

**Maidstone Borough Council**

Mid Kent Planning Support,  
Maidstone House,  
King Street,  
Maidstone  
ME15 6JQ

18th October 2023

Dear Sir/Madam

**HEATHER HOUSE AND PAVILION BUILDING, BICKNOR ROAD, MAIDSTONE, KENT, ME15 9PS  
DISCHARGE OF CONDITION 25 OF APPLICATION 22/500222/FULL**

I am pleased to enclose an application to discharge planning condition 25 attached to full planning permission 22/500222/FULL. For your information, condition 25 requires the following information to be submitted for approval: -

*“Prior to commencement of any element hereby approved, related details of foundation design shall have been submitted to and approved in writing by the Local Planning Authority. The foundations of the proposed development shall be designed to take into account the growth to maturity of such trees that are planted as part of the landscape scheme or which may reasonably be expected to be planted by future owner/ occupiers of the site”*

Pursuant to the above condition the following plans/report has been submitted for approval of condition 25:-

DWG No. 11874 – 001 P1 - Residential site tree influence and zoning plan 1;  
DWG No.11874 - 002 P1 - Community centre site tree influence;  
DWG No. 11874 - SK01 P1 – Residential Site Foundation Strategy Plan;  
DWG No. 11874 - SK02 P1 - Community centre site preliminary piling plan; and  
Arboricultural Implications Assessment - Down to Earth Report.

**Residential Scheme (DWG No. 11874 – 001 & SK01)**

Plots 1 – 8 will be built using concrete strip foundations, to a depth indicated on the tree influence plan which has been submitted with this reserved by condition application. These Foundations do not impact on any root protection zones.

Plots 9 – 11 will have piled foundations because of the proximity to existing trees and the influence tree roots can have on foundations as it would be unsafe to construct strip foundations to the required depth. These Foundations do not impact on any root protection zones.

**Community Building (DWG No.11874 – 002 & SK02)**

The Community Centre will have piled foundations because of the proximity to existing trees and the influence tree roots can have on foundations as it would be unsafe to construct strip foundations to the required depth. The majority of these Foundations do not impact on any root protection zones and

where impact does occur this has been limited to the requirements set out in the Down to Earth report previously submitted and approved and Arboricultural Method Statement which is also in compliance with the Down to Earth report. The piles themselves remain outside of the root protection zone with only a small proportion of the connecting beams having an impact.

It is proposed that all piling will be by Continuous flight auger (CFA) method suitable for most ground conditions and construction projects. This method also is one of the quietest forms of piling which minimizes noise and vibration beneficial in an urban location such as this where these levels need to be kept to a minimum.

In the meantime, should you have any questions or queries please do not hesitate to contact me to discuss further on 07824 877253 or [vlucas@chartwaygroup.co.uk](mailto:vlucas@chartwaygroup.co.uk).

I look forward to hearing from you in due course.

Yours faithfully



**Victoria Lucas**  
Senior Planning Manager  
Chartway Group Ltd  
01622 740140  
[vlucas@chartwaygroup.co.uk](mailto:vlucas@chartwaygroup.co.uk)