

23 October 2023

The Savills logo consists of the word "savills" in a lowercase, red, sans-serif font, positioned on a bright yellow rectangular background.

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Dear Hayley,

Harringtons Nursery, Highlands Hill, Swanley, Kent, BR8 7NB
Application to discharge Condition 5 of Planning Permission 22/02968/CONVAR

I write on behalf of Bellway Homes Ltd (Thames Gateway) to submit an application for approval of details pursuant to Condition 5 of planning application 22/02968/CONVAR.

Description of Development

A planning application was submitted on 27 October 2022 for “Amendment to 20/00624/FUL”

This application sought permission for minor changes to the detailed design of the scheme to facilitate delivery for Bellway. This application was approved on 29th March 2023.

Conditions

Planning permission was granted for the amendments. This application seeks to discharge Condition 5, which sets out the following:

“The development shall be carried out in accordance with the details of the construction management plan approved under 21/01302/DETAIL dated 14.07.2021, unless otherwise agreed in writing by the Local Planning Authority in pursuance of this condition. Any construction management plan shall include: (a) Routing of construction and delivery vehicles to / from site; (b) Parking and turning areas for construction and delivery vehicles and site personnel; (c) Timing of deliveries; (d) Provision of wheel washing facilities; (e) Temporary traffic management / signage. The development shall be carried out in accordance with the approved details.”

On 22 May 2023, Condition 5 was discharged (Ref: 23/00943/DETAIL). This included the approval of an addendum to the Construction Management Plan (CMP) that was approved under 21/01302/DETAIL to include the approval of the Compound Layout Plan.

Bellway sought to move the compound elsewhere on the site and supersede the Compound Layout Plan approved under 23/00943/DETAIL. However, this was refused on 31st August 2023 (LPA Ref. 23/02182/DETAIL) for the following reason:

1. The proposed location of the construction compound has the potential to harm the amenities of nearby residential properties. It would also represent a breach of the landscaping and tree protection conditions imposed under 22/02968/CONVAR and could harm trees that contribute positively to the character of the area, including protected trees to the south west of the application site, contrary to Policies EN1, EN2 and EN5 of the Allocations and Development Management Plan and the NPPF.

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Bellway still require the compound to be moved elsewhere on the site. Therefore this application seeks to supersede the Compound Layout Plan approved under 23/00943/DETAIL). This application seeks approval of the submitted Compound Layout Plan A1420-SP-015 as an addendum to the CMP, while addressing the reasons for refusal of 23/02182/DETAIL.

The proposed location of the compound layout plan is in the western corner of the site. The proposed location of the compound does not breach the approved landscaping and tree protection plan as there would be no removal of trees required. It is considered that the proposed location of the plant is acceptable.

Application documents

The application has been submitted online via the Planning Portal (ref. PP-12537631) and comprises the following:

- Application Form;
- Covering Letter;
- Site Location Plan; and
- 2206/01/8000 Rev D - Compound Layout Plan

Summary

Payment has been made direct to the Planning Portal to cover the statutory planning application fee of £116.00 (plus £64.00 admin fee).

I trust the enclosed is in order and I look forward to receiving confirmation that the application has been validated. Please feel free to contact me if you have any queries or would like to discuss.

Yours sincerely,



Ben Thomas
Director