

**AYLESFORD NEWSPRINT - HYBRID APPLICATION: TM/20/01820/OAEA**

**DECISION NOTICE DATED: 24/09/21**

**RESERVED MATTERS DOCUMENT AND CONDITIONS TRACKER**

**Unit 2 Newsprint Avenue**

RESERVED MATTERS DOCUMENT / DRAWING		Timing	Prepared by	Status
	Not Instructed			
	Instructed and in Preparation			
	Completed			
RESERVED MATTERS DRAWINGS				
	Full Set of Plans and Elevations		SGP	TM/23/01578/RM Approved 19/10/23
	Hard and Soft Landscape Plans (To include details of 4.5m acoustic fence as identified on the Parameter Plans)		SGP (Hard) BW (Soft)	Approved
	Lighting Details		CPW	Prepared
RESERVED MATTERS DOCUMENTS				
	Application Forms, Covering Letter and Planning Statement		BW	Approved
	Energy / Sustainability Statement, to demonstrate: <ul style="list-style-type: none"><li>A BREEAM 'Excellent' rating under the New Construction 2018 criteria.</li><li>Incorporate energy efficiency measures to reduce the inherent energy demand and associated Carbon dioxide (CO2) emissions of the development by 10%.)</li></ul>		CPW	Approved
	Transport Technical Note		Vectos	Approved
	Drainage Strategy		BWB	Approved
RESERVED MATTERS (TM/23/01578/RM) CONDITIONS (as amended by				
1	All materials used externally shall accord with the approved plans.			Compliance however details of materials to be submitted pursuant

	Reason: To ensure that the development does not harm the character and appearance of the existing building or visual amenity of the locality.			<b>to condition 6 of the Hybrid permission</b>
2	<p>The development shall be carried out in accordance with the plans and documents listed in this condition</p> <p>Unit 2 NA Site Location Plan - 18103-SGP-10-XX-DR-A-121003-Rev A  Site Plan 18103-SGP-10-ZZ-DR-A-121001 Rev 5  U2NA Site Plan VMU Layout - 18-103-SGP-10- ZZ-DR-A-12110S Rev P3  Warehouse Elevations TPQ-SGP-50-ZZ-DR-A-121300 Rev P7  Warehouse Elevations TPQ-SGP-50-ZZ-DR-A-121301 Rev P8  Warehouse Layout - TPQ-SGP-50-GF-DR-A-121100 Rev P5  Goods in Office Layout – TPQ-SGP-50-ZZ-DR-A-121101 Rev P7  Goods out Office Layout – TPQ-SGP-50-ZZ-DRA-121102 Rev P7  Roof Plan – TPQ-SGP-50-ZZ-DR-A- 121103 Rev P7  TSB Layout – TPQ-SGP-50-ZZ-DR-A-121104 Rev P4  Sections – TPQ-SGP-50-ZZ-DR-A-121200 Rev P6  Hard &amp; Soft Landscaping - 18103-SGP-10-ZZ-DR-A-121002 Rev P4  Northern SW Outfall Rising Main GA &amp; Longsection - AYL2B-BWB-800-INF-D-C 0900-A-C01  Drainage Layout Unit - TPQ-BWB-52-XX-D-C-0500-S1-P3 (Within Sustainable Drainage Statement)  TPQ-BWB-90-XX-D-C-0600-S1-P4 - Proposed Finished Levels  Soft Landscape Proposals 35374-RG-LD-01 Rev C  Soft Landscape Proposals - 35374-RG-LD-01-01 Rev C  Soft Landscape Proposals - 35374-RG-LD-01-02 Rev C  Soft Landscape Proposals - 35374-RG-LD-01-03 Rev C  Soft Landscape Proposals - 35374-RG-LD-01-04 Rev C  Soft Landscape Proposals - 35374-RG-LD-01-05 Rev C  Soft Landscape Proposals - 35374-RG-LD-01-06 Rev C</p>	-		<p><b>Compliance</b></p> <p><b>As amended by NMA permission ref. TM/23/03525 and NMA Application 2 ref. 24/00736/PA</b></p>

	<p>Soft Landscape Proposals - 35374-RG-LD-01-07 Rev C</p> <p>Soft Landscape Proposals - 35374-RG-LD-01-08 Rev C</p> <p>Soft Landscape Proposals - 35374-RG-LD-01-09 Rev C</p> <p>Soft Landscape Proposals - 35374-RG-LD-01-10 Rev C</p> <p>Soft Landscape Proposals - 35374-RG-LD-01-11 Rev C</p> <p>Landscape Detail - 35374-RG-LD-01-12 Rev C</p> <p>Planting Schedule - 35374-RG-LD-01-13 Rev C</p> <p>Sustainable Drainage Statement - TPQ-BWB-52-U2NA-RP-C-002</p> <p>Landscape Management Plan</p> <p>Planning Statement</p> <p>Design &amp; Access Statement - 18-103-10</p> <p>Noise Assessment - 784-B031822</p> <p>Transport Technical Note (Traffic Forecast) - 205236/N13</p> <p>Energy Statement – 230307</p> <p>BREEAM Pre-Assessment Report</p> <p>Drainage Technical Note dated 6th September 2023 – TJ/NTS2489</p> <p>Reason: To ensure the development is carried out in accordance with the approval and to ensure the quality of development indicated on the approved plans is achieved in practice.</p>			
3	<p>Within the first 12 months of occupation of the building hereby approved the solar photo voltaic panels as detailed on drawing 18-103-SGP-ZZ-ZZ-DR-A- 121103-P4 received 24 July 2023 shall be installed and shall remain in-situ. If at any stage the panels are required to be removed, prior to any removal details of the replacement roofing which shall be in a recessive colour shall be submitted to an approved in writing by the Local Planning Authority. The agreement replacement roofing shall be installed within 6 months of the removal of the panels and thereafter retained.</p>			<p><b>Compliance unless solar PV panels are to be removed, then details of replacement roofing to be provided.</b></p>

	Reason: In order to minimise visual intrusion of the building when viewed from the Kent Downs Area of Outstanding Natural Beauty.			
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No.	CONDITION SUMMARY	Timing	Prepared by	Status
	To be discharged alongside RMA			
	To be submitted separately			
	Part Discharged			
	Discharged			
Outline Element – Submission of Reserved Matters				
2	Application for approval of the reserved matters in respect of areas marked Zone A and Zone B on Proposed Parameters Plan 18-103-110002-R received 09.02.2021 shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.	-	-	TM/23/01578/RM Approved: 19/10/23
Pre Commencement of Any Development Conditions				
Per Phase (Full and Outline Elements)				
31	Prior to the commencement of any phase of the development hereby approved, arrangements for the management of any and all demolition of the gatehouse building and/or construction works of that phase shall be submitted to and approved by the Local Planning Authority. The management arrangements to be submitted shall include (but not necessarily be limited to):	Start immediately	BGC	TM/21/02638/RD Site wide Approved: 07/01/22

	<ul style="list-style-type: none"> <li>The days of the week and hours of the day when the construction works will be limited to and measures to ensure these are adhered to;</li> <li>Procedures for managing all traffic movements associated with the construction works including (but not limited to) the delivery of building materials to the site (including the times of the day when those deliveries will be permitted to take place and how/where materials will be offloaded into the site) and for the management of all other construction related traffic and measures to ensure these are adhered to;</li> <li>Procedures for notifying the relevant Parish Councils and surrounding residential and commercial properties as to the ongoing timetabling of works, the nature of the works and likely their duration, with particular reference to any such works which may give rise to noise and disturbance and any other regular liaison or information dissemination;</li> <li>The specific arrangements for the parking of contractor's vehicles within or around the site during construction and any external storage of materials or plant throughout the construction phase;</li> <li>The controls on noise and dust arising from the site with reference to current guidance; and</li> <li>As appropriate, the provisions required within the approved Framework Ecological Mitigation Strategy so far as they relate to the mitigation of construction effects.</li> </ul>			
Outline Element				
16	Prior to the commencement of above ground works for any building in a phase with regard to the Outline element of development within areas marked Zone A and Zone B on Proposed Parameters Plan 18-103-110002-R received 09/02/2021 the details required by Condition 3 shall demonstrate for that phase that the requirements for surface water drainage for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year	To be submitted with RM	BWB	TM/23/01578/RM Approved: 19/10/23

	storm can be accommodated within the proposed development layout.			
<b>Pre-Commencement Conditions (excluding demolition of the gate house)</b>				
<b>Site Wide</b>				
21	If during construction works items or features of archaeological and historic importance are discovered, no further construction work that has the potential to disturb that discovery shall take place until the applicant, or their successors in title, have secured the implementation of a watching brief to be undertaken by an archaeologist approved by the LPA so that the excavation is observed and items of interest and finds are recorded. The watching brief shall be submitted to LPA immediately on discovery of any historic item or feature for approval and works subsequently undertaken shall be in strict accordance with the approved brief	<b>Archaeology Complete August</b>	<b>BW and RPS</b>	<b>Compliance</b>
33	The details of the hard and soft landscaping within 10 metres of the M20 boundary shall be submitted to and approved in writing by the local planning authority (who shall consult with Highways England) prior to their installation. Thereafter the hard and soft landscaping within 10 metres of the M20 boundary shall be implemented in strict accordance with the approved scheme unless otherwise agreed in writing by the local planning authority (who shall consult Highways England).	<b>Not relevant to Unit 2 Newsprint Ave.</b>	<b>BW (soft) SGP (hard)</b>	<b>TM/22/01837/RD Approved: 16/03/23</b>

Prior to opening of Estate Road (Site Wide)			
38	Prior to the opening of the Private Estate Road as shown on approved plan refs. AYL-BWBHPV-IF-DR-C-0161 S1 Rev P2 and AYL-BWB-HPV-IF-DR-C-0162 S1 Rev P3, a signage strategy is to be submitted for approval and the Private Estate Road shall not be brought into use until the approved signage is erected.	Prior to opening of estate road	<b>Buckingham</b>  <b>TM/22/01731/RD</b>  <b>Approved: 27/11/22</b>



Per Phase (Full and Outline Elements)				
6	Prior to the commencement of above ground works of any building in a phase (excluding demolition of the gatehouse building) <b>details and samples of all materials</b> to be used externally for the buildings in that phase have been submitted to and approved by the Local Planning Authority and the development shall be carried out in accordance with the approved details.		SGP	24/00912/PA  Approved: 25/07/24
Pre-Commencement Conditions (excluding demolition of the gate house ground slabs and existing foundations)				
11	<p>No remediation within any phase of development approved by this planning permission) shall commence upon each phase until a strategy to deal with the potential risks associated with any contamination of the site for that phase of development has been submitted to, and approved in writing by, the Local Planning Authority. This strategy will include the following components:</p> <ol style="list-style-type: none"> <li>1. A preliminary risk assessment which has identified – <ul style="list-style-type: none"> <li>• All previous uses;</li> <li>• Potential contaminants associated with those uses;</li> <li>• A conceptual model of the site indicating sources, pathways and receptors; and</li> <li>• Potentially unacceptable risks arising from contamination at the site.</li> </ul> </li> <li>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.</li> <li>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</li> </ol>	Prior to remediation		<b>TM/21/02638/RD</b>  <b>Approved (parts 1-3)</b>  <b>Part 4 -</b> <b>24/01867/PA</b> <b>Approved: 24/01/25</b>

	<p>of the remediation measures required and how they are to be undertaken.</p> <p>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.</p>			
17	<p>Prior to the commencement of any above ground works of any buildings (excluding demolition of the gatehouse building) in any phase a <b>detailed sustainable surface water drainage scheme</b> for that phase shall be submitted to (and approved in writing by) the local planning authority. The detailed drainage scheme shall be based upon the principles contained within the Flood Risk Assessment report by Pell Frischmann (August 2020 RA103739-V010/E) and contained within the Sustainable Drainage Statement by BWB (August 2020). The submission shall also 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 without increase to flood risk off-site. The drainage scheme shall also demonstrate (with reference to published guidance):</p> <ul style="list-style-type: none"> <li>• That silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters.</li> <li>• 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.</li> </ul>		<b>BWB</b>	<p><b>24/01001/PA</b></p> <p><b>Approved: 30/07/24</b></p>

26	The details required by Condition 3 to be submitted pursuant to the Outline element of the development within areas marked Zone A and Zone B on Proposed Parameters Plan 18-103-110002-R received 09.02.2021 shall include details of the existing and proposed levels of the site including the finished floor levels of the buildings to be erected. The development shall be carried out strictly in accordance with the approved details.		<b>BWB</b>	<b>TM/23/01578/RM</b> <b>Approved: 19/10/23</b>
29	Prior to the commencement of any above ground works of any buildings (excluding demolition of the gatehouse building) within any phase the <b>details of the proposed means of foul and surface water sewerage disposal</b> for that phase shall have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water.		<b>BWB</b>	<b>24/01001/PA</b> <b>Approved: 30/07/24</b>

<b>Pre-Installation Conditions (Full Element)</b>				
8	Prior to the installation of hard landscaping and boundary treatments (including acoustic fences) at any phase approved under the Full element of the development, details shall be submitted to and agreed in writing by the LPA. The approved details shall be installed prior to the occupation of each phase.		<b>N/A</b>	<b>Not required to be submitted for Unit 2</b>
9	Prior to the installation of any pump house, water sprinkler tank and substation building associated with any phase of the development approved under the Full element of the development, details shall be submitted to and agreed in writing by the local planning authority.		<b>N/A</b>	<b>Not required to be submitted for Unit 2</b>
19	External lighting for the Full element of the development hereby permitted comprising the works indicated as hatched on Proposed Parameters Plan 18-103-110002-R shall be installed in accordance with the details indicated on approved drawings. Prior to the installation of any external lighting within areas marked Zone A and Zone B on Proposed Parameters Plan 18-103-110002-R, <b>full details of the lighting</b> for that phase shall be submitted to and approved		<b>N/A</b>	<b>24/01298/PA</b> <b>Approved: 10/09/24</b>

	by the LPA. The lighting shall be designed in accordance with the External Lighting Report.			
<b>Pre-Occupation Prior Approval Conditions</b>				
12	Prior to any part of the permitted development being occupied a <b>verification report</b> demonstrating the completion of works for that part of the development set out in the approved <b>remediation strategy</b> and the effectiveness of the remediation shall be submitted to, and approved in writing, by the LPA. 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.		<b>BWB/Bucks</b>	<b>24/01867/PA</b> <b>Approved: 24/01/25</b>
13	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.		<b>BWB/Bucks</b>	<b>To be prepared if required</b> <b>Submission not required as no unexpected contamination found.</b>
18	No building on any phase (or within an agreed implementation schedule) of the development hereby permitted shall be occupied until a <b>Verification Report</b> for that phase, pertaining to the <b>surface water drainage system</b> and prepared by a suitably competent person, has been submitted to the LPA. The Report shall demonstrate the suitable modelled operation of the drainage system where the system constructed is different to that 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.		<b>BWB/Bucks</b>	<b>24/01867/PA</b> <b>Approved: 24/01/25</b>
20	Prior to the first occupation of any part of the development hereby approved a Ditton Stream Biodiversity Enhancement Strategy shall be prepared for the watercourse within the red line boundary (shown on site location plan ref 18- 103-sgp-zz-00-dr-a-110001 rev		<b>Middlemarch</b>	<b>TM/22/01186/RD</b>

	<p>e and dated 20 August 2020) and including the retained area of mill pond north of the M20. The plan should,</p> <p>a) fully assess the ecological value of the stream, and the potential to restore more natural stream habitats;</p> <p>b) detail the removal of unnecessary structures to enable to the extent reasonably practicable for fish passage and natural processes, and provide more space for water, for improved flood risk management.</p> <p>The plan should be submitted to the Local Planning Authority for agreement in writing and shall be implemented as agreed within 14 months of approval of the plan.</p>			<b>Approved: 28/11/22</b>
22	<p>Prior to the occupation of the development, the applicant shall secure implementation of a programme of heritage interpretation in accordance with a written specification and timetable submitted to and approved by the LPA.</p>		<b>Panattoni</b>	<b>TM/22/01769/RD</b> <b>Approved: 15/12/22</b>
27	<p>The use of any unit shall not commence until the noise insulation/attenuation works set out in the Noise Technical Report received 20.08.20 have been carried out and shall be retained thereafter.</p> <p>Revised to:</p> <p>27. Unless alternative acoustic mitigation is agreed as part of the reserved matters for each phase, the use of any unit shall not commence until the noise insulation/attenuation works set out in the Noise Technical Report received 20.08.20 have been carried out and shall be retained thereafter.</p>		<b>BGC</b> <b>BW and Tetrattech</b>	<b>NMA for</b> <b>Condition 5, 27, 34, 37,</b> <b>39 NMA ref.</b> <b>23/01062/NMA</b> <b>Approved: 13/09/23</b>
<b>Pre Occupation Compliance Conditions</b>				
23	<p>Development within any phase shall not be occupied until the area shown on the submitted layout as vehicle parking space for that phase has been provided, surfaced and drained. Thereafter it shall be kept available for such use and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any order</p>		<b>COMPLIANCE Bucks</b>	<b>COMPLIANCE</b>

	amending, revoking and re-enacting that Order) shall be carried out on the land so shown or in such a position as to preclude vehicular access to this reserved parking space.			
24	No building shall be occupied until the area shown on the submitted plan as a turning area for that building has been provided, surfaced and drained. Thereafter it shall be kept available for such use and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking and re-enacting that Order), shall be carried out on the land so shown or in such a position as to preclude vehicular access to this reserved turning area.		<b>COMPLIANCE Bucks</b>	<b>COMPLIANCE</b>
25	No building shall be occupied until that part of the service road which provides access to it has been constructed in accordance with the approved plans.		<b>COMPLIANCE Bucks</b>	<b>COMPLIANCE</b>
32	Prior to first occupation of the development where such first occupation occurs in advance of the M2 J5 RIS improvement being open to traffic, traffic surveys [covering the period of 07:00 – 10:00 and 16:00 – 19:00 for 5 3 working days] in neutral months [which means periods outside of school holidays] of the M2 J5 and its environs in locations to be agreed with Highways England shall be carried out within not less than 4 months prior to the anticipated first occupation date, and the results forwarded to Highways England within 1 month of the end of the survey. Within not less than 4 months after the first occupation of the development, further traffic surveys [in neutral months as defined above] of the M2 J5 [and its environs as defined above] shall then be carried out and the results forwarded to Highways England within 1 month of the end of the survey. If Highways England conclude that the surveys show that the M2J5 signals should be repatterned, they shall inform the site promoter who shall submit a scheme of works within 1 month of being so notified by Highways England. The agreed scheme of works shall be completed within 3 months of the date of Highways England's agreement.		<b>Panattoni</b>	<b>Compliance confirmed 25/7/23</b>

34	<p>No part of the development shall be occupied prior to the following highway works being completed by the applicant via S278/S38 Agreements.</p> <ol style="list-style-type: none"> <li>1. The Bellingham Way Link Road and the associated pedestrian and cycle path.</li> <li>2. The signalisation of the Bellingham Way/Station Road junction as shown in principle on Drawing Number 05236/A/010 Rev B dated 16.7.20, AYL-BWBHML-IF-DR-C-0103 Rev P3 and AYL-BWB-GEN-IF-SK-C-0121 Rev P1 and including signalised pedestrian crossings on both Bellingham Way and Station Road.</li> <li>3. A walking and cycling route to Aylesford rail station as shown in principle on drawing number 205236D-C-06 Rev A subject to safety audit.3.</li> <li>4. A walking and cycle route along the Bellingham Way link road as shown on drawing number AYL-BWB-GEN-IF-SK-C-0102 Rev P04.</li> <li>5. Improvements to the roundabout junction of Bellingham Way/New Hythe Lane/Leybourne Way as shown in on drawing number 205236D-A-07.</li> </ol>	Prior to occupation	BWB	<p><b>Non-Material Amendment (ref. TM/23/01062/NMA) to planning permission TM/20/01820/OAEA for the variation of conditions 5 (Approved drawings) 27 (noise insulation) 34 (Highways) and 37 (S278/S38 agreements) approved 13/09/23.</b></p>
35	<p>No development permitted with regard to the Outline element of the development within areas marked Zone A and Zone B on Proposed Parameters Plan 18-103-110002-R shall be occupied prior to a footway cycleway extending along the site access road and into College Road as shown on drawing number AYL-BWB-GEN-IF-SK-C-0101 Rev P03 being delivered.</p>	Prior to occupation	Buckingham	Compliance
36	<p>A temporary controlled crossing facility on Bellingham Way between Aberly Drive and the roundabout junction of Bellingham Way/New Hythe Lane/Leybourne Way shall be installed prior to the occupation of the development with the applicant installing a permanent crossing facility via S278/S38 Agreement within 6 months of occupation of the development.</p>	Prior to occupation	Buckingham	Compliance

37	<p>Within 12 months of first occupation of a building within any phase, the following highway works shall be completed by the applicant via S278/S38 Agreements, unless otherwise agreed with the LPA in consultation with KCC Highways:</p> <ol style="list-style-type: none"> <li>1. Improved, widened footways along the eastern side of Papyrus Way and extending along the southern side of New Hythe Lane towards New Hythe Station as shown in principle on Drawings 205236D-C-01 Rev A2 and 205236D-C-02 Rev B and subject to a safety audit.</li> <li>2. A footway link along the north side of Leybourne Way from New Hythe Lane to tie in with the existing footway as shown in principle on drawing number 205236D-C-03 Rev A and subject to safety audit.</li> <li>3. Bus Boarder kerbs and shelters at the Bricklayers Arms bus stop.</li> <li>4. Pedestrian crossing provision on New Hythe Lane.</li> </ol>	<b>Within 12 months of occupation</b>	<b>BWB</b>	<p><b>TM/22/01819/NMA</b> <b>Approved: 15/12/22</b></p> <p><b>Further Non-Material Amendment Application (ref. TM/23/01966/NMA) for the variation of condition 37 (Amended wording to vary timescale for works to be carried out from 12 months to 24 months) to Pursuant to Planning permission 20/01820/OAEA Outline Application.</b></p> <p><b>Approved: 07/12/23</b></p>
39	<p>No occupation of a building within any phase shall take place until the applicant pursues Traffic Regulation Orders through the KCC 3rd party Traffic Regulation Order process to implement a 7.5 tonnes weight limit on Bellingham Way, parking controls in the HGV turning area, no right turn order from the HGV turning area and no entry on the exit only lane from the HGV turning area. The Traffic Regulation Orders should be implemented prior to the opening of the Bellingham Way Link Road and include a signing strategy with comprehensive signing to avoid HGVs travelling towards Papyrus Way and Station Road the details of which to be agreed with KCC Highways.</p>	<b>Prior to occupation</b>	<b>BWB</b>	<p><b>NMA App submitted on 12/04/23</b></p> <p><b>Application validated on 19/05/2023 ref. 23/01062/NMA</b></p> <p><b>As of 01/06/2023 no comments have been made on the submission</b></p>



				<p>- target determination date is 16/06/2023.</p> <p>Withdrawn from NMA submission.</p>
<b>General Compliance Conditions</b>				
1	<p>The development hereby permitted in respect of the Full element of the development hereby permitted comprising the works indicated as hatched on Proposed Parameters Plan 18-103-110002-R received 09.02.2021 shall be begun before the expiration of three years from the date of this permission.</p> <p>The development hereby permitted in respect of the Outline element of the development hereby permitted within areas marked Zone A and Zone B on Proposed Parameters Plan 18-103-110002-R received 09.02.2021 shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved.</p>			<b>COMPLIANCE</b>
3	<p>With regard to the Outline element of the development to be carried out in areas marked Zone A and Zone B on Proposed Parameters Plan 18-103-110002-R received 09.02.2021, approval of details of the access, layout, scale and appearance of the development and the landscaping of the site (hereinafter called the "reserved matters") shall be obtained from the Local Planning Authority.</p>			<p>Reserved Matters</p> <p><b>COMPLIANCE</b></p>
4	<p>The reserved matters pursuant to the outline element of the development shall be carried out in accordance with the following approved drawings and documents:</p> <ol style="list-style-type: none"> <li>1. Site Location Plan – 18-103-SGP-ZZ-00-DR-A-110001 Rev E</li> <li>2. Site Parameters Plan – 18-103-SGP-ZZ-00-DR-A-11002 Rev R</li> </ol>			<p>Reserved Matters</p> <p><b>COMPLIANCE</b></p>

	All reserved matters applications will need to confirm compliance with the above plans, or compliance with any minor modification which may be first agreed in writing by the Local Planning Authority.			
5	The Full element of the development shall be carried out in accordance with the following approved drawing(s).			<b>COMPLIANCE</b>
7	The landscaping for the Full element of the development indicated as hatched on Proposed Parameters Plan 18-103-110002-R shall be undertaken in conformity with the approved Landscape and Biodiversity Management Strategy and details indicated on approved drawings. All planting, seeding and turfing comprised in the approved scheme of landscaping shall be implemented during the first planting season following occupation of the buildings or the completion of the development comprised in the relevant phase of the development, whichever is the earlier. Any trees or shrubs removed, dying, being seriously damaged or diseased within 10 years of planting shall be replaced in the next planting season with trees or shrubs of similar size and species, unless the Authority gives written consent to any variation.			<b>COMPLIANCE</b>
10	The development shall be carried out in accordance with the submitted Flood Risk Assessment and the mitigation measures it details.			<b>COMPLIANCE</b>
14	No infiltration of surface water drainage into the ground is permitted other than with the written consent of the LPA.			<b>COMPLIANCE</b>
15	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.			<b>COMPLIANCE</b>
28	Occupation of the development shall be phased and implemented to align with the delivery by Southern Water of any sewerage network reinforcement required to ensure that adequate wastewater network capacity is available to adequately drain the development.			<b>COMPLIANCE</b>
30	The enhancements and improvements to the path alignment, surfacing, and widths to PROW MR492 shall be carried out in substantial accordance with the details as shown on plan reference			<b>COMPLIANCE</b>

	31285 RG-L-05-02 Rev A and 31285 RG-L-05 Rev A unless otherwise agreed in writing with the LPA.			
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<b>NMA Applications Submitted in Relation to Hybrid Planning Permission</b>				
		<b>Description</b>	<b>Status</b>	<b>Comments</b>
<b>1. Unit 7 NMA 1</b>	TM/22/00338/NMA	Non Material Amendment to planning permission TM/20/01820/OAEA: to allow for design and layout changes to Unit 7	Approved: 5/5/22	
<b>2. Unit 7 NMA 2</b>	TM/22/01524/NMA	Non Material Amendment to planning permission TM/20/01820/OAEA for Installation of a series of passive vent units and extract cowls to the external façade for a fume extraction system, addition of a bin store, provision of sub station, PV panels and cycle shelter details	Approved: 3/8/22	
<b>3. Ditton Stream NMA</b>	TM/22/00287/NMA	Non-Material Amendment to planning permission TM/20/01820/OAEA: Erection of flexible B1c/B2/B8 use class buildings and associated access, servicing, parking, landscaping, drainage, remediation and earthworks; and, Full planning permission for	Approved: 8/6/22	

		erection of two warehouse buildings for flexible B1c/B2/B8 use class, realignment of Bellingham Way link road, creation of a north/south spine road, works to the embankment of Ditton Stream, demolition of existing gatehouse and associated servicing, parking, landscaping, drainage, infrastructure and earthworks		
<b>4. Condition 34 NMA</b>	TM/22/01713/NMA	Non Material Amendment to planning permission TM/20/01820/OAEA to amend Condition 34 to enable no more than 26,671 sqm (GIA) floorspace (27,304 GEA floorspace) to be occupied prior to the completion of listed highway works	Approved: 7/9/22	
<b>5. Condition 37 NMA</b>	TM/22/01819/NMA	Non Material Amendment to planning permission 20/01820/OAEA :Outline Application Hybrid planning application for the following development: Outline planning permission (all matters reserved) for the erection of flexible B1c/B2/B8 use class buildings and associated access, servicing, parking, landscaping, drainage, remediation and earthworks; and, Full planning permission	Approved: 15/12/22	

		for erection of two warehouse buildings for flexible B1c/B2/B8 use class, realignment of Bellingham Way link road, creation of a north/south spine road, works to the embankment of Ditton Stream, demolition of existing gatehouse and associated servicing, parking, landscaping, drainage, infrastructure and earthworks, to amend planning condition 37 (Highway Works)		
<b>6. Temporary Access road to Unit 7 NMA and re-located SEW access</b>	TM/22/02715/NMA	Non-Material Amendment Application: To vary condition 5 ( Approved plans ) and 25 Construction of service Road) to (A) enable the provision of a temporary internal estate road to provide an access route to Unit 7 in advance of the completion of the Bellingham Way link road.( B) widened access to Unit 2 Bellingham Way and( C) a minor re-location of South East Water access Pursuant to Hybrid planning permission ref. TM/20/01820/OAEA - Outline Application: Hybrid planning application for the following development: Outline planning permission (all matters reserved) for the erection of flexible	Approved: 13/1/22	

		B1c/B2/B8 use class buildings and associated access, servicing, parking, landscaping, drainage, remediation and earthworks; and, Full planning permission for erection of two warehouse buildings for flexible B1c/B2/B8 use class, realignment of Bellingham Way link road, creation of a north/south spine road, works to the embankment of Ditton Stream, demolition of existing gatehouse and associated servicing, parking, landscaping, drainage, infrastructure and earthworks		
<b>7. Plot 6 &amp; PSS 'carve out' NMA application</b>	TM/23/00600/NMA	Non-Material Amendment to planning permission ref. TM/20/01820/OAEA to remove Plot 6 and the Primary Sub-Station parcel to the north of unit 7 from the extent of the red-line boundary. (drop in full applications)	Approved: 07/07/23	
<b>8. Condition 5, 27, 34, 37, 39 NMA</b>	TM/23/01062/NMA	Non Material Amendment to amend condition conditions 5, 27, 34, 37 and 39 attached to Hybrid permission ref. TM/20/01820/OAEA to allow updates to approved highways plans (condition 5); further Noise Assessments approved as part of Reserved Matters	Approved: 13/09/23	

		Applications to be agreed (condition 27); to indicate the extents of Bellingham Way Link Road that will be adopted and remain in private ownership (condition 34); to remove the requirement to provide Bus Shelters at the Bricklayers Arms bus stop (condition 37); and to remove the requirement to formally implement highway works under the TRO process (condition 39).		
<b>9. Condition 37 NMA</b>	TM/23/01966/NMA	Non-Material Amendment Application for the variation of condition 37 (Amended wording to vary timescale for works to be carried out	Approved: 7/12/23	

## Informatives

1. This permission does not purport to convey any legal right to undertake works or development on land outside the ownership of the applicant without the consent of the relevant landowners.
2. 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@tmhc.gov.uk](mailto:addresses@tmhc.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.
3. 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.
4. For reasons of safety, liability and maintenance, with the sole exception of fences owned and provided by the Highways Agency at its own cost, all noise fences, screening and other structures must be erected on the developer's land, and far enough within the developer's land to enable maintenance to take place without encroachment onto highway land.
5. In preparing the design, the applicants should be mindful, inter alia, of the need:
  - for all works to be constructed and maintained such that the safety,
  - integrity and operational efficiency of the strategic road network and
  - any Highway England assets are not put at risk
  - to provide such boundary treatment to prevent the risk of errant
  - vehicles entering or otherwise endangering users of the strategic road
  - network
  - to provide such boundary treatment to prevent the potential dazzling or
  - distraction of drivers on the strategic road network by vehicles
  - manoeuvring within the site
  - for the boundary treatment to be wholly within and maintainable from
  - within the site in accordance with OfT Circular 2/13 Annex A.1.
6. Reference should be made to Southern Water publication "A Guide to Tree Planting near water Mains and Sewers" with regards to any Landscaping proposals.
7. During the demolition and construction phases, the hours of noisy working (including deliveries) likely to affect nearby properties should be restricted to Monday to Friday 07:30 hours - 18:30 hours; Saturday 08:00 to 13:00 hours; with no such work on Sundays or Public or Bank Holidays.
8. Although it would not be possible at this stage under Environmental Health legislation to prohibit the disposal of waste by incineration, the use of bonfires could lead to justified complaints from local residents. The disposal of demolition waste by incineration is also contrary to Waste Management Legislation. I would thus recommend that bonfires not be had at the site.



9. It is the responsibility of the applicant to ensure, before any development 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.
10. Where a stopping up order is needed for redundant sections of highway, this should be pursued by the applicant through the Town and Country Planning Act.
11. The applicants should be advised that separate approval will be required from Kent County Council prior to the commencement of development for structures in the highway/adjacent to the highway and in this regard they should contact the Structures Development Manager on 0300 333 5539.