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Submitted via planning portal.

26 January 2023

To whom it may concern

**APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE UNDER SECTION 191 OF THE TOWN AND COUNTRY PLANNING ACT 1990 TO CONFIRM COMPLETION OF THE EQUESTRIAN CENTRE PHASE OF THE DEVELOPMENT AT CALLUM PARK, BASSER HILL, LOWER HALSTOW, ME9 7TY AS PERMITTED.**

Please see attached application for a Lawful Development Certificate (LDC) to confirm that the equestrian centre phase of the development at Callum Park has been lawfully completed in accordance with the phased planning permission for the site (Swale Ref. 22/501873/OUT).

This letter provides the required evidence to confirm that the equestrian phase of the permitted development at Callum Park has been implemented in accordance with the relevant planning conditions which apply to the equestrian centre phase of the development.

The following information has been submitted in support of this application for a Lawful Development Certificate:

- **Appendix 1** – Decision notice 22/501873/OUT – S73 variation of conditions decision notice;
- **Appendix 2** – Decision notice 22/505245/SUB – Approving planning conditions 1, 4, 8, 9, 12, 13, 14, 15, 16 and 29.
- **Appendix 3** – Decision notice 23/505714/SUB – Approving planning condition 22;
- **Annex 1-8** – Photographic evidence of various elements of the equestrian centre to demonstrate compliance with respective planning conditions.

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## **Compliance with Planning Conditions under 22/501873/OUT**

The following sets out how each of the relevant planning conditions have been complied with along with suitable evidence or justification as to why further evidence is not required. Given that the residential phase of the development is currently being implemented and is not relevant to this application, conditions relating to that phase are not referred to hereunder.

### **Planning Condition 1i (Layout), 1ii (Scale), 1iii) Appearance and Landscaping (iv)**

Submission of details of the layout, scale, appearance and landscaping were approved under application 22/505245/SUB on the 23/12/2022. The decision notice is attached as **Appendix 2** and photographic evidence is included as **Annex 1**.

### **Planning Condition 2 (Reserved Matters timing)**

Reserved Matters consent was approved on the 25/01/2023 within 3 years of the Outline Planning Permission (OPP).

### **Planning Condition 4 (SUDs and Foul Drainage)**

Submission of details of SUDs and foul drainage were submitted and approved under application 22/505245/SUB. The decision notice is attached as **Appendix 2** and photographic evidence is included as **Annex 2**. Further evidence of completion of works can be supplied if requested.

### **Planning Condition 8 (EV charging)**

Details of EV charging points were submitted and approved under application 22/505245/SUB as shown on approved drawing 3973\_02. The decision notice is attached as **Appendix 2** and photographic evidence is included as **Annex 3**.

### **Planning Condition 9 (Manure storage)**

Details of the manure storage were submitted and approved under application 22/505245/SUB. The decision notice is attached as **Appendix 2**. The implemented site measures included a mobile trailer on-site for storage as shown on the approved plan.

### **Planning Condition 12 (Biodiversity enhancement)**

A biodiversity enhancement scheme (including details of bird and bat box locations) was submitted and approved under application 22/505245/SUB. The decision notice is attached as **Appendix 2** and photographic evidence is included as **Annex 4**.

### **Planning Condition 13 (Construction vehicles)**

Submission of details of construction vehicle parking were submitted and approved under application 22/505245/SUB. The decision notice is attached as **Appendix 2** and this area has since been cleared following completion of the equestrian building.

### **Planning Condition 14 (Parking for operatives and visitors)**

Submission of details of parking for operatives and visitors were submitted and approved under application 22/505245/SUB. The decision notice is attached as **Appendix 2** and photographic evidence is included as **Annex 1**.

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### **Planning Condition 15 (Mud spoil/management)**

Submission of details of measures to prevent and manage mud spoil during construction were submitted and approved under application 22/505245/SUB. The decision notice is attached as **Appendix 2**.

### **Planning Condition 16 (Parking)**

Submission of details of parking for the equestrian building were submitted and approved under application 22/505245/SUB. The decision notice is attached as **Appendix 2**. Photographic evidence is included as **Annex 1 and 5**.

### **Planning Condition 18 (Access)**

This is a compliance condition requiring the access to be installed prior to the occupation of any building. Photographs of the access to the equestrian building are included in **Annex 5**.

### **Planning Condition 19 (Highway works)**

This is a further compliance condition requiring the access between the equestrian building and the public highways to be completed before first occupation of this building. Photographs of the access to the equestrian building are included in **Annex 5**.

### **Planning Condition 22 (External lighting)**

Submission of details of external lighting for the equestrian building were submitted and approved under application 23/505714/SUB. The decision notice is attached as **Appendix 3**. Photographic evidence is included as **Annex 6**.

### **Planning Condition 24 (Equestrian element)**

Planning condition 24 is a compliance condition requiring the completion of the equestrian element prior to the occupation of the final two dwellings. This has been met through completion of the equestrian building.

### **Planning Condition 29 (Cycle parking)**

Submission of details of cycle parking for the equestrian building were submitted and approved under application 22/505245/SUB. The decision notice is attached as **Appendix 2**. Photographic evidence is included as **Annex 7**.

Further photographs of the site are attached as **Annex 8** which includes photos of the completed boundary treatments and menage area.

This submission demonstrates that the proposed equestrian centre phase of the development has been implemented in full accordance with the planning permission and all relevant planning conditions. Accordingly, the Council is requested to issue a Certificate of Lawfulness to confirm the equestrian element phase of the scheme at Callum Park has been completed lawfully.

I look forward to receiving confirmation of validation in due course.

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Sincerely,

A handwritten signature in black ink, appearing to read 'Mario Wolf', with a horizontal line extending from the end of the signature.

**Mario Wolf** MRTPI  
Director of Planning and Strategic Engagement

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Annex 1: Layout/scale/appearance/landscaping - Photographs of constructed equestrian building and associated site landscaping.



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Annex 2: Photograph of SUDS / drainage works



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Annex 3: Photograph of EV charging point



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Annex 4: Photograph of bird and bat boxes / biodiversity



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Annex 5: Photographs of access



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Annex 6: Photographs of external lighting



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Annex 7: Photographs showing installed cycle parking



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Annex 8 – Additional photos of Equestrian completion



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