

Our Ref: DA/7864/PD
24th November 2021

Planning Services,
Sevenoaks District Council,
Council Offices,
Argyle Road,
Sevenoaks,
Kent, TN13 1HG

Dear Sir/ Madam,

**Re: Discharge Conditions Application further to planning approval Ref:
20/00266/FUL at Land to The East of The Cottage, Badgers Road, Badgers Mount
KENT, TN14 7AY**

On behalf of our client, we write in support of a planning application to discharge condition 5 to approved scheme ref: 20/00266/FUL at Land to The East of The Cottage, Badgers Road. This follows on from a previous refusal of application Ref: 21/02996/DETAIL. This was refused as the case officer deemed that insufficient information had been provided.

One of the elements to condition 5 required detailed of piling. Subsequent to the above refusal, advice has been sought from structural engineer Trevor Cossey who has confirmed that an alternative solution to piling would be suitable. This avoids the need for a large piling rig to be brought to site and reduces impact on amenity. It is now proposed to use temporary prop panels that are installed and retain the ground around the perimeter of the site where necessary. These then allow for the permanent retaining structure to be constructed. Details of this system are provided in the Construction Transport Management Plan.

Further details of how the site is to be accessed have also been provided on planning drawing PD01 RevA. This shows how a grab lorry/ delivery / concrete lorry can access the site and park off the main highway. Once finished the vehicle will then return up Badgers Road.

As such, to support this submission, the following documentation is being provided.

- 1) Application forms completed and signed.
- 2) Planning Drawing 7864 PD01 RevA.
- 3) 7864 Construction Transport Management RevA.
- 4) Structural details and addendum.



Nepicar House,
London Road,
Wrotham Heath,
Kent, TN15 7RS

t: 01732 753333

www.offsetarchitects.co.uk
info@offsetarchitects.co.uk

Directors:

Rob Colley MAPM ACIOB

Paul Hagell

Rob Ranson BA(Hons)
DipArch DipBRS RIBA

I hope the above and submitted information is satisfactory and we look forward to receiving confirmation of validation in due course. If there is anything further you require or wish to clarify, please do not hesitate to contact us.

Yours faithfully,



DAVID ALLEN BA (Hons), Dip Arch, MA Arch, RIBA
Cc. Client