



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

Our ref: DHA/14201

04 May 2022

Dear Richard,

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION FOR DISCHARGE OF CONDITION 25 OF PLANNING PERMISSION  
15/509015/OUT AT LAND TO THE SOUTH OF SUTTON ROAD, MAIDSTONE, KENT

On behalf of our client's Countryside Properties, please find enclosed an application for the approval of details reserved by conditions (25) Construction Method Statement pursuant to outline planning permission 15/509015/OUT.

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

Construction Method Statement – March 2022  
Construction Access Options (ref. 30833/2082/SK001 Rev P01)  
Signage Guidelines - October 2019  
Site Wide Logistics Plan (ref.18-2845-304 Rev A)  
Indicative Programme – July 2019

Condition 25 (Construction Method Statement)

Condition 25 stated:

*Prior to commencement of development a Construction Method Statement shall be submitted to and approved in writing by the local planning authority. The development*

[planning](#) [transport](#) [design](#) [environment](#) [infrastructure](#)

**t.** 01622 776226 **e.** [info@dhaplanning.co.uk](mailto:info@dhaplanning.co.uk) **w.** [www.dhaplanning.co.uk](http://www.dhaplanning.co.uk)

**Maidstone Office**, Eclipse House, Eclipse Park, Sittingbourne Road, Maidstone, Kent, ME14 3EN

DHA Planning Ltd. Registered in England. Registered number: 2683290



URS is a member of Register of Standards (RSG) Ltd.



*shall be carried out in accordance with the approved details. The approved Statement shall be adhered to throughout the construction period and shall provide for:*

- i) working hours on site;*
- ii) the parking of vehicles of site operatives and visitors;*
- iii) the loading and unloading of plant and materials;*
- iv) traffic management, including delivery times, lorry routing, traffic control and construction access, as necessary;*
- v) the storage of plant and materials used in constructing the development;*
- vi) the erection and maintenance of hoarding or fencing necessary for public safety, amenity and site security;*
- vii) wheel washing facilities;*
- viii) measures to control the emission of dust and dirt during construction;*
- ix) measures to control noise and vibration during construction;*
- x) a scheme for the recycling or disposal of waste resulting from construction works;*
- xi) Code of Construction Practice (see below).*

Condition 25 has previously been submitted by Countryside Properties twice under application references 19/505896/SUB and 21/501614/SUB which were approved on the 25 March 2020 and the 22 April 2021 respectively.

This application seeks to resubmit condition 25 for discharge to allow for an additional point of access and egress to the north western side of the site directly from Sutton Road. The existing access for construction vehicles that was approved by way of the previous conditions is located along the northern boundary of the site. The additional access would allow for construction vehicles to access the western side of site – and therefore the relevant development parcels that are situated on the western side of the site – directly from Sutton Road to the north. The additional access would be utilized as a backup option that would only be used should there be any reason why access would not be achievable using the crossovers on the private lane.

The Applicant has sought highways advice throughout the development of the proposals, whereby it was considered that locating an additional access point in this location would be possible without being significantly detrimental to the local highway network provided that traffic management was carefully thought through. In addition, KCC Highways have informally commented that as long as the visibility from and into the site is suitable, then there shouldn't be any significant concerns raised in relation to the additional point of access.

The submitted detail demonstrates how the access can be achieved and managed as a potential backup option during the construction process to avoid any detrimental impact to the local highway network should the east to west connection not be achievable by construction traffic for any reason.



In view of the above, it is considered that the revised access arrangement would be acceptable and that the condition can be discharged using the submitted information.

I trust you have sufficient information to validate the application and I look forward to receiving acknowledgement of its receipt in due course. If however, you require additional information please let me know.

Yours sincerely,



Rosie Dennis  
Senior Planner

[rosie.dennis@dhaplanning.co.uk](mailto:rosie.dennis@dhaplanning.co.uk)