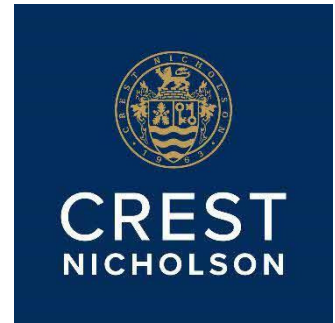


10th October 2023

Swale Borough Council
Planning Support
Maidstone House
King Street
ME15 6JQ



PP Ref: PP-12516248

Dear Sir or Madam,

Application to discharge Conditions 7, 10, 11 and 17 pursuant to Ref. 21/502927/FULL at Land At Lady Dane Farm - Phase 2, Love Lane, Faversham, Kent, ME13 8YN

This application seeks approval of Conditions 7, 10, 11 and 17 attached to Full Application permission, [Ref. 21/502927/FULL] dated 30th June 2023.

The permitted description of development is as follows:

"Erection of 88no. dwellings with associated access, parking, and landscaping."

Condition 7 (Detailed Road Drawings and Associated Services)

The full wording can be found below:

"The proposed roads, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, driveway gradients car parking and street furniture shall be laid out and constructed in accordance with details to be submitted to and approved by the Local Planning Authority."

In order to formally discharge this condition, please find enclosed in support of this application comprising the following:

8666-207 Rev C1 – Retaining Wall Details For Clay Strata
8666-208 Rev C1 – Screen Wall Arrangement Clay Soils
10642-156 Rev P1 - Wildlife Pond Levels & Sections
10642-3200 Rev P9 - Overall Site Layout
10642-3250 Rev P10 - Overall Drainage Layout
10642-3251 Rev P9 - Building Drainage Layout Sheet 1 of 2
10642-3252 Rev P9 - Building Drainage Layout Sheet 2 of 2
10642-3300 Rev P12 - Levels Layout Sheet 1 of 3

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10642-3301 Rev P12 - Levels Layout Sheet 2 of 3
10642-3302 Rev P12 - Levels Layout Sheet 3 of 3
EN00223190-1_1_of_1_appendix Rev 20.0 – Electric Layout
N0023190-1_1_of_1_appendix Rev 5.0 - Gas Layout
WN0023190-1_1_of_1_appendix Rev 1.0 - Water Layout
MMA16859/001 Rev R1 - S38 Street Lighting Design
MMA17215/001 Rev R2 - Private Street Lighting Design

Condition 10 (Ecological Mitigation Strategy)

The full wording of the condition is as follows:

"Prior to works commencing a detailed ecological mitigation strategy must be submitted to and approved in writing by the Local Planning Authority. It must be based on the information within the Ecological Assessment; (Bakerwell; May 2021) and the KCC Ecological Advice letter (dated 19th January 2022). The mitigation strategy must be implemented as detailed."

The submitted information for Condition 10 comprises:

Ecological Mitigation Strategy (May 2023), prepared by James Blake Associates

Condition 11 (Ecological Enhancement and Habitat Establishment Plan)

The full wording of condition 11 is as follows:

"Prior to works commencing on site an ecological enhancement and habitat establishment plan must be submitted to and approved in writing by the Local Planning Authority. The plan must be based on the information within the Ecological Assessment (Bakerwell; May 2021) and the BNG Metric - in order to achieve a minimum Biodiversity Net Gain of 58.39% for habitats and 399.97% for hedgerows. The plan must include the following:

Aims and objectives of the plan

Maps showing the areas of habitat creation/enhancement - Including hedgehog highways throughout the site.

Details of ecological enhancement features to be incorporated in into the open space and buildings.

Details of how the habitats will be created/enhanced

Timings of works

Interim management plan for the habitat creation/enhancement

Details of who will be carrying out the works."

The submitted information for Condition 11 comprises:

Ecological Enhancement and Habitat Establishment Strategy (June 2023), prepared by James Blake Associates

Condition 17 (Surface Water Drainage Scheme)

The full wording of condition 17 is as follows:

"No development shall commence until a detailed sustainable surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The detailed drainage scheme shall be based upon the Flood Risk Assessment (Fairhurst Consulting, May 2021) and shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm) can be accommodated and disposed of without increase to flood risk on or off-site.

The drainage scheme shall also demonstrate (with reference to published guidance):

that silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters. appropriate operational, maintenance and access requirements for each drainage feature or SuDS component are adequately considered, including any proposed arrangements for future adoption by any public body or statutory undertaker. The drainage scheme shall be implemented in accordance with the approved details."

The submitted information for Condition 17 compromises:

Drainage Strategy (September 2023), prepared by Reuby & Stagg Ltd

Summary

The application has been submitted via the Planning Portal and the application fee (£116.00 and a service charge of £64.00 including VAT) has been paid online.

I trust the enclosed information is sufficient to enable the application to be promptly validated however should you require any additional information, please do not hesitate to contact me.

Yours sincerely,

Lisa Luong
Planner

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CM14 5NQ

