



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

Our ref: DHA/DB/14623
23 November 2021

By Portal Upload

Dear Sir/Madam,

LAND NORTH OF 2 UPPER AUSTIN LODGE FARM COTTAGES UPPER AUSTIN LODGE ROAD EYNSFORD KENT DA4 0HU

I write in respect of the above site and recent planning approval 21/01230/FUL. This consent approved the demolition of mixed use commercial and agricultural premises and the erection of two 5-bed family dwellings.

This s73 application seeks to vary approved condition 11 as the Council omitted the phasing plan on the decision notice that was issued. In all other respects, the detail of the application and description of development remains unchanged.

For the avoidance of doubt, the application seeks to vary the condition to read as follows:

'The development hereby permitted shall be carried out in accordance with the following approved plans and details: DHA/14625/11, 12, 13, 14A, 15, 16A, 17A, 18, 19A Preliminary Ecological Appraisal J20914'.

Basis for the change

As the Council will be aware, the application was progressed in a phased manner to allow for potential release for self build. Having marketed the land, we are delighted that there has been significant interest in self build developments and that this is likely to be the chosen form of delivery.

In order to proceed to delivery and conclude plot sales, it is necessary for the landowner to undertake some initial remediation works prior to plots being handed over. The amended phasing plan (DHA/14625/19 Rev A) will allow for this to happen ahead of the future purchasers progressing their respective elements of the work at the appropriate times.

planning transport design environment infrastructure land

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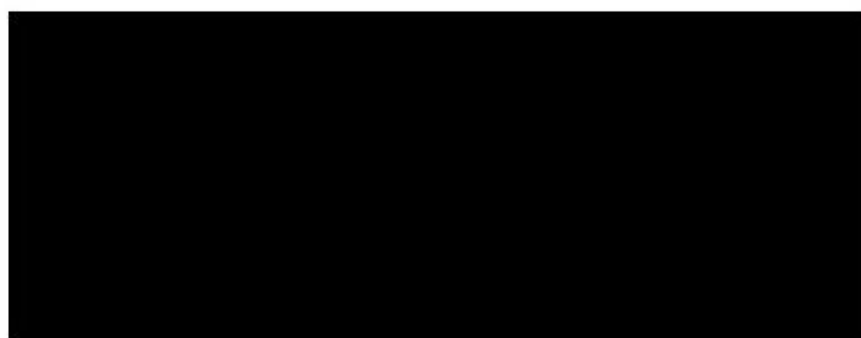
For the avoidance of any doubt, it is essential to have a phasing plan given phasing is specified within the description of development and Sevenoaks is a CIL charging authority. The provision of self build developments is a matter being given ever increasing weight by the Government. As the Council will be aware, under section 1 of the Self Build and Custom Housebuilding Act 2015, local authorities are required to keep a register of those seeking to acquire serviced plots in the area for their own self-build and custom house building. They are also subject to duties under sections 2 and 2A of the Act to have regard to this and to give enough suitable development permissions to meet the identified demand. Self and custom-build properties could provide market or affordable housing.

At present there is a registered requirement for 114 units on the Self Build Register with an identified need for these within the Darent Valley. As such, this development will make a small, but valuable, contribution to this specific need and so it is essential that the mechanics of the application are appropriately in place. Sadly, omission of the phasing plan has caused significant delay in this delivery.

Given these circumstances, we trust the Council will remedy the omission as a matter of urgency and issue this amendment without delay.

Should you require any further information, please do not hesitate to contact me.

Yours sincerely,



David Bedford BA (Hons), PG DIP MA MRTPI
Director

On behalf of DHA Planning Ltd