



Mr. James Bailey
Planning Department
Maidstone Borough Council,
Maidstone House,
King Street,
Maidstone ME15 6JQ

Our ref: DHA/ERP/15866

10 February 2022

Dear Mr. Bailey,

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING PERMISSION 21/504555/FULL - REMOVAL OF EXISTING EQUESTRIAN
BUILDINGS, MENAGE, LUNGE ARENA, SHOW JUMPING TRAINING AREA AND
HARDSTANDINGS AND ERECTION OF NEW DWELLING, WITH ASSOCIATED
LANDSCAPING AND ECOLOGICAL ENHANCEMENTS (REVISED SCHEME TO
19/502074/FULL)- THE MEADOWS, MAIDSTONE ROAD, NETTLESTEAD, MAIDSTONE,
ME18 5HE**

Please find enclosed an application to discharge of conditions 2, 3, 5, 6, 7, 9, 10 and 11 of planning permission 21/504555/FULL. The application has been submitted to the Council via the Planning Portal under reference PP-11034540 behalf of our client Mr. P Michell.

The application comprises this letter and the following:

Application Form;
DHA/16397/01: Proposed Landscaping and Boundary Treatment;
DHA Landscaping Schedule, Implementation and Maintenance Plan;
DHA/16397/02: Proposed Ecology Enhancements;
DHA/16397/03: Photographic Reference Plan;
DHA/16397/04: Proposed Ecology Details;
16397-01-P1: Proposed Commercial Vehicle Turing/unloading/Loading Plan;
Lustre Consulting Contamination Report;
Proposed External Materials;
Drainage Letter and Plan from Southern Water; and
Details of Lighting

The statutory application fee of £116 has been paid direct to the Planning Portal.

Condition 2. Loading/unloading and Turning Facilities

Details of the loading/unloading and turning facilities for construction vehicles is shown on drawing 16397-01-P1.

Condition 3. Contamination

A Phase 1 Desk Study has been carried by Lustre Consulting to determine if any

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t. 01622 776226 **e.** info@dhaplanning.co.uk **w.** www.dhaplanning.co.uk

Maidstone Office, Eclipse House, Eclipse Park, Sittingbourne Road, Maidstone, Kent, ME14 3EN

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contamination is present at a site. The report concludes that:

This Phase 1 Desk Study has determined that it is unlikely that contamination is present on site in a circumstance which could lead to unacceptable risks to identified receptors.

Based on the findings of this assessment no further works or mitigation measures are required to ensure the proposed development is suitable for use from a land quality perspective.

A Non-Specialist Watching Brief is recommended during the groundworks and construction phase to identify any visual or olfactory evidence of contamination. Should unforeseen contamination be identified, works in that area should stop and Lustre be contacted to assess the suspected contamination.

Condition 5. External Materials

The external materials proposed comprise Heritage Clay Tiles Ltd - Clayhall Hamlet Mix Clay Roof Tiles, Vandersanden Facing Brick - Old Farmhouse Blend and Larch featheredge cladding/weatherboarding. Details of the materials are shown below.



Heritage Clay Tiles Ltd - Clayhall Hamlet Mix Clay Roof Tiles



Vandersanden Facing Brick - Old Farmhouse Blend



Larch - Featheredge cladding/weatherboarding

Condition 6. Boundary Treatment

Details of the existing boundary hedgerow and trees to be retained is shown on drawing DHA/16397/01 and DHA/1697/04.

Condition 7. Landscaping

Details of the proposed landscaping which includes native species tree and hedge planting as shown on drawing DHA/1697/01. This includes Field Maple (*Acer Campestre*), Common Beech (*Fagus Sylvatica*), Common Hazel (*Corylus Avellana*), Hornbeam (*Carpinus Betulus*), Alder (*Alnus Glutinosa*) and Oak (*Quercus Robur*) as detailed in the accompanying Landscaping Schedule, Implementation and Maintenance Plan document.

The hedge planting includes 80% Hawthorn (*Crataegus Monogyna*), 10% Field Maple (*Acer Campestre*) and 10% Hazel). The hedgerow will be planted in double staggered row at 45cm spacings and 30cm between rows at 45-60cm in height.

Condition 9. Biodiversity Enhancement

The proposed biodiversity enhancements include bat tube, Swift nest box, bee bricks, 2 No. hibernacula and 4 No. log piles as shown on drawing DHA/1697/02 and as detailed on drawing DHA/1697/04.

Condition 10. Drainage

The site is connected to the main foul and surface water drain in Maidstone Road. Details of the connection is provided in the enclosed plan dated 19th February 2021 and letter from Southern Water dated 22 March 2021.

Condition 11. Lighting

The external lighting will be in the form of 4 No. small 35 watt LED wall mounted down lighters as shown below.





The light units have a maximum of 35 watts. They measure 60mm in diameter, 160mm in height and project 95mm from the wall.

The light units will be fitted to the front and rear elevation of the dwelling and will provide limited illumination for security purposes. The light units will be positioned and angled to light the building only and to minimise light glow in the countryside.

I trust you find the details acceptable, and we look forward to receiving approval of the details. If, however, you have any queries or require additional information please let me know.

Yours sincerely,



Associate Planner
eric.przyjemski@dhaplanning.co.uk

cc Mr P Mitchell