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**Our ref:** AC/CN 212364

01 December 2021

Dear Sir / Madam,

**Section 192 of the Town and Country Planning Act 1990 (as amended)**  
**Salters Heath Farm, Cold Arbor Road, Sevenoaks, TN13 2PR**

**Re:**

**Certificate of Lawfulness of Proposed Use or Development for the temporary provision of works, plant, and machinery required in connection with and for the duration of operations being carried at Salters Heath Farm, under Schedule 2, Part 4, Class A, of the General Permitted Development (England) Order (2015) (as amended). Planning Portal Reference Number: PP-10383879**

**Introduction**

This covering letter accompanies an application for a Certificate of Lawfulness of Proposed Use or Development (CLOPUD) to confirm that the temporary use of land at Salters Heath Farm, for the provision of works, plant, and machinery in connection with operations intended to be undertaken under planning permission 20/02231/CONVAR is permitted development under Schedule 2, Part 4, Class A of the General Permitted Development (England) Order (2015) (as amended).

The application comprises this covering letter (which is the equivalent of a Planning Statement), the Application Form, Location Plan, and Block Plan.

This application generates a fee of £117 payable to the Council. The application is submitted through the planning portal. This payment, plus the planning portal admin fee of £28, will be arranged through the portal system.

**Site Description and Planning History**

Salters Heath Farm is located within Kent Downs Area of Outstanding Natural Beauty (AONB) and within the Metropolitan Green Belt. The site does not contain any statutory or locally listed buildings, is not within a conservation area and is not subject to any other planning designations.



In March 2019, permission was granted to convert the existing traditional farm buildings for B1a office use. The permission also included a 'very special circumstances' case to demolish the existing grain store and silos and replace with a new build element, creating additional office floor space.

In 2020, permission was granted under Section 96a of the Town and Country Planning Act 1990 for non-material amendments to permission 18/02941/FUL. Three non-material amendment applications were permitted under permissions 20/02336/NMA, 20/02334/NMA, and 20/02096/NMA.

Condition 13 (drainage) of permission 18/02941/FUL was discharged under application SE/20/02979/DETAIL in October 2020. Condition 15 (ecology) was discharged under SE/20/02180/DETAIL in July 2020

On 27<sup>th</sup> January 2021, permission was granted under Section 73 of the Town and Country Planning Act 1990 for the variation of conditions 2, 3 and 19 of permission 18/02941/FUL. This was approved under application 20/02231/CONVAR.

### **Description of Proposal**

The proposed development consists of the temporary use of land on the Salters Heath Farm development site for the storage of plant, machinery, and works required during the construction period. The land, as shown on the accompanying plan, will be temporarily surfaced with crushed aggregate, which is a permeable surfacing commonplace in rural settings, to allow for vehicles and machinery to access and traverse the land with ease.

The temporary works area is conveniently located to serve the development project without compromising development activities within the core area for redevelopment, which is tightly described by buildings to be retained. It is also immediately adjacent to the proposed new site access, allowing for the safe and convenient transfer of vehicles and goods as required.

The land will be reinstated as soon as reasonably practicable once the development at Salters Heath has been completed.

### **Schedule 2, Part 4, Class A of the Town and Country Planning (General Permitted Development) (England) Order (GPDO) 2015 (as amended).**

We are seeking a CLOPUD from the Council to confirm that the proposed temporary works constitute permitted development, complying with the requirements of Schedule 2, Part 4, Class A, of the GPDO, if carried out during the course of the permitted redevelopment.

Schedule 2, Part 1, Class A of the GPDO permits the provision on land of buildings, moveable structures, works, plant or machinery required temporarily in connection with and for the duration of operations being or to be carried out on, in, under or over that land or on land adjoining that land.



The proposal complies and meets the criteria set out within Schedule 2, Part 4, Class A of the GPDO as follows:

- the works referred to are not mining operations;
- planning permission has been granted under 20/02231/CONVAR on 21<sup>st</sup> January 2021; and
- the temporary works are within the red line site area of the above permission, and are therefore within the area within which the development operations will be taking place.

In compliance with the Conditions of Class A, as set out in Paragraph A.2, once the operations have been carried out:

- any building, structure, works, plant or machinery permitted under Class A will be removed; and
- the land on which development permitted under Class A has been carried out, will be as soon as reasonably practicable, reinstated to its condition before that development was carried out.

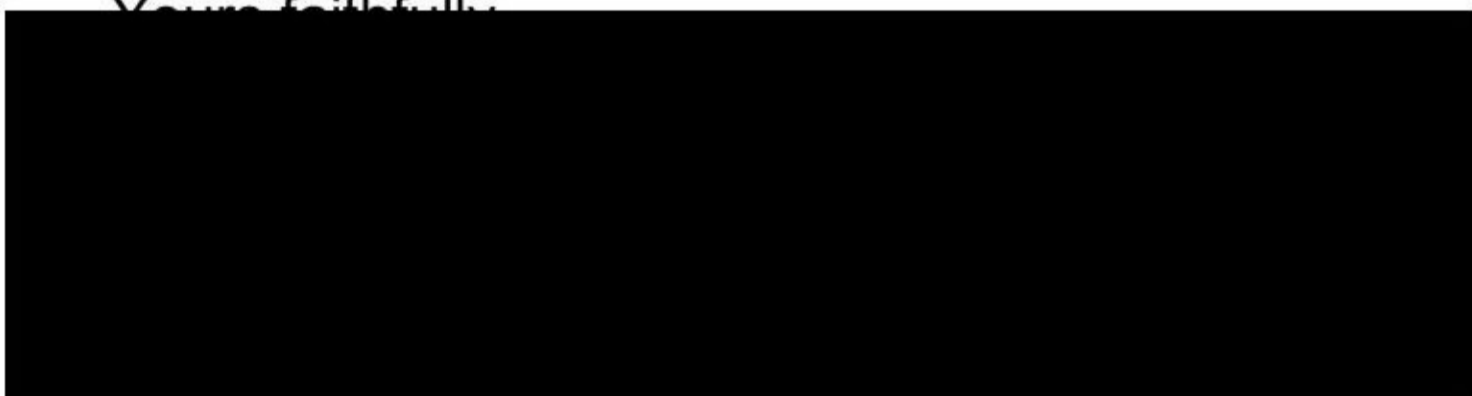
### **Summary**

This proposal seeks confirmation that the temporary use of land at Salters Heath Farm for the provision on the land of moveable structures, works, plant, and machinery required in connection with and for the duration of operations being carried out on the land falls under permitted development under Schedule 2, Part 4, Class A of the General Permitted Development (England) Order (2015) (as amended).

We trust that this information is sufficient to determine that a Certificate of Lawfulness of Proposed Use or Development can be issued. As no Prior Approval is required for such works, our client wishes to establish the lawfulness of the proposal via the CLOPUD procedure before proceeding with the temporary works as part of the approved redevelopment project.

Please do not hesitate to contact us should you have any queries or require further information.

Yours faithfully,



**Craig Noel BA MSc DipUP MRTPI**  
**Director**

Encls:  
Application Form  
Location Plan  
Decision Notice 20/02231/CONVAR