



Richard Timms
Planning Department
Maidstone Borough Council
Maidstone House
King Street
Maidstone
Kent
ME15 6JQ

Our Ref: OK/16057
Planning Portal Ref: PP-11792722

22nd December 2022

Dear Mr. Timms,

APPLICATION FOR THE DISCHARGE OF CONDITION 20 OF PLANNING PERMISSION 22/501614/FULL [SECTION 73 - APPLICATION FOR VARIATION OF CONDITION 30 (TO VARY THE TRIGGER POINT FOR THE DELIVERY OF THE WILLINGTON STREET/DERINGWOOD DRIVE IMPROVEMENTS, TO PRIOR TO OCCUPATION OF 100 UNITS, RATHER THAN PRIOR TO COMMENCEMENT ABOVE FLOOR SLAB LEVEL) PURSUANT TO APPLICATION 19/506182/FULL (ALLOWED ON APPEAL) FOR - RESIDENTIAL DEVELOPMENT FOR 421 DWELLINGS WITH ASSOCIATED ACCESS, INFRASTRUCTURE, DRAINAGE, OPEN SPACE AND LANDSCAPING.]

LAND WEST OF CHURCH ROAD, OTHAM, KENT, ME15 8SB

Please find enclosed an application to discharge condition 20 pursuant to planning permission 22/501614/FULL.

For clarity, the below sets out the information that has been submitted as part of this application.

Condition 20:

Unless approved under application 22/500170/SUB (which if approved the development shall be carried out in accordance with the approved details), no development above floor slab level shall take place until specific details of the landscaping proposals, which shall follow the principles shown on the Landscape Strategy Plan (drawing no. 6703 LSP ASP5 Rev L), have been submitted to and approved in writing by the local planning authority. The scheme shall be designed in accordance with the principles of the Council's landscape character guidance and include a planting specification, a programme of implementation and a 5 year management plan. The landscape scheme shall specifically address the need to provide the following:

planning transport design environment infrastructure land

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- a) A landscape phasing plan for the site which shall include the planting along the west boundary within the first phase.
- b) Strengthening and replacement native hedge planting along the site frontage with Church Road.
- c) Structural native tree and shrub planting along the site frontage with Church Road.
- d) Retention of trees along the western boundary and new native tree and shrub planting.
- e) Retention of trees along the southern boundary and new native tree and shrub planting.
- f) Retention of trees along the boundaries with the property 'Squerryes Oast'
- g) Native woodland and shrub planting to create at least a 30m buffer from the Ancient Woodland in the south east corner
- h) Orchard planting to the south of St Nicholas Church.
- i) Native hedge planting within the development.
- j) LEAP and LAP details.
- k) All proposed boundary treatments for the site beyond those approved under condition No. 3.

Landscaping shall be implemented in accordance with the approved details and programme.

Information submitted to satisfy condition 20:

- Church Car Park Landscape Plan ref. 6703.CPLP.6.0 REV F. Aspect Landscape Planning;
- Church Road Entrance P.O.S ref. 6703.CRE.3.3 REV C. Aspect Landscape Planning;
- Specification for Landscape and Horticultural Works ref. 6703.Land.Spec.002. Aspect Landscape Planning;
- Landscape and Ecological Management Plan ref. 6703.LEMP.004. Aspect Landscape Planning and Ecology;
- Pond – Planting Proposals ref. 6703.P_PP.3.2 REV C. Aspect Landscape Planning;
- Planting Plan Overview ref. 6703.PP.1.0 REV E. Aspect Landscape Planning;
- Planting Plan 1 of 13 ref. 6703.PP.1.1 REV E. Aspect Landscape Planning;
- Planting Plan 2 of 13 ref. 6703.PP.1.2 REV E. Aspect Landscape Planning;
- Planting Plan 3 of 13 ref. 6703.PP.1.3 REV E. Aspect Landscape Planning;
- Planting Plan 4 of 13 ref. 6703.PP.1.4 REV E. Aspect Landscape Planning;
- Planting Plan 5 of 13 ref. 6703.PP.1.5 REV E. Aspect Landscape Planning;
- Planting Plan 6 of 13 ref. 6703.PP.1.6 REV E. Aspect Landscape Planning;
- Planting Plan 7 of 13 ref. 6703.PP.1.7 REV E. Aspect Landscape Planning;



- Planting Plan 8 of 13 ref. 6703.PP.1.8 REV E. Aspect Landscape Planning;
- Planting Plan 9 of 13 ref. 6703.PP.1.9 REV E. Aspect Landscape Planning;
- Planting Plan 10 of 13 ref. 6703.PP.1.10 REV E. Aspect Landscape Planning;
- Planting Plan 11 of 13 ref. 6703.PP.1.11 REV E. Aspect Landscape Planning;
- Planting Plan 12 of 13 ref. 6703.PP.1.12 REV E. Aspect Landscape Planning;
- Planting Plan 13 of 13 ref. 6703.PP.1.13 REV E. Aspect Landscape Planning;
- Proposed Tree Constraints Plan ref. 6703.PTCP.4.0. Aspect Landscape Planning;
- Play Space Detail – LAP 1 (North) ref. 6703.PS.2.0 REV C. Aspect Landscape Planning;
- Play Space Detail – LAP 2 (The Square) ref. 6703.PS.2.1 REV D. Aspect Landscape Planning;
- Play Space Details – LAP 3 (South) ref. 6703.PS.2.2 REV C. Aspect Landscape Planning;
- Play Space Detail – Trim Trail Plan ref. 6703.PS.2.3 REV C. Aspect Landscape Planning;
- Play Space Details – LEAP (The Central Green) ref. 6703.PS.2.4 REV C. Aspect Landscape Planning;
- The Green – Planting Proposals ref. 6703.TG_PP.3.1 REV C. Aspect Landscaping Planning; and
- The Square – Planting Proposals ref. 6703.TS_PP.3.0 REV C. Aspect Landscaping Planning.

The landscaping details submitted with this application remain the same as those which were approved in November 2022 under application ref. 22/504353/SUB which were considered acceptable by the Local Authority. In light of this, we trust that the submitted details are satisfactory to allow the formal discharge of condition 20 and we look forward to hearing from you in due course. In the meantime, if you have any queries regarding the above please do not hesitate to contact me.

Yours sincerely,

Oonagh Kerrigan

Direct Email: Oonagh.Kerrigan@dhaplanning.co.uk