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Mr A Bidwell
Development Control
Sevenoaks District Council
Council Offices
Argyle Road
Kent
TN13 1HG

27 March 2024
OUR REF: hrm_DOC_24

Dear Mr Bidwell

LAND AT ROSEMOUNT & HENGIST BADGERS ROAD BADGERS MOUNT
SEVENOAKS KENT TN14 7AT
DISCHARGE OF CONDITION APPLICATION

Introduction

1. On behalf of my clients Yadah Projects Ltd, I enclose herewith an application for the discharge of conditions 3, 4 and 10 of planning permission **23/02837/FUL**, which was granted on 11 January 2024 and permitted the following development:

“Demolition of existing dwellings; erection of 4no. dwellings with associated works.”

2. This appraisal outlines the information which has been prepared to discharge the conditions:
 - Condition 3 –Construction Management Plan
 - Condition 4 –Arboricultural Method Statement –Chartwell Tree Consultants
 - Condition 10 - Location and specification of EV charging point
3. The fee to discharge the condition will be paid online.

Condition 3 –Construction Management Plan

4. Condition 3 stated:

3) No development including any works of demolition or preparation works prior to building operations shall take place on site until a Construction Management Plan has been submitted to and approved in writing by the local planning authority.

The approved statement shall be adhered to throughout the construction period and shall include:

- (a) parking for vehicles of site personnel, operatives and visitors;
- (b) loading and unloading of plant and materials;
- (c) storage of plant and materials used in constructing the development;
- (d) programme of works (including measures for traffic management);
- (e) provision of boundary security hoarding behind any visibility zones;
- (f) measures for the control/mitigation of noise disturbance from the construction works;
- (g) measures to control the emissions of dust and dirt during construction;
- (h) a scheme for the recycling/disposing of waste resulting from demolition and construction works;
- (i) hours of operation.

- 5. The reason for the condition was to preserve highway safety and neighbour amenity.
- 6. A Construction Management Plan has been produced which provides the requested information.
- 7. This demonstrates compliance with policies EN1, EN2 and T1 of the Allocations and Development Management Plan.

Condition 4 –Arboricultural Method Statement

- 8. Condition 4 stated:

4) Prior to the commencement of development an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The statement shall detail how the construction of the development shall be carried out without resulting in damage to the trees on the boundaries of the site. The statement shall also detail measures of tree protection which shall be in place prior to the commencement of development. The works shall be carried out in accordance with the approved details

- 9. The reason for the condition was to ensure no deterioration or loss of trees in the interest of preserving neighbour amenity and the character of the area.
- 10. An **Arboricultural Method Statement** has been prepared by Chartwell Trees. This document outlines the methodology to be followed for any operation that may result in the loss or damage of trees on the development site. In particular:

- Trees to be retained and removed
- How trees will be protected
- How works close to trees will be carried out
 - o Phasing
 - o Intensity
 - o Method Statements for Specific Operations
- Responsibilities, supervision and emergency procedures

11. Importantly, the **Arboricultural Method Statement** outlines the tree protection measures for the trees on the western boundary.

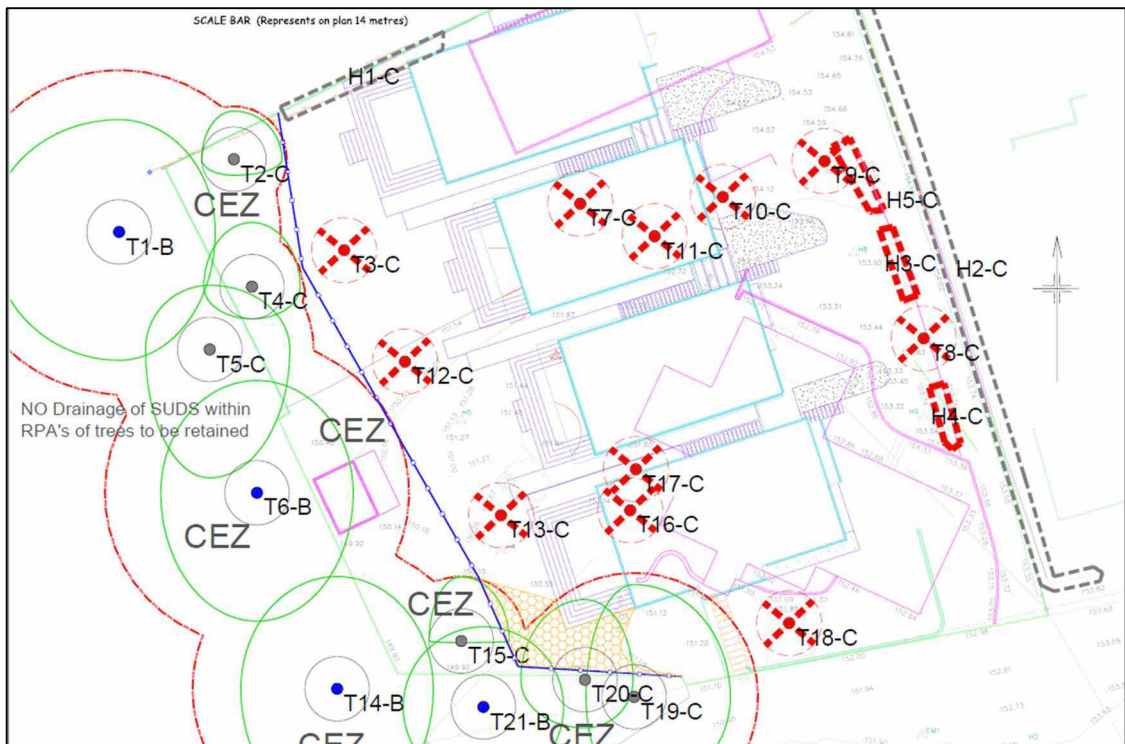


Figure 1: Tree protection measures.

12. Given the detailed information, the submitted documents will ensure no deterioration or loss of trees in the interest of preserving neighbour amenity and the character of the area, in line with policies EN1 and EN2 of the Allocations and Development Management Plan.

Condition 10 –Electric Vehicle Charging Point

13. Condition 10 stated:

10) Prior to development reaching the damp proof course, details of the location and type of electrical charging points shall be submitted to and approved in writing by the local planning authority. The details shall indicate the location of charging point and appearance of charging point. The approved charging points shall be installed prior to first occupation of the development and shall be maintained thereafter.

14. The reason for the condition was to encourage the use of low emission vehicles.

15. It is highlighted that the approved plans indicated a wall mounted electric vehicle charging point on eastern flank of each property, as per the below extract:

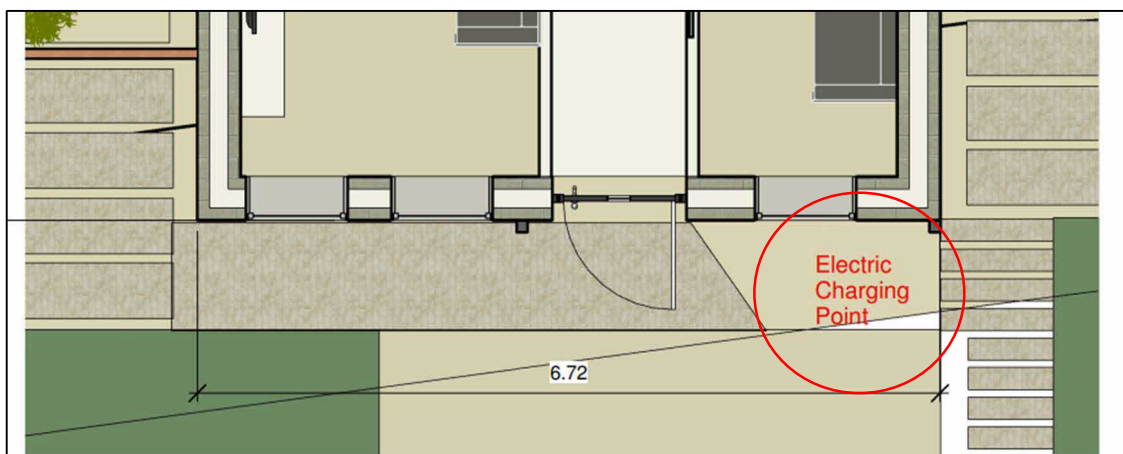


Figure 3: SP1369-23-PL_A06A –Extract from plan of Plot 3.

16. The specification will be similar to the below:

https://www.hivehome.com/shop/electric-vehicles/alfen-eve-single-s-line?cid=ppc.cid_tool=goo.cid_ctype=bran.cid_cname=UK_Hive_Performance+Max&gad_source=1&gclid=CjwKCAiA7t6sBhAiEiwAsaieYi3SWDK9xQaH2J9m48DK5GjVKcTTOE2QjAKTeoxG7mR7YWtDZJCswRoC8akQAvD_BwE&qclsrc=aw.ds

https://vorsprungofficial.com/products/ev-wall-charger-type-2-32a-7-4kw-5m?variant=43810927116515¤cy=GBP&utm_medium=product_sync&utm_source=google&utm_content=sag_organic&utm_campaign=sag_organic&tm=tt&ap=gads&aaid=a

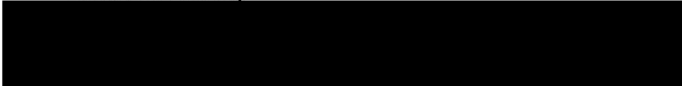
[daD8b2aapcgZ&gad_source=1&gclid=CjwKCAiA7t6sBhAiEiwAaieYmg0C7n-BZw627wjOZh0l1ygnkzFgm8pBhPZOam6xyyWJ8kMol49ZBoCKxQQAvD_BwE](https://www.google.com/search?q=daD8b2aapcgZ&gad_source=1&gclid=CjwKCAiA7t6sBhAiEiwAaieYmg0C7n-BZw627wjOZh0l1ygnkzFgm8pBhPZOam6xyyWJ8kMol49ZBoCKxQQAvD_BwE)

17. The delivery of one electric car vehicle charging point per property will ensure compliance with Policy T3 of the Sevenoaks ADMP.

Summary

18. I trust you have all the information you require to discharge conditions 3, 4 & 10 of planning permission **23/02837/FUL**.
19. If you need anything else, please do not hesitate to contact me in the first instance.

Yours sincerely


Neal Thompson BSc (Hons) MSc MRTPI
ROBINSON ESCOTT PLANNING