

Mr James Moysey,  
Planning Department,  
Tunbridge Wells Borough Council,  
Mount Pleasant Road,  
Tunbridge Wells,  
TN1 1RS

Dear Mr Moysey,

**22/02865/FULL – HAMS TRAVEL, LONDON ROAD, FLIMWEL: NON-MATERIAL AMENDMENT APPLICATION**

Further to our conversation today, we write to submit a Non-Material Amendment to enable commencement on the house site, whilst the Construction Management Plan for coach yard is agreed. We set out the reasons for this Non-Material Amendment below. We seek a similar approach as has been agreed on other conditions, since there are various drainage and design issues which have slightly held up the commencement of the yard, but the applicant is ready to commence on the residential part of the site. As such, we seek a non-material amendment to condition 15, as set out below.

**Condition 15 – Non-Material Amendment**

As agreed in relation to condition 9, we consider it would be helpful to reword this condition, to enable the Construction Management Plan to be agreed in two parts. At present we are not able to provide the level of detail that the KCC Highways department have asked for in relation to the yard construction plan, and therefore we would be grateful if we can agree a plan just for the residential part of the site. Currently the condition states:

*'No part of the development hereby permitted shall commence until a Construction Management Plan has been submitted to and agreed in writing by the local Planning authority. Construction of the development shall then be carried out in accordance with the agreed Construction Management Plan.'*

Agreeing a drainage strategy for the coach yard is a complex matter, and we are still working on this, which is slowing down progress on that part of the site. Likewise, commencement of the yard could be delayed, whilst a legal agreement is put in place relating to the access improvements. We do not have a contractor on board yet, since we are still trying to resolve the drainage strategy, and therefore we cannot provide information in relation to the number of deliveries and the nature of them (as Highways had asked for). As such, we cannot get the previously submitted CMP agreed at this point.

Evolution Town Planning Limited

**Registered Office:**

Opus House Elm Farm Park  
Thurston Bury St Edmunds  
Suffolk IP31 3SH

Registered in England Number  
10636748



However, we have provided sufficient information on the residential construction management plan to enable that to be formally agreed. As such, we would like to agree the Construction Management Plan for the house site, to enable commencement of the permission, but we require the wording of condition 15 to be revised to enable this. We would be grateful if we can agree the following alternative wording, please:

*‘Prior to the commencement of development on the coach yard site, a Construction Management Plan shall be submitted to and agreed in writing by the local Planning authority. Construction of all development within the coach yard site shall then be carried out in accordance with the agreed Construction Management Plan. Prior to the commencement of development on the residential site, a Construction Management Plan shall be submitted to and agreed in writing by the local Planning authority. Construction of all development within the residential part of the site shall then be carried out in accordance with the agreed Construction Management Plan.’*

This would enable us to discharge the Construction Management Plan in two parts, so that Paul and Eva can commence on the house site to avoid any risk of the permission lapsing. A similar approach was taken on condition 14 and condition 9. As such, we trust that a similar pragmatic approach can be taken with the Construction Management Plan condition.

We trust that you have sufficient information to grant these non-material amendments in relation to condition 15 and that this can be issued without delay. It would be helpful if the Decision Notice could include the correct list of drawings, agreed by this NMA, and the revised wording of condition 9, for the avoidance of doubt.

