



Dover District Council
Council Offices
White Cliffs Business Park
Dover
Kent CT16 3PJ

Telephone: (01304) 821199
Website: www.dover.gov.uk

Company Secretary
Classicus Estates Ltd
Motorline House
Broad Oak Road
Shalloak
Canterbury
Kent
CT2 0PR

Contact: [REDACTED]
Direct line:
E-mail: Tree.enquiries@dover.gov.uk
Our Ref: TPO/23/00017
Date: 02.08.2023

IMPORTANT - THIS COMMUNICATION MAY AFFECT YOUR PROPERTY

Town & Country Planning Act 1990

Town and Country Planning (Tree Preservation) (England) Regulations 2012

Dover District Council

TPO/23/00017

Disused Orchard Rear Of 52, New Street, Ash, Kent,

Dear Sirs

THIS IS A FORMAL NOTICE to let you know that on 01.08.2023 we made the above tree preservation order. This Order replaces TPO/23/00014 which has been withdrawn.

A copy of the order is enclosed. In simple terms, no one is allowed to cut down, top or lop the without our permission any of the trees described in the Schedule of the order and shown on the map.

The reason(s) for making this order are set out in the attached Officer's Report.

The order came into force, on a temporary basis, on 01.08.2023, and will remain in force for six months. During this time, we will decide whether the order should be given permanent status.

People affected by the order have a right to object or make comments on any of the trees or woodlands covered before we decide whether the order should be made permanent.

If you would like to make any objections or comments, please make sure we receive them in writing by 03.09.2023. Your comments must comply with regulation 6 of the Town and Country Planning (Trees) (Amendment) (England) Regulations 2012 (a copy of which is provided herein). Please send your comments to the Tree Officer, Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ. Tree.enquiries@dover.gov.uk

We will carefully consider all objections before deciding whether to make the order permanent.

We will write to you again when we have made our decision. In the meantime, if you would like any more information or have any questions about this notice, please contact the Tree Officer at the above address.

Dated: 02.08.2023

Signed:



On behalf of Dover District Council,
White Cliffs Business Park, Dover CT16 3PJ

TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND)
REGULATIONS 2012

REGULATION 6

Objections and representations

6. (1) Subject to paragraph (2), objections and representations:
- (1) shall be made in writing and:
 - (i) delivered to the authority not later than the date specified by them under regulation 5(2)(c); or
 - (ii) sent to the authority in a properly addressed and pre-paid letter posted at such time that, in the ordinary course of post, it would be delivered to them not later than that date;
 - (2) shall specify the particular trees, groups of trees or woodlands (as the case may be) in respect of which the objections or representations are made; and
 - (3) in the case of an objection, shall state the reasons for the objection.
6. (2) The authority may treat as duly made objections and representations which do not comply with the requirements of paragraph (1) if, in the particular case, they are satisfied that compliance with those requirements could not reasonably have been expected.

Town and Country Planning Act 1990

TREE PRESERVATION ORDER NO. TPO/23/00017 Disused Orchard Rear Of 52, New Street, Ash, Kent,

The Dover District Council, in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 make the following Order -

Citation

1. This Order may be cited as the Tree Preservation Order No, TPO/23/00017

Interpretation

2. -(1) In this Order "the authority" means the Dover District Council.

(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulations so numbered in the Town and Country Planning (Tree Preservation) (England) Regulations 2012

Effect

3. -(1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.

(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall -

(a) cut down, top, lop, uproot, willfully damage or willfully destroy; or

(b) cause or permit the cutting down, topping, lopping, wilful damage or wilful destruction of,

any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition.

4. In relation to any tree identified in the first column of the Schedule by the letter "C", being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this 1st day of August 2023.

The Common Seal of the DOVER DISTRICT COUNCIL
was affixed to this Order in the presence of -

Harvey Rudel
Officer Authorised by the Dover District Council to sign in that behalf.



17,438.

Schedule Specification of Trees

TREES SPECIFIED INDIVIDUALLY (encircled in black on the map)

No. on map	Description	Situation
T1	Common Oak	Approx NGR 629471 158391
T2	Holm Oak	Approx NGR 629470 158352
T3	Common Oak	Approx NGR 629457 158343
T4	Common Oak	Approx NGR 629464 158328
T5	Silver Birch	Approx NGR 629424 158353

GROUP OF TREES (within a broken black line on the map)

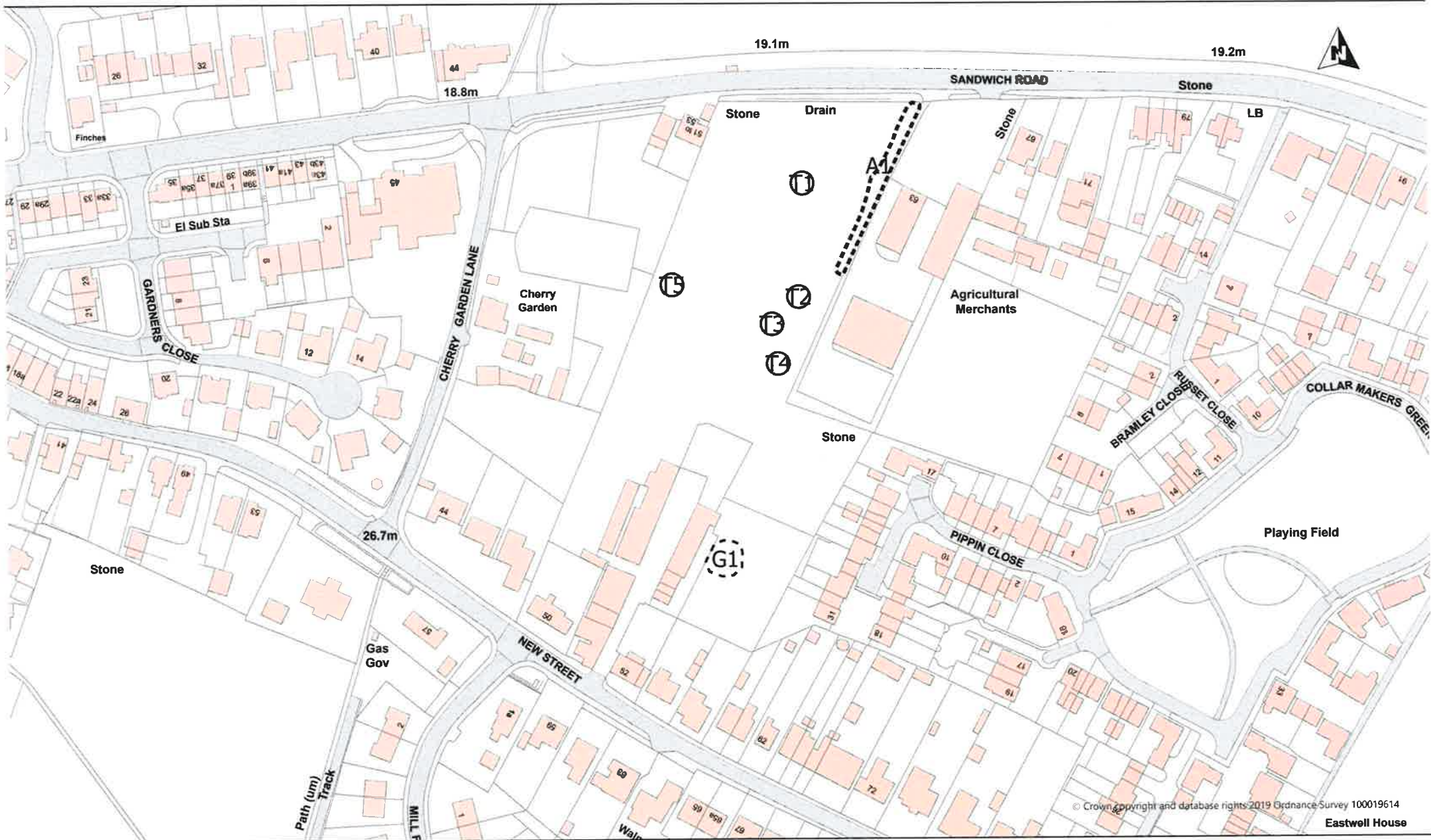
No. on map	Description;	Situation
G1	Group of 2 No. Common Walnut	Approx NGR 629439 158259

AREA (within a dotted black line on the map)

No. on map	Description:	Situation
A1	An area of hedgerow trees comprising of Hawthorn and Dogwood	Approx NGR 629499 158394

WOODLANDS (within a continuous black line on the map)

No. on map	Description:	Situation
NONE		



TPO Number: 23/00017

Location: Disused Orchard Rear Of 52, New Street, Ash.

Scale 1:1250

Date: 20/7/2023

Harvey Reddel

Dover District Council
 Honeywood Close
 White Cliffs Business Park
 Whitfield
 DOVER
 CT16 3PJ



© Crown copyright and database rights 2019 Ordnance Survey 100019614

Eastwell House



Dover District Council
Council Offices
White Cliffs Business Park
Dover
Kent CT16 3PJ

Telephone: (01304) 821199
Website: www.dover.gov.uk

Company Secretary
Classicus Estates Ltd
St James House
6-8 Overcliffe
Gravesend
Kent
DA11 0HJ

Contact: [REDACTED]
Direct line:
E-mail: Tree.enquiries@dover.gov.uk
Our Ref: TPO/23/00014
Date: 03.08.2023

Dear Company Secretary

On 13.06.2023 we made the above tree preservation order and sent you a copy.

We have considered whether or not the order should be confirmed (or, in other words, made permanent). The objections and comments about the order were considered before reaching our decision. On 01.08.2023 the Council decided **NOT** to confirm the order. A copy of the Decision Not to Confirm the Order is enclosed for your records.

Yours sincerely,

[REDACTED]
Tree Officer



Dover District Council
Council Offices
White Cliffs Business Park
Dover
Kent CT16 3PJ

Telephone: (01304) 821199
Website: www.dover.gov.uk

Town and Country Planning Act 1990

TREE PRESERVATION ORDER NO: TPO/23/00014

Disused Orchard Rear Of 52, New Street, Ash, Kent,

DECISION NOT TO CONFIRM ORDER

A decision not to confirm this Order was taken by Dover District Council on the *1st August 2023*

Signed on behalf of Dover District Council

Harvey Rudel

Authorised by the Council to sign in that behalf.



Dover District Council
Council Offices
White Cliffs Business Park
Dover
Kent CT16 3PJ

Telephone: (01304) 821199
Website: www.dover.gov.uk

Company Secretary
Classicus Estates Ltd
Motorline House
Shalloak Road
Canterbury
Kent
CT2 0PR

Contact: [REDACTED]
Direct line:
E-mail: Tree.enquiries@dover.gov.uk
Our Ref: TPO/23/00014
Date: 03.08.2023

Dear Company Secretary

On 13.06.2023 we made the above tree preservation order and sent you a copy.

We have considered whether or not the order should be confirmed (or, in other words, made permanent). The objections and comments about the order were considered before reaching our decision. On 01.08.2023 the Council decided **NOT** to confirm the order. A copy of the Decision Not to Confirm the Order is enclosed for your records.

Yours sincerely,

[REDACTED]
Tree Officer



Dover District Council
Council Offices
White Cliffs Business Park
Dover
Kent CT16 3PJ

Telephone: (01304) 821199
Website: www.dover.gov.uk

Town and Country Planning Act 1990

TREE PRESERVATION ORDER NO: TPO/23/00014

Disused Orchard Rear Of 52, New Street, Ash, Kent,

DECISION NOT TO CONFIRM ORDER

A decision not to confirm this Order was taken by Dover District Council on the *1st August 2023*

Signed on behalf of Dover District Council

Harvey Rudel

Authorised by the Council to sign in that behalf.



Dover District Council
Council Offices
White Cliffs Business Park
Dover
Kent CT16 3PJ

Telephone: (01304) 821199
Website: www.dover.gov.uk

Company Secretary
Classicus Estates Ltd
St James House
6-8 Overcliffe
Gravesend
Kent
DA11 0HJ

Contact: [REDACTED]
Direct line: [REDACTED]
E-mail: Tree.enquiries@dover.gov.uk
Our Ref: TPO/23/00014
Date: 13.06.2023

IMPORTANT - THIS COMMUNICATION MAY AFFECT YOUR PROPERTY

Town & Country Planning Act 1990

Town and Country Planning (Tree Preservation) (England) Regulations 2012

Dover District Council

TPO/23/00014

Disused Orchard Rear Of 52, New Street, Ash, Kent,

Dear Company Secretary

THIS IS A FORMAL NOTICE to let you know that on 13.06.2023 we made the above tree preservation order.

A copy of the order is enclosed. In simple terms, no one is allowed to cut down, top or lop the without our permission any of the trees described in the Schedule of the order and shown on the map.

The reason(s) for making this order is because of the following:

An outline planning application is currently under consideration for development at the site (22/01497). Trees have already been removed prior to any consent being in place. As such a Tree preservation Order has been served to secure the retention of the remaining trees until such times as any planning permission is in place and to protect any trees identified for retention in such development scheme both during and post development.

The order came into force, on a temporary basis, on 13.06.2023, and will remain in force for six months. During this time, we will decide whether the order should be given permanent status.

People affected by the order have a right to object or make comments on any of the trees or woodlands covered before we decide whether the order should be made permanent.

If you would like to make any objections or comments, please make sure we receive them in writing by 14.07.2023. Your comments must comply with regulation 6 of the Town and

Country Planning (Trees) (Amendment) (England) Regulations 2012 (a copy of which is provided herein). Please send your comments to the Tree Officer, Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ. tree.enquiries@dover.gov.uk

We will write to you again when we have made our decision. In the meantime, if you would like any more information or have any questions about this notice, please contact the Tree Officer at the above address.

Dated: 13.06.2023



Signed:

On behalf of Dover District Council,
White Cliffs Business Park, Dover CT16 3PJ

TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND)
REGULATIONS 2012

REGULATION 6

Objections and representations

6. (1) Subject to paragraph (2), objections and representations:
- (1) shall be made in writing and:
 - (i) delivered to the authority not later than the date specified by them under regulation 5(2)(c); or
 - (ii) sent to the authority in a properly addressed and pre-paid letter posted at such time that, in the ordinary course of post, it would be delivered to them not later than that date;
 - (2) shall specify the particular trees, groups of trees or woodlands (as the case may be) in respect of which the objections or representations are made; and
 - (3) in the case of an objection, shall state the reasons for the objection.
6. (2) The authority may treat as duly made objections and representations which do not comply with the requirements of paragraph (1) if, in the particular case, they are satisfied that compliance with those requirements could not reasonably have been expected.

Town and Country Planning Act 1990

TREE PRESERVATION ORDER NO. TPO/23/00014 Disused Orchard Rear Of 52, New Street, Ash, Kent,

The Dover District Council, in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 make the following Order -

Citation

1. This Order may be cited as the Tree Preservation Order No, TPO/23/00014

Interpretation

2. -(1) In this Order "the authority" means the Dover District Council.

(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulations so numbered in the Town and Country Planning (Tree Preservation) (England) Regulations 2012

Effect

3. -(1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.

(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall -

(a) cut down, top, lop, uproot, willfully damage or willfully destroy; or

(b) cause or permit the cutting down, topping, lopping, wilful damage or wilful destruction of,

any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions

Application to trees to be planted pursuant to a condition

4. In relation to any tree identified in the first column of the Schedule by the letter "C", being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this 12th day of June 2023.



The Common Seal of the DOVER DISTRICT COUNCIL
was affixed to this Order in the presence of -

14,138

Harvey Rudd

.....
Officer Authorised by the Dover District Council to sign in that behalf

Schedule Specification of Trees

TREE

(within a solid black line on the map)

No. on map	Description;	Situation
NONE		

GROUP OF TREES

(within a broken black line on the map)

No. on map	Description;	Situation
NONE		

AREA

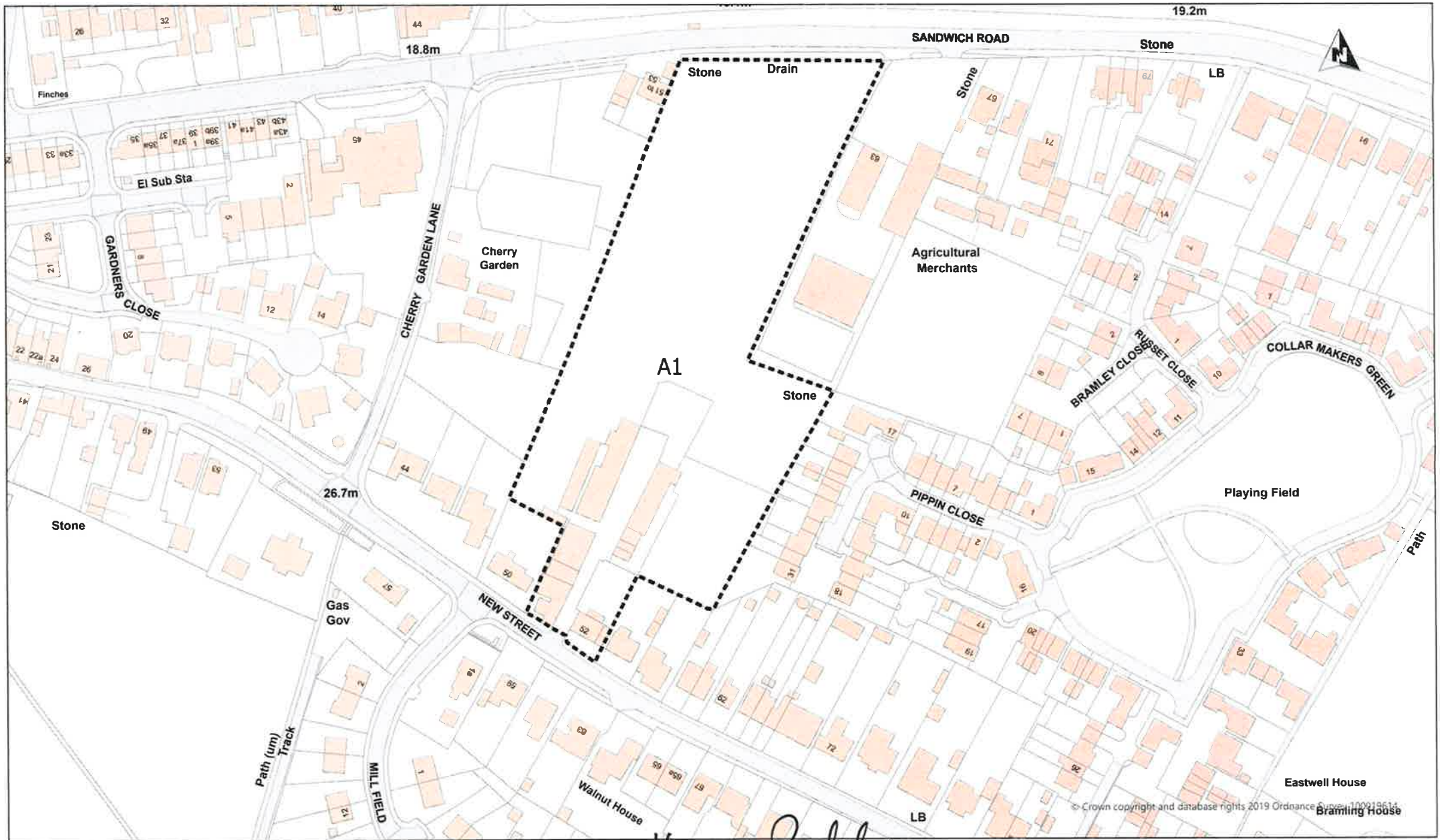
(within a dotted black line on the map)

No. on map	Description	Situation
A1	The trees of whatever species including Silver Birch, Oak, Hawthorn, Walnut, Spruce, Ash and Sycamore	Within the dotted line on the map and including the boundary hedging/trees

WOODLANDS

(within a continuous black line on the map)

No. on map	Description	Situation
NONE		



TPO Number: 23/00014

Location: Disused Orchard rear of 52 New Street, Ash.

Scale 1:1250

Date: 9/6/2023

Honey Rudd

Dover District Council
 Honeywood Close
 White Cliffs Business Park
 Whitfield
 DOVER
 CT16 3PJ





**Dover District Council
Council Offices
White Cliffs Business Park
Dover
Kent CT16 3PJ**

**Telephone: (01304) 821199
Website: www.dover.gov.uk**

Please see the below statement of reasons for the enclosed Tree Preservation Order:

An outline planning application is currently under consideration for development at the site (22/01497). Trees have already been removed prior to any consent being in place. As such a Tree preservation Order has been served to secure the retention of the remaining trees until such times as any planning permission is in place and to protect any trees identified for retention in such development scheme both during and post development.



From: DDC Tree Enquiries

Sent: Monday, August 7, 2023 10:26 AM

To: [REDACTED]@ggtestates.co.uk>

Subject: RE: TPO/23/00017

Dear [REDACTED]

Thank you for your email. I can confirm that the correspondence address has been amended.

Regards

[REDACTED]

[REDACTED]
Tree & Horticultural Officer

Parks & Open Spaces

Dover District Council

Council Offices, White Cliffs Business Park,

Whitfield, Dover CT16 3PJ

Tel: [REDACTED]
Email: [REDACTED]@DOVER.gov.uk
Web: dover.gov.uk

From: [REDACTED]@ggtestates.co.uk
Sent: Friday, August 4, 2023 4:21 PM
To: DDC Tree Enquiries <tree.enquiries@DOVER.GOV.UK>
Subject: FW: TPO/23/00017

You don't often get email from [REDACTED]@ggtestates.co.uk. [Learn why this is important](#)

Good afternoon

Please be advised that you have an incorrect correspondence address on file for Classicus Estates Ltd the correct address is as follows:

Unit T
10 Stone Way
Lakesview International Business Park
Canterbury
Kent
CT3 4GP

Can you acknowledge by email that your records have been updated

Many thanks
Regards

[REDACTED]
Classicus Estates Limited
Unit T
10 Stone Way
Canterbury
CT3 4GP

Direct Line [REDACTED]
Main 01227 533515

Email: [REDACTED]@ggtestates.co.uk

RESTRICTED and should be handled accordingly.

If you are not the intended recipient (or authorised to receive it on behalf of the addressee), please notify the sender immediately by return e-mail and then delete the message without copying it or disclosing it to anyone.

Precautions have been taken to ensure that this is a virus-free message but recipients are responsible for carrying out their own checks. This Council accepts no responsibility for loss or damage to any hardware, software or data resulting from this e-mail.

All GCSx (Government Connects Secure Extranet) traffic may be subject to recording and/or monitoring in accordance with relevant legislation.

Dover District Council is a data controller under GDPR. Our privacy notice at www.dover.gov.uk/privacy explains how we use and share personal information and protect your privacy and rights.

Subject:

FW: 22/01497 - Land at 52 New Street, Ash



Principal Planning Officer (Strategic Sites and Place)
Dover District Council
Council Offices, White Cliffs Business Park, Whitfield, Dover CT16 3PJ
Telephone [REDACTED]
Email: [REDACTED]



Dover District Council is a data controller under GDPR, your attention is drawn to our Corporate Privacy Notice at <https://www.dover.gov.uk/privacy>. This explains how we will use and share your personal information and protect your privacy and rights.

This e-mail, including any attachments, is intended for the above addressee(s) only and may contain marked material up to RESTRICTED and should be handled accordingly.

If you are not the intended recipient (or authorised to receive it on behalf of the addressee), please notify the sender immediately by return e-mail and then delete the message without copying it or disclosing it to anyone.

Precautions have been taken to ensure that this is a virus-free message but recipients are responsible for carrying out their own checks. This Council accepts no responsibility for loss or damage to any hardware, software or data resulting from this e-mail.

All GCSx (Government Connects Secure Extranet) traffic may be subject to recording and/or monitoring in accordance with relevant legislation.

Dover District Council is a data controller under GDPR. Our privacy notice at www.dover.gov.uk/privacy explains how we use and share personal information and protect your privacy and rights.

From: [REDACTED]
Sent: Thursday, June 8, 2023 11:10 AM
To: [REDACTED]@classicusestates.co.uk>
Subject: RE: 22/01497 - Land at 52 New Street, Ash

Hi [REDACTED]

Thanks for meeting us earlier. Assume you don't need to meet next week as suggested now?

Kind regards

[REDACTED]

From: [REDACTED]@classicusestates.co.uk>
Sent: Wednesday, June 7, 2023 1:47 PM
To: [REDACTED]@DOVER.GOV.UK>
Subject: Re: 22/01497 - Land at 52 New Street, Ash

Thanks [REDACTED]

What about next Tuesday 16th at say 11am? I am happy to come to your office if that is more convenient?

Beat regards

[REDACTED]
[REDACTED]

On 7 Jun 2023, at 11:35, [REDACTED] [@dover.gov.uk](mailto:[REDACTED]@dover.gov.uk)> wrote:

Hi [REDACTED]

Thanks for your email.

Yes of course when is good for you to meet? I'm happy to do a teams meeting or meet in person- I can do this Friday 9th or any day next week apart from Friday 16th.

I have reconsulted KCC Highways on your response and I have asked for clarification on a number of things from them. I have also reconsulted our ecologist at DDC now I have the biodiversity net gain information.

I don't need anything else at the moment thank you.

Kind regards

[REDACTED]

From: [REDACTED] [@classicusestates.co.uk](mailto:[REDACTED]@classicusestates.co.uk)>
Sent: Tuesday, June 6, 2023 4:09 PM
To: [REDACTED] [@DOVER.GOV.UK](mailto:[REDACTED]@DOVER.GOV.UK)>
Subject: Re: 22/01497 - Land at 52 New Street, Ash

Good afternoon [REDACTED]

I hope you are well? Would you possibly have some time next week to catch up on the above?

I know that we have responded to the latest highway comments which were previously starting to say the least! I am also advised that you are still awaiting your tree officer comments which is disappointing seeing how long they have had to respond.

I really need this application to be determined at the July commencement tree assuming there is a recommendation for approval so would just like some reassurance from you and also whether you need anything further from us?

Beat regards

[REDACTED]
[REDACTED]

On 24 Apr 2023, at 09:25, [REDACTED] [@dover.gov.uk](mailto:[REDACTED]@dover.gov.uk)> wrote:

Hi [REDACTED]

Thanks. [REDACTED] sent it to me on Friday, so we have it now.

Thanks very much

[REDACTED]

From: [REDACTED] <[\[REDACTED\]@classicsestates.co.uk](mailto:[REDACTED]@classicsestates.co.uk)>
Sent: Friday, April 21, 2023 4:50 PM
To: [REDACTED] <[\[REDACTED\]@DOVER.GOV.UK](mailto:[REDACTED]@DOVER.GOV.UK)>
Subject: Re: 22/01497 - Land at 52 New Street, Ash

Hi [REDACTED]

Thanks for coming back so quickly and for confirming the committee dates. I will do everything I can to ensure you have the outstanding arboricultural assessment ASAP so we can get the to 1st June Committee.

Have a good weekend and thanks again.

Regards

[REDACTED]

<image001.png>

On 21 Apr 2023, at 16:12, [REDACTED]
<[\[REDACTED\]@DOVER.GOV.UK](mailto:[REDACTED]@DOVER.GOV.UK)> wrote:

Hi [REDACTED]

Thanks for your email.

Thanks for letting me know about the breeding bird survey.

There is no May committee due to local elections. The next committee is 1st June and I have put this case on the draft agenda. (FYI The next committee date is provisionally 13th July after that).

I will progress the case with the aim of getting it to the June 1st committee. We are still waiting for the arboricultural impact assessment. We also need Highways response on the revised information submitted before going to committee.

Kind regards

[REDACTED]

From: [REDACTED] <[\[REDACTED\]@classicsestates.co.uk](mailto:[REDACTED]@classicsestates.co.uk)>
Sent: Friday, April 21, 2023 10:27 AM

To: [REDACTED] [@DOVER.GOV.UK](mailto:[REDACTED]@DOVER.GOV.UK)>

Subject: Re: 22/01497 - Land at 52 New Street, Ash

Hi [REDACTED]

Hope you are well? As far as the highways re insulation should have now ended. I understand that you wanted at least to see some initial breeding bird survey results prior to going to committee. These surveys were completed on Wednesday and Thursday of this week. I will forward the results shortly.

I am coming under increasing pressure to get this application determined and so I would be grateful if you could confirm that it is on the May Committee?

I look forward to hearing from you.

Best regards

[REDACTED]

[REDACTED]

Subject:

FW: New Street, Ash - Section 106 Agreement

From: [REDACTED]

Sent: Monday, October 16, 2023 1:29 PM

To: [REDACTED]

Subject: RE: New Street, Ash - Section 106 Agreement

Hi [REDACTED]

Thanks for your email.

I have just spoken to [REDACTED] our solicitor and she is working on the draft.

Kind regards

[REDACTED]

From: [REDACTED]

Sent: Friday, October 13, 2023 4:56 PM

To: [REDACTED] [@DOVER.GOV.UK](mailto:[REDACTED]@DOVER.GOV.UK)>

Subject: Fwd: New Street, Ash - Section 106 Agreement

You don't often get email from [REDACTED]. [Learn why this is important](#)

Hi [REDACTED]

I do hope you are well? We are struggling to make progress with the S106. Please see below. Would you be able to help moving this along at all?

Regards

[REDACTED]

[REDACTED]

Subject:

FW: 52 New Street, Ash, Canterbury CT3

From: [REDACTED]

Sent: Thursday, January 18, 2024 11:13 AM

To: [REDACTED]@classicsestates.co.uk>

Cc: [REDACTED]@dhaplanning.co.uk>; [REDACTED]@keystonelaw.co.uk>

Subject: RE: 52 New Street, Ash, Canterbury CT3

Hi [REDACTED]

Thank you for your email. I am well, thank you. I hope you are doing ok.

Please accept my apologies in getting the decision issued to you.

Our natural environment officer and I have now had chance to work on suggested wording for s106, which will be with [REDACTED] shortly for her to incorporate into the draft s106.

I will keep you updated.

Kind regards

[REDACTED]

From: [REDACTED]@classicsestates.co.uk>

Sent: Thursday, January 18, 2024 8:06 AM

To: [REDACTED]@DOVER.GOV.UK>

Cc: [REDACTED]@dhaplanning.co.uk>; [REDACTED]@keystonelaw.co.uk>

Subject: Fwd: 52 New Street, Ash, Canterbury CT3

Dear [REDACTED]

I do hope you are well?

We seem to have stalled on the S106 after much effort to get this finalised both with [REDACTED] and KCC. Is there anything you could do to assist getting this over the lien as it has been some months now since the resolution to grant consent and we are keen to progress with the project.

Also, is there any further news or decision with regards to the temporary TPI? We never heard back from either the Council's solicitor or Tree office following challenging this decision.

I look forward to hearing from you.

Kind regards

[REDACTED]

The Barn, Unit 2
1 Oakleigh Grove
Cliffe Woods
Rochester
Kent
ME3 8GY
T: 07775910089
www.classicusestates.co.uk



CLASSICUS
ESTATES

Subject:

FW: 52 New Street, Ash, Canterbury CT3

From: [REDACTED]

Sent: Wednesday, February 28, 2024 10:32 AM

To: [REDACTED]@classicsestates.co.uk>

Cc: [REDACTED]@keystonelaw.co.uk>

Subject: RE: 52 New Street, Ash, Canterbury CT3

Hi [REDACTED]

Thank you for your email.

We previously requested a breeding bird survey. The survey had not been completed by the time the case was heard at committee so the resolution to grant was subject to breeding bird survey being submitted. When we received this shortly after committee, we concluded that there would be a loss of habitat on the site, and we would require mitigation.

We have put requirement for mitigation in the s106 rather than conditions as it is not clear at this stage whether land for mitigation could be provided on site or would need an off-site location.

It may be that the land for BNG can also double up as the breeding bird mitigation land, whether on or off site. We have suggested s106 wording which would allow for this doubling up.

Please do not hesitate to contact me further if needed,

Kind regards

[REDACTED]



[REDACTED]
Principal Planning Officer (Strategic Sites and Place)

Dover District Council

Council Offices, White Cliffs Business Park, Whitfield, Dover CT16 3PJ

Telephone: [REDACTED]

Email [REDACTED]@dover.gov.uk



Please consider the Environment before printing this email

Dover District Council is a data controller under GDPR, your attention is drawn to our Corporate Privacy Notice at <https://www.dover.gov.uk/privacy>. This explains how we will use and share your personal information and protect your privacy and rights.

This e-mail, including any attachments, is intended for the above addressee(s) only and may contain marked material up to RESTRICTED and should be handled accordingly.

If you are not the intended recipient (or authorised to receive it on behalf of the addressee), please notify the sender immediately by return e-mail and then delete the message without copying it or disclosing it to anyone.

Precautions have been taken to ensure that this is a virus-free message but recipients are responsible for carrying out their own checks. This Council accepts no responsibility for loss or damage to any hardware, software or data resulting from this e-mail.

All GCSx (Government Connects Secure Extranet) traffic may be subject to recording and/or monitoring in accordance with relevant legislation.

Dover District Council is a data controller under GDPR. Our privacy notice at www.dover.gov.uk/privacy explains how we use and share personal information and protect your privacy and rights.

From: [REDACTED] <[\[REDACTED\]@classicusestates.co.uk](mailto:[REDACTED]@classicusestates.co.uk)>
Sent: Tuesday, February 27, 2024 4:13 PM
To: [REDACTED] <[\[REDACTED\]@DOVER.GOV.UK](mailto:[REDACTED]@DOVER.GOV.UK)>
Cc: [REDACTED] <[\[REDACTED\]@keystonelaw.co.uk](mailto:[REDACTED]@keystonelaw.co.uk)>
Subject: Re: 52 New Street, Ash, Canterbury CT3

Good afternoon [REDACTED]

Thank you so much for expediting the S106. Much appreciated. I just wanted to query the new wording with regards to the requirement for on / off site breeding bird habitat. This seems to be in addition to the BNG requirement and I didn't see anything in the draft conditions.

Please could you clarify whether this is a planning requirement and if so which condition it relates to so we can respond to the draft and get the agreement signed.

Best regards

[REDACTED]

The Barn, Unit 2
1 Oakleigh Grove
Cliffe Woods
Rochester
Kent
ME3 8GY
T: 07775910089
www.classicusestates.co.uk

