

18 August 2021

Planning Department  
Sevenoaks District Council  
Council Offices  
Argyle Road  
Sevenoaks  
Kent TN13

Dear Sir/Madam,

**EDENBRIDGE POLICE OFFICE, HIGH STREET, EDENBRIDGE TN8 5AB  
DISCHARGE OF CONDITIONS 02, 04, 05, 06, 07, 08, 09, 10, 11, 13, 16 + 17 OF PLANNING  
PERMISSION 19/03168/FUL DATED 30 APRIL 2020**

On behalf of our client, Findlay Design and Developments, we wish to discharge conditions 02 (Landscaping), 04 (Ecological Enhancements), 05 (Construction Management Plan), 06 (Electric Vehicle Charging Points), 07 (Phased Programming of Building Assessment), 08 (Archaeological Works), 09 (Details of Foundation Designs), 10 (Tree Protection Plan), 11 (Cycle and Refuse Storage), 13 (Pedestrian Access Path), 16 (Drainage) and 17 (Sewage).

This planning application has been submitted via Planning Portal (ref PP-10143574) and the requisite application fee of £116.00 (plus £28 Service Charge) have been paid directly by the client.

### **Conditions 02 Landscaping**

This condition reads as follows:

*“Prior to any development taking place above damp proof course full details of both hard and soft landscaping and all means of enclosure works shall be submitted to and approved in writing by the local planning authority. Those details shall include:-*

*Planting plans (identifying existing planting and trees, plants and trees to be retained and new planting and trees),*

*Written specifications (including cultivation and other operations associated with tree, plant and grass establishment),*

*Schedules of new plants and trees (noting species, size of stock at time of planting and proposed number/densities where appropriate),*

*Details of all hard landscaping including but not limited to parking areas, pavements, public walkways and patios,*

*Details of all means of enclosure with location of all means of enclosure, and*

*A programme of implementation.*

*If any part of the approved landscaping scheme is removed, dies, becomes severely damaged or diseased within five years of completion of the development shall be replaced with the same species or an approved alternative to the satisfaction of the local planning authority within the next planting season. The approved details shall be implemented prior to bringing the development hereby approved into first use and maintained as such thereafter.”*

In support of this condition, please find enclosed drawing no 300.02 Site GA Plan and Biodiversity Provision prepared by Eco Planning UK.

#### **Condition 04 Ecological Enhancements**

This condition reads as follows:

*“Prior to bringing the dwellings hereby approved into first use and occupation details of proposed ecological enhancements shall be submitted to and approved in writing by the local planning authority. The approved details shall be implemented prior to first occupation and use of the site in accordance with the approved details.”*

In support of the discharge of this condition, Biodiversity Provision Reported prepared by Eco Planning UK along with information relating Wildflowers and Bee Bombs.

#### **Condition 05 Construction Management Plan**

This condition reads as follows:

*“Prior to the commencement of the development hereby approved details of a Construction Management Plan shall be submitted to and approved in writing by the local planning authority. The details shall include: (a) Routing of construction and delivery vehicles to / from site, (b) Parking and turning areas for construction and delivery vehicles and site personnel, (c) Timing of deliveries, (d) Provision of wheel washing facilities, (e) Temporary traffic management / signage, (f) Details of site vehicle access, (g) Details of storage of materials on site. The approved Construction Management Plan shall be adhered to throughout the construction works.”*

In support of this condition attached is the Construction Management Plan prepared by Findlay Design and Development.

#### **Condition 06 Electric Vehicle Charing Points**

The condition reads as follows:

*“Prior to the first occupation of the dwellings hereby approved into first use details for the provision of an electric vehicle charging point, including the proposed location, type and specifications shall be submitted to and approved by the Local Planning Authority. The charging point/s shall be installed in accordance with the approved details prior to first occupation of the development.”*

In support of this condition attached is drawing no 300.02 Site GA Plan and 355.01 External Works Details.

#### **Condition 07 Phased Programming of Building Assessment**

This condition reads as follows:

*“Prior to commencement of the development hereby approved, the applicant, or their agents or successors in title, will secure the implementation of a phased programme of building assessment and recording in accordance with a written specification and timetable which has been submitted to and approved in writing by the Local Planning Authority. Development will be carried out in accordance with the agreed details.”*

To support the discharge of this condition, a Historic Building Recording has been prepared by Contour Archaeology.

#### **Condition 08 Archaeological Works**

This condition reads as follows:

*“Prior to commencement of the aforementioned development, the applicant, or their agents or successors in title, will secure the implementation of a phased programme of*

*archaeological work in accordance with a written specification and timetable which has been submitted to and approved by the Local Planning Authority. Development will be carried out in accordance with the agreed details."*

In support of the above condition, please find attached the Archaeological Evaluation prepared by Contour Archaeology.

### **Condition 09 Details of Foundation Designs**

This condition reads as follows:

*"No development shall take place until details of foundations designs and any other proposals involving below ground excavation have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details."*

To support the discharge of this condition, please find attached drawing no 21166 01 Rev A Ground Floor Plan Showing Structure Over and Foundation.

### **Condition 10 Tree Protection Plan**

This condition reads as follows:

*"No development shall take place until a Tree Protection Plan has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the agreed details and no equipment, machinery or materials shall be brought onto the site for the purposes of the development until fencing has been erected in accordance with the Tree Protection Plan. Within any area fenced in accordance with this condition, nothing shall be stored, placed or disposed of above or below ground, the ground level shall not be altered, no excavations shall be made, nor shall any fires be lit, without the prior written consent of the local planning authority. The fencing shall be maintained in accordance with the approved details, until all equipment, machinery and surplus materials have been moved from the site."*

In support of this condition, attached is a copy of the Arboricultural Method Statement Report prepared by Sharon Hosegood Associates.

### **Condition 11 Cycle and Refuse Storage**

This condition reads as follows:

*"Prior to bringing the site into first use and occupation details of cycle parking and refuse facilities shall be submitted to and approved in writing by the local planning authority. The proposed development shall be carried out in accordance with the approved details and the cycle storage and refuse storage shall be provided prior to bringing the site into first use. The cycle and refuse storage shall be maintained thereafter."*

### **Condition 13 Pedestrian Access**

This reads as follows;

*"Prior to reaching damp proof course details of a rear pedestrian access path to the north of the proposed terrace units shall be submitted to and approved in writing by the local planning authority. The access path shall be provided prior to first occupation of the units hereby approved and maintained as such thereafter."*

In support of the above conditions, the details of both can be found on drawing no 300.02 Site GA Plan.

### **Condition 16 Surface Water Drainage Systems**

This condition reads as follows:

*“Prior to the commencement of development details of the proposed surface water drainage systems shall be submitted to and approved in writing by the local planning authority. The details shall also include: - Specification of the responsibilities of each party for the implementation of the SUDS scheme,- Specify a timetable for implementation,- Provide a management and maintenance plan for the lifetime of the development. The proposed development shall be carried out in accordance with the approved scheme and shall be implemented prior to bringing the development hereby permitted into first use and occupation.”*

### **Condition 17 Foul Water Drainage Strategy**

*This reads as follows:*

*“Prior to the commencement of development details of measures to protect foul sewage including the public sewers, shall be submitted to and approved in writing by the local planning authority (in consultation with Southern Water). The approved measures shall be implemented as approved.”*

To support the discharge of both of these conditions, please find attached Surface Water Drainage Strategy (SWDS) and Foul Water Drainage Strategy (FWDS) prepared by Ambient Environmental Assessment.

I trust that we have provided you with sufficient information in order to validate this application, however, should you require any further information or clarification, please do not hesitate to contact me.

Yours sincerely,

**James Chalk**  
(for and on behalf of DAP Architecture Ltd.)

Enc.