CC1	Development in the Countryside
CC2	Landscape Character Areas
H1	Residential Development Sites
H4	Windfall Sites
H8	Size and Type of Housing
H14	Affordable Housing Negotiations
TC1	New Retail Development
TR3	Provision of Transport Infrastructure
TR15	Green Travel Plans
TR16	Car Parking Provision
D1	Design Principles
D2	Landscaping
HE11	Archaeological Assessment
HE12	Archaeological Sites and Preservation
SR4	Provision of New Sports Facilities

SR5	Play Space
EP5	Local Air Quality Monitoring
EP7	Aircraft Noise
EP8	Aircraft Noise and Residential
EP9	Light Pollution
EP13	Groundwater Protection Zones
CF1	Community Facilities
CF2	Development Contributions

The application was processed having regards to the National Planning Policy Framework, which requires that where there are potential solutions to problems arising in relation to dealing with planning applications, the Council will work with applicants in a positive and proactive manner to seek solutions to those problems.

The permission is SUBJECT TO the conditions specified hereunder:

- 1 Approval of the details of the layout, scale, appearance of any buildings to be erected and the landscaping (hereinafter called 'the reserved matters') for each phase of the development shall be obtained from the Local Planning Authority in writing before the relevant phase of the development is commenced. The phase shall thereafter be developed in accordance with the approved details.

REASON:

As no such details have been submitted in respect of these matters as the application is in outline. In accordance with Section 92 of the Town and Country Planning Act 1990.

- 2 Any application for approval of the reserved matters for the first phase of the development shall be made in writing (and accompanied by sufficient plans and particulars as specified in condition 4) to the Local Planning Authority before the expiration of 3 years from the date of this permission. Any application for approval of the reserved matters for any remaining phases shall be made to the Local Planning Authority before the expiration of 5 years from the date of this permission.

REASON:

In accordance with Section 92 of the Town and Country Planning Act 1990.

- 3 Each phase of the development shall be begun within two years of the date of approval of the final reserved matters to be approved for that phase.

REASON:

In accordance with Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 4 The reserved matters submitted in accordance with Condition 1 in respect of each phase shall include the following details in respect of that phase to the extent that they are relevant to the reserved matters application in question:-

A. Layout

- i. the layout of routes, buildings and spaces;
- ii. the block form and organisation of all buildings;
- iii. the locations and plan form of non-residential buildings;
- iv. the distribution of market and affordable dwellings within that phase including a schedule of dwelling size (by number of bedrooms and floorspace);
- v. the location of dwellings designed to seek to meet the Local Planning Authority's Lifetime Homes guidance;
- vi. full details of the approach to vehicle parking including the location and layout of visitor parking and parking for people with disabilities for each building type together with details of the design approach for access points into, and the ventilation of, any undercroft parking;
- vii. full details of the approach to cycle parking including the location, distribution, types of rack, spacing and any secure or non-secure structures associated with the storage of cycles and the location and form of open areas.
- viii. the extent and layout of public open spaces and play space within the phase.

B. Scale and Appearance

Scale, form and appearance of the architecture within each phase, including frontage design and public/private realm definition and boundary treatments

C. Landscaping

The landscape design and specification of hard and soft landscape works within each phase, including detailed surveys of all trees, shrubs and hedges in that phase, giving details of all trees having a trunk diameter of 75mm or more to include species type, spread of crown, height, diameter of trunk and condition assessment, details of existing trees, shrubs and hedges to be retained and details of new trees, shrubs, hedges and grassed areas to be planted, together with details of the species and method of planting to be adopted, details of walls, fences, other means of enclosure proposed. Any such details shall be accompanied by the Landscape Management Plan and Open Space Specification for that phase to be approved under conditions 7 and 8.

Each phase of the development shall be constructed and laid out in accordance with those details submitted to and approved in writing by the Local Planning Authority.

REASON:

In the interests of achieving sustainable development, in accordance with Thanet Local Plan Policy D1, and the principles within the National Planning Policy Framework.

- 5 Any reserved matters applications submitted pursuant to this outline application shall accord within the principles and parameters of the following Parameter Plans received by the Local Planning Authority on 26th May 2015 (including any text set out on those Plans to illustrate the development principles): -

- 011 - Land Use and Amount
- 012 - Scale
- 013 - Landscape
- 014 - Movement
- 029 - Staner Hill Junction improvements

REASON:

For the avoidance of doubt, so as to ensure that any development is in accordance with and within the parameters of that assessed by the Local Planning Authority for the

purposes of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 and in the interests of achieving sustainable development, in accordance with Thanet Local Plan Policy D1, and the principles within the National Planning Policy Framework.

- 6 The phasing of the development shall not be carried out otherwise than in accordance with the approved phasing plan (drawing number s106-007 Rev T) subject to any revisions to the approved phasing plan submitted and approved in writing by the Local Planning Authority pursuant to this condition. This condition does not prevent the construction periods of any phase running concurrently with other phases.

REASON:

To secure the programming and phasing of, and an orderly pattern to the development in accordance with the phasing arrangements that have been assessed.

- 7 No phase of the development shall be commenced unless and until an Open Space Specification for the phase has been submitted to and approved in writing by the Local Planning Authority. The Open Space Specification shall:
- i. identify the location and extent of the main areas of formal and informal open space to be provided which shall accord with the details submitted under condition 1;
 - ii. outline the local play space to be provided, the proposed distribution of play areas and a detailed specification for any equipped play areas to be provided. Such play space shall be provided at a rate of at least 0.7 hectares per 1000 population (criteria as stated in Thanet Local Plan 2006 Policy SR5) of which at least 36% shall be equipped play area in accordance with the Local Planning Authority's Supplementary Planning Document "Planning Obligations and Developer Contributions - April 2010";
 - iii. identify how the relevant areas of public open space and play areas are to be laid out, paved, planted or equipped; and
 - iv. include the proposed programme for delivery of all landscaped, open space and play space in the phase linked to the occupation of dwellings within the phase. The proposed programme shall ensure that (where applicable in relation to the plans submitted in accordance with condition 1) at least one area of open space and at least one area of local play space/equipped play area within the phase are provided and available for use prior to the occupation of any dwellings in the phase.

The landscaped areas, open space and play space in that phase shall be laid out and implemented in accordance with the agreed timetable and shall be permanently retained thereafter in accordance with the approved Open Space Specification for that phase and used for and made available for public amenity and play space purposes only.

REASON:

In the interests of the visual amenities of the area and to adequately integrate the development into the environment, and provide local play space, in accordance with Policies D1, D2 and SR5 of the Thanet Local Plan, and guidance within the National Planning Policy Framework.

- 8 No phase of the development shall be commenced unless and until a Landscape Management Plan for the phase in question has first been submitted to and approved in writing by the Local Planning Authority for all landscaped, open space and play areas identified in the Open Space Specification for the phase which shall include long term design objectives, details of who is to have ongoing management responsibilities for the area and how those arrangements will be secured in perpetuity and annual maintenance schedules for all landscaped, open space and play areas within the phase.

The approved Landscape Management Plan for each phase shall be implemented and adhered to as approved subject to any minor revisions thereto as may be approved in writing by the Local Planning Authority. The public open spaces in that phase shall be permanently retained and maintained thereafter in accordance with the approved Landscape Management Plan for that phase and used for and made available as public open space for public amenity purposes only.

REASON:

In the interests of the visual amenities of the area and to adequately integrate the development into the environment, and provide local play space, in accordance with Policies D1, D2 and SR5 of the Thanet Local Plan and guidance within the National Planning Policy Framework.

- 9 No development shall take place until the applicant, or their agents or successors in title, has submitted to and obtained the approval of the Local Planning Authority to a site wide scheme, specification and programme of archaeological field evaluation works identifying the works associated with each phase of the development.

9b Thereafter, no development shall take place on each phase of the development unless or until the applicant or their agents or successors in title has secured the implementation in accordance with details approved pursuant to 9a above of:

a. any archaeological field evaluation works for the phase in accordance with a specification and written timetable which has first been submitted to and approved in writing by the Local Planning Authority; and

b. following on from the evaluation, and to the extent that the work carried out pursuant to 9b(a) identifies archaeological deposits, any safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological investigation and recording in respect of that phase including arranging for the development archive to be deposited in a suitable museum or similar repository in accordance with a specification and timetable which has been submitted to and approved in writing by the Local Planning Authority.

REASON:

To ensure that due regard is had to the preservation in situ of important archaeological remains in accordance with advice in the National Planning Policy Framework.

- 10 No development shall take place on each phase of the development until temporary fencing has been erected in a manner to be agreed with the Local Planning Authority, around the archaeologically sensitive zones (if any) within that phase as identified pursuant to the evaluation carried out per 9b above which (if required pursuant to the approved scheme) shall be followed by a long term demarcation of the archaeologically sensitive area in accordance with details and a timetable agreed with the Local Planning Authority. The temporary fencing in a phase shall be retained for the duration of the construction works in that phase. No works shall take place within the area inside the fencing without the consent of the Local Planning Authority.

REASON:

To ensure that due regard is had to the preservation in situ of important archaeological remains in accordance with Thanet Local Plan Policy HE12 and the advice contained within the National Planning Policy Framework.

- 11 Not to occupy or permit occupation of the first dwelling constructed pursuant to this planning permission unless and until the applicant or their agents or successors in title has submitted and obtained the approval of the Local Planning Authority to a written Heritage

Management Plan containing a programme of heritage enhancement and interpretation measures with and a timetable for their implementation. Thereafter, the programme of heritage enhancement and interpretation measures shall be implemented as approved and in accordance with the timetable approved.

REASON:

To ensure that due regard is had to the preservation of the significance of designated heritage assets in accordance with the advice contained within the National Planning Policy Framework.

- 12 No development shall take place on each phase of the development until details of the means of foul and surface water disposal for that phase have been submitted to and agreed in writing by the Local Planning Authority. Details submitted shall include a Surface Water Drainage Strategy (including an assessment of the hydrological and hydro geological context of the phase, and details of the implementation, timetable and management of Sustainable Urban Drainage Systems across the phase). The development within that phase shall not be occupied unless and until the approved scheme and strategy have been implemented. The phase shall be developed and thereafter maintained in accordance with the approved details and strategy.

REASON:

To prevent pollution in accordance with Thanet Local Plan Policy EP13 and guidance contained within the National Planning Policy Framework.

- 13 No development shall take place on each phase of the development until a surface water drainage scheme for that phase, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the phase and including details of how the scheme shall be maintained and managed after completion, which shall integrate with the Surface Water Drainage Strategy approved pursuant to condition 12 above, has been submitted to and agreed in writing by the Local Planning Authority for that phase. The development within that phase shall not be occupied unless and until the approved scheme has been implemented. The phase shall be developed and thereafter maintained in accordance with the approved details.

REASON:

To prevent the increased risk of flooding, in accordance with the National Planning Policy Framework.

- 14 No development shall take place on each phase of the development until details of the proposed water infrastructure for that phase have been submitted to, and approved in writing by, the Local Planning Authority. The development within that phase shall not be occupied unless and until the approved scheme has been implemented. The phase shall be developed and thereafter maintained in accordance with the approved details.

REASON:

To prevent pollution in accordance with Thanet Local Plan Policy EP13 and guidance contained within the National Planning Policy Framework.

- 15 Prior to the commencement of development approved by this planning permission (or such other date or stage in the development as may be agreed in writing with the Local Planning Authority) the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority:

- a. A preliminary risk assessment which has identified:
All previous uses

Potential contaminants associated with this uses
A conceptual model of the site indicating sources, pathways and receptors
Potentially unacceptable risks arising from the contamination of the site.

- b. A site investigation scheme based on (a) to provide information for a detailed assessment of the risks to all receptors that may be affected including those off site.
- c. The results of the site investigation and the detailed risk assessment referred to in (b) and based on these an option appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- d. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy (c) are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express written consent of the Local Planning Authority. The scheme shall be implemented as approved.

REASON:

For the protection of controlled waters, the site is located over a principal aquifer and with a groundwater source protection Zones 1 and 2.

- 16 No occupation of any part of the development shall take place until a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation has been submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a long term monitoring and maintenance plan for longer term monitoring of pollutant linkages and maintenance and arrangements for contingency action, as identified by the verification plan as necessary, and for the reporting of this to the Local Planning Authority. The development shall be carried out in accordance with any long term monitoring and maintenance plan approved by the Local Planning Authority pursuant to this condition.

REASON:

To ensure that the proposed development will not cause harm to human health or pollution of the environment, in accordance with the advice contained within the National Planning Policy Framework.

- 17 If, during development, significant contamination is suspected or found to be present at the site, then any development of the phase in question shall cease until such time as this contamination has been fully assessed, an appropriate remediation scheme has been agreed with the Local Planning Authority and the approved works have been implemented so as to render harmless the identified contamination given the proposed end use of the site and surrounding environment, including controlled waters.

REASON:

To ensure that the proposed site investigation, remediation and development will not cause harm to human health or pollution of the environment, in accordance with the advice contained within the National Planning Policy Framework.

- 18 No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters.

REASON:

To prevent harm to human health and pollution of the environment, in accordance with the advice contained within the National Planning Policy Framework.

- 19 No piling or foundation designs using penetrative methods is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater.

REASON:

To prevent pollution in accordance with the National Planning Policy Framework.

- 20 There shall be no vehicular access link between Manston Road and Haine Road via phase 1 and phase 2 identified on the phasing plan.

REASON:

In the interest of highway safety.

- 21 Details pursuant to condition 1, insofar as they relate to each phase of development, shall include details of any proposed roads (and identify which roads are to be offered for adoption), footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, accesses, carriageway gradients, driveway gradients and street furniture in that phase. The phase shall be laid out and constructed in accordance with those details as submitted to, and approved by, the Local Planning Authority prior to occupation of any part of the development within that phase and thereafter retained.

REASON:

In the interests of highway safety and to ensure the proper development of the site without prejudice to the amenities of the occupants.

- 22 The details submitted and approved pursuant to condition 21 (above) shall provide that access (other than emergency access) for the occupants of all dwellings to the east of Haine Road and access to the primary school shall be provided from Manston Road and there shall be no vehicular access (other than emergency access in accordance with details approved by the Local Planning Authority) to said dwellings or the school from Haine Road prior to the completion of the link road pursuant to Condition 23 unless otherwise agreed by the Local Planning Authority in consultation with the local highway authority.

REASON:

In the interest of highway safety.

- 23 The link road as shown on Drawing 11-T019-27 shall be begun prior to the commencement of phase 3. No dwellings in phase 3 of the development shall be occupied until the link road has been completed.

REASON:

In the interest of highway safety.

- 24 Details pursuant to condition 1, insofar as they relate to each phase of development, shall include details of the areas reserved for vehicle loading and unloading, vehicular parking spaces and/or garages, and manoeuvring and turning facilities in that phase, which shall be provided in accordance with standards to be agreed with the Local Planning Authority. Such facilities as approved shall be constructed and made available for use prior to the occupation of the unit for which they are provided to meet relevant parking and layout standards, and thereafter shall be retained for their approved purpose.

REASON:

In the interests of highway safety and traffic flow, in accordance with Thanet Local Plan Policy TR16.

- 25 Details pursuant to condition 1, insofar as they relate to each phase of development, shall include the provision of adequate secure covered cycle parking facilities within that phase, in accordance with standards to be agreed with the Local Planning Authority. Such facilities as approved shall be made available for use prior to the occupation of the unit for which they are provided to meet relevant parking and layout standards, and thereafter shall be retained for their approved purpose.

REASON:

In the interests of highway safety and to facilitate the use of alternative means of transport, in accordance with Thanet Local Plan Policy TR12.

- 26 Details pursuant to condition 1, insofar as they relate to each phase of development, shall include the vehicular and pedestrian sightlines for all new junctions and accesses for that phase in accordance with details and standards to be agreed with the Local Planning Authority. No dwelling or non-residential floorspace forming part of the relevant phase shall be occupied until all relevant junctions and access roads serving that dwelling or floorspace (and linking it to the adopted highway) including the approved sightlines have been provided in accordance with the approved details. They shall thereafter be retained free from obstruction.

REASON:

In the interests of highway safety.

- 27 Details pursuant to condition 1 above shall include the provision of means and routes of access for pedestrians and cyclists within each phase of the development. No building within that phase shall be occupied until all such routes and means of access within that phase serving that building are constructed and ready for use and thereafter shall be retained for their approved purpose.

REASON:

In the interests of highway safety and to facilitate the use of alternative means of transport, in accordance with Thanet Local Plan Policies TR11 and TR12.

- 28 No development shall take place on each phase of the development until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority for that phase. The approved Statement shall be adhered to throughout the construction period of that phase. The Statement shall provide for and include in respect of that phase:
- a. the parking of vehicles of site operatives and visitors.
 - b. construction vehicle loading/unloading, turning facilities and access routes/arrangements.
 - c. loading and unloading of plant and materials.
 - d. storage of plant and materials used in constructing the development.
 - e. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate.

f. wheel washing facilities and their use.

g. measures to control the emission of dust and dirt during construction a scheme for recycling/disposing of waste resulting from construction works.

h. a Construction Environment Management Plan, including details of construction time, enclosures for noise emitting equipment, and siting of stationary noisy or vibrating plant equipment.

REASON:

In the interest of highway safety.

- 29 No residential dwelling or building intended to take access from any road shall be occupied until the carriageway of that road (and any other estate roads connecting that road to the adopted public highway) has been laid out and constructed up to and including at least road base level.

REASON:

In the interests of highway safety and to ensure the proper development of the site without prejudice to the amenities of the occupants.

- 30 No more than 90% of the dwellings within each phase shall be occupied until all carriageways, footways, shared surfaces, footpaths and cycleways serving that phase have been completed with final surfacing, unless the road is an identified construction route in which case the final surfacing shall be completed within 1 month following the cessation of use of that road as a construction route.

REASON:

In the interests of highway safety and to ensure the proper development of the site without prejudice to the amenities of the occupants.

- 31 Within phase 3 of the development there shall be no more than 1no. vehicular access crossing the bridleway shown marked with a dashed red line on "Parameter Plan 4 - Movement" (Drawing 014 Rev O).

REASON:

In the interest of highway safety.

- 32 All hard and soft landscape works in a phase shall be carried out in accordance with the approved Landscape Management Plan and Open Space Specification for that phase. The works shall be carried out prior to the occupation of any part of the phase of the development to which it relates, or in accordance with the programme of works agreed in writing with the Local Planning Authority pursuant to the approved Open Space Specification and approved Landscape Management Plan for that phase. Any trees or plants within a phase which within a period of 5 years from the completion of development within that phase die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority gives any written consent to any variation.

REASON:

In the interests of the visual amenities of the area and the interests of bio-diversity and ecological potential, and to adequately integrate the development into the environment, in accordance with Policies D1 and D2 of the Thanet Local Plan and the National Planning Policy Framework.

33 No development shall commence unless and until a scheme for the offsetting of bio-diversity impacts, including farmland birds, has been submitted to and agreed in writing by the Local Planning Authority. The offsetting scheme shall include:

- a. Details of the offset measures of the development;
- b. The provision of arrangements to secure the delivery of the offsetting measures (including a timetable for their delivery); and
- c. A management and monitoring plan (to include for the provision and maintenance of the offsetting measures in perpetuity).

The scheme shall be designed to offset site level biodiversity impacts or to contribute to the strategic offsetting approach currently in development through the Local Plan, and shall be implemented and maintained as agreed.

REASON:

In the interests of preserving and enhancing bio-diversity and ecological potential, and to adequately integrate the development into the environment, in accordance with Policies D1 and D2 of the Thanet Local Plan and the National Planning Policy Framework.

34 No phase of the development shall commence until details and samples of the materials to be used in the construction of the external surfaces of the development permitted in that phase have been submitted to, and approved in writing by, the Local Planning Authority. The phase shall be carried out using the approved materials.

REASON:

In the interests of visual amenity in accordance with Policy D1 of the Thanet Local Plan.

35 The construction of phases 1a,1b, 2a, 3a and 3b as detailed on the approved phasing plan shall not commence until a scheme for protecting the development which falls within these phases from aircraft noise has been submitted to, and approved in writing by, the Local Planning Authority.

The scheme shall cover all of the development which has been identified to be impacted based upon the submitted aircraft noise contours 2033 -92 day summer LAeq(16 hour) submitted by the applicant on 2nd July 2015. Unless otherwise agreed in writing by the Local Planning Authority such a scheme must demonstrate that the guideline noise levels from Tables 5 and 6 of BS8233:1999 can be achieved. Any dwelling requiring noise protection shall not be occupied until all works which form part of the approved scheme have been completed in respect of that dwelling. The approved works shall thereafter be retained.

REASON:

In the interests of the amenities of residential dwellings in close proximity to Manston Airport and the A256 Haine Road, in accordance with National Planning Policy Framework paragraph 17.

36 No dwellings shall be constructed within the part of the site that falls within Noise Category C as set out within the Thanet Local Plan 2006.

REASON:

To ensure that the development result in sufficient quality of residential development without resulting in harm to the living conditions which future occupiers would expect to enjoy, in accordance with Thanet Local Plan Policies and paragraph 17 of the National Planning Policy Framework.

- 37 No less than 70% of the total number of dwellings constructed pursuant to this planning permission shall be dwellings of two or more bedrooms.

REASON:

To ensure the provision of a mix of house sizes and types to meet a range of community needs, in accordance with Policy H8 of the Thanet Local Plan.

- 38 The development shall provide for not more than 785 dwellings and the gross floor space provision across the development for other purposes shall not exceed that stated below:

Primary School - 2,000sqm
Community Hall - 500sqm
A1 (retail) unit - 200sqm

REASON:

In the interests of certainty as to what is permitted as so as to ensure that the development as constructed falls within the parameters of the application.

- 39 Each phase of the development approved shall not commence until the identification in that phase of a minimum of 15% of housing to lifetime home and wheelchair standards and the specification of such dwellings has been submitted to and approved in writing by the Local Planning Authority. Each phase shall be developed so that the identified dwellings are provided in accordance with the approved details and specification.

REASON:

To meet the housing needs of the community in accordance with Policy H8 of the Thanet Local Plan 2006.

INFORMATIVES

- 1 It is the responsibility of the applicant to ensure, prior to the commencement of the development hereby approved, 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 by the Highway Authority. The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under such legislation and common law. It is therefore important for the applicant to contact KCC Highway and Transportation to progress this aspect of the works prior to commencement on site
- 2 A formal application to requisition water infrastructure is required in order to service this development. Please contact Southern Water's Network Development Team (Wastewater) based at Atkins Ltd, Anglo St James House, 39a Southgate Street, Winchester, SO23 9EH (tel 01962 858688) or www.southernwater.co.uk
- 3 For the avoidance of doubt, any reference to a phase within the planning conditions on this planning permission shall mean a phase shown and defined on the approved phasing plan for the purposes of Condition 6.

Dated: 13 July 2016
Thanet District Council
P.O Box 9
Cecil Street
Margate
Kent CT9 1XZ

Signed



Iain Livingstone
Planning Applications Manager