Jemson Investments Limited

Response to Planning Conditions

1st October, 2021

Site Development : 46 Hever Road, West Kingsdown, Kent, TN15 6EB

Sub division of the existing detached bungalow

Application Number 21/00744/FUL

Sevenoaks District Council has approved the above application subject to conditions set out in the approval letter dated 2nd June, 2021.

Jemson Investments Limited can advise:

Condition 1)

Construction commenced 21st June, 2021.

Estimated Completion Target & occupancy:

46 Hever Road - 10th December, 2021

46b Hever Road - 28th January, 2022

Condition 2)

JIL can confirm the development shall be carried out in accordance with the following approved plans and details: 01A, 02, 03A and 05.

Condition 3)

JIL can confirm that all materials for external construction are in accordance and as specified on planning application forms and as indicated on drawing 01A.

Conditions 4) & 5)

The following photographs indicate the hardscape and landscaping at 46 Hever Road, prior to the commencement of development. The corresponding plan Landscape Design Hever (Original) is attached hereto.

A house with a large front yard

Description automatically generated with low confidence

A picture containing grass, sky, outdoor, grassy

Description automatically generated

A picture containing grass, outdoor, sky, house

Description automatically generated

The landscape and softscape were very basic with almost no natural landscape or planting established. Regarding biodiversity of the existing site, the property had no native planting except 4 large evergreen shrubs at the front elevation & 2 large shrubs on the left front boundary. The property did have one bird nesting box and did have a pond structure that was in a bad state of repair and seemed unable to retain any water.

The proposed plan ‘Landscape Design Hever (Proposed)’ is attached for consideration and approval.

The plan will retain the existing hardstanding areas, but will dramatically enhance the softscape, introducing ample prepared/soil enriched planting beds/borders and will organise the planting of native shrubs and small ornamental trees over the autumn of 2021 and spring of 2022. The schedule of proposed shrubs and trees is below, and this will provide an established architectural structure/frame for the planting beds and garden area. The owner/occupants will have the ability for further enhancing of softscape by the addition of herbaceous perennial planting into well prepared organic enriched topsoil.

The proposed planting scheme offers a good variety of plant species, with plants sized to make an immediate impact and a diverse habitat for native wildlife.

Additionally, situated per the plan, 4 Bat Boxes and 4 Bird Nesting Boxes will be installed to further encourage a diverse wildlife presence.

Property 1 (46 Hever Road)

Key Description

1. 1 x Laurus nobilis “Bay Tree” 18L 150cm
2. 1 x Euonymus Japonicus Bravo 9L
3. 1x Pittosporum 'Tom Thumb' 45L
4. 1x Buddleja davidii Gulliver 10L Height: 150cm
5. 2 x Cupressus Sempervirens Pyraidalis (Italian Cypress) 18L 175/200cm
6. 1 x Prunus Shirotae Cherry Blossom Tree 18L 225cm
7. 1x Acer griseum 25L Height: 150/175cm
8. 1x Ceanothus griseus horizontalis 'Yankee Point' 20L Height: 125/150cm
9. 1x Viburnum tinus 'Eve Price' 15L Height: 60/80cm
10. 1x Physocarpus opulifolius 'Donna May' 25L Height: 70/80cm
11. 1x Phormium 'Gold Ray' 18L Height: 60/70cm
12. 1x Choisya ternata 'Sundance' 10L Height: 40/50cm
13. Existing Shrub (200cm) – Ilex Holly
14. Existing Shrub (200cm) – Coprosma repens
15. 4 x Taxus Baccata English Yew Topiary Ball 40cm

Bat Box x 2 A bird in a birdhouse

Description automatically generated with medium confidenceBird Box x 2

Property 2 (46b Hever Road)

Key Description

1. 1 x Laurus nobilis “Bay Tree” 18L Height 150cm
2. 1 x Euonymus Japonicus Bravo 9L
3. 1 x Pittosporum tenuifolium 'Wrinkled Blue 25L Height: 100/125cm
4. 1x Viburnum davidii 10L Height: 30/40cm
5. 1x Acer platanoides 'Crimson Sentry' feathered tree 10/12 Girth Height: 300/360cm
6. 1x Buddleja davidii Gulliver 10L Height: 150cm
7. 1x Euonymus alatus 'Compactus' 18L Height: 40/50cm
8. 1 x Pyrus Chanticleer ‘ornamental pear’ 25L / Height 250cm
9. 2 x Cupressus Sempervirens Pyraidalis (Italian Cypress) 18L 175/200cm
10. 1x Betula utilis Jacquemontii 45L feathered tree Girth 6/8cm Height: 380/400cm
11. 1x Nandina domestica Obsessed 20L Height: 40/50cm
12. 1x Choisya ternata 'Sundance' 10L Height: 40/50cm
13. 1x Philadelphus 'Belle Etoile' 10L
14. 1x Eriobotrya 'Coppertone' 30L Height: 80/100cm
15. 1 x Phormium 'Gold Ray' 18L Height: 60/70cm
16. 3 x Hebe pinguifolia 'Sutherlandii 5L
17. 1x Pittosporum 'Tom Thumb' 45L
18. 4 x Taxus Baccata English Yew Topiary Ball 40cm

Bat Box x 2A bird in a birdhouse

Description automatically generated with medium confidenceBird Box x 2

Difranco Bouble Bin Store

**Condition 6)**

The following electrical charging points shall be installed at the location indicated on plan ‘Landscape Design Hever (Proposed)’ attached.

A picture containing green

Description automatically generated

Rolec EVWP 1080 Deep Comb Charging Point

**Condition 7)**

Each property/dwelling shall provide safe and secure bicycle storage as indicated plan ‘Landscape Design Hever (Proposed)’ attached.

**Condition 8)**

The following bin storage units shall be installed at the location indicated on plan ‘Landscape Design Hever (Proposed)’ attached.

