

**East Malling And
Larkfield, West Malling,
Leybourne**

15 January 2025

TM/23/03241

East Malling West Malling
And Offham, Birling
Leybourne And Ryarsh

Location: Development site land west of Winterfield Lane, East Malling, West Malling.

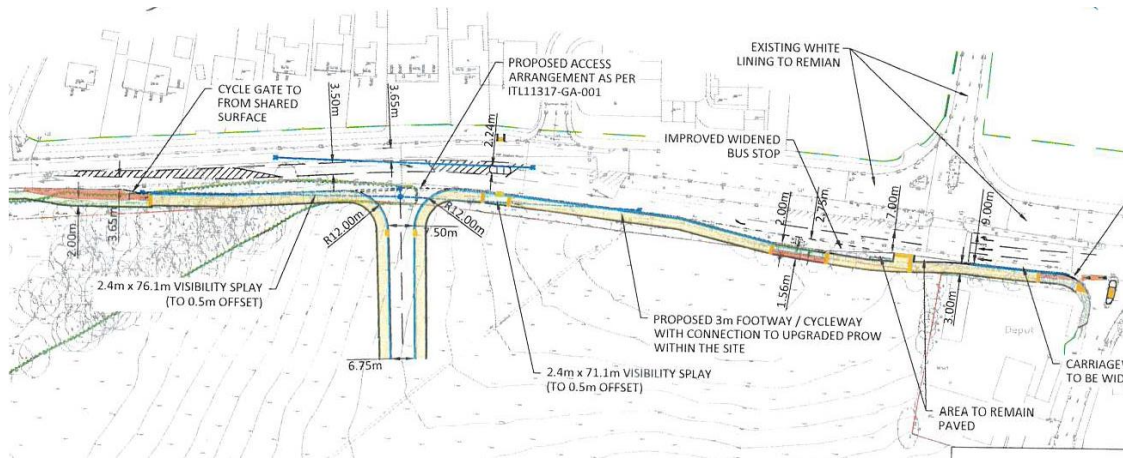
Proposal: S73 Application to vary planning condition 11 (Access plans) to TM/19/01814/OA Outline Application: Erection of up to 250 new homes (40% affordable), new community building, provision of a new country park and other areas of public open spaces, areas of play, upgrade of existing footpaths, together with new vehicular access onto London Road and associated parking and landscaping

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1. Description of Proposal:

- 1.1 This application proposes to vary the approved access plans detailed in condition 11 attached to the appeal decision for the outline approval of the development of 250 dwellings currently under construction.
- 1.2 The application is submitted under Section 73 (S73) of the Town and Country Planning Act 1990. This legislation allows for applications to be made for permission to develop without complying with a condition or conditions previously imposed on a planning permission. It should be noted that the original planning permission for the development will continue to subsist whatever the outcome of the application under Section 73. The granting of this S73 application would result in a new standalone permission being approved for the development.
- 1.3 The variation is required due to the fact the plan approved by the Inspector did not take into account the level change between the site and the highway works approved by Kent County Council (KCC) under the S278 agreement for the works within the land owned by KCC Highways. The revised design now submitted proposes a 1 in 3 bank from the back edge of the highway works and then for the area to re-landscaped. It should be noted that the design of the access is set and has been approved under previous permissions.
- 1.4 For information the details of the access as approved by the Inspector are attached below. The area to which this current application specifically relates is the area to the west of the proposed junction on the south side of the A20.

Plan of access as approved on appeal.



- 1.5 To facilitate the banking it will be necessary to remove an additional 30 trees but replanting is proposed as well as a management plan for the woodland.
- 1.6 Officers have reviewed both options and it is clear that whilst both a bank and retaining wall will have an impact upon the trees located to the west of the entrance, the hard engineering solution of a retaining wall will result in the removal of a greater number of trees than the soft engineering solution of a bank. In addition, the banking solution will allow for soft landscaping to the area in the form of seeding to create a more natural edge to the entrance to the site. As such this application seeks to provide a gradual bank from the proposed highways works to the site to retain the land and allow the completion of the highways works as agreed in principle already with KCC highways.

2. Reason for reporting to Committee:

- 2.1 At the request of Cllr Tatton in view of the impact on local character, which is reflected in the Medway Gap Character Area SPD as being important, and on the copse where trees are now subject to a TPO.

3. The Site:

- 3.1 The site is on the south side of the A20 London Road and comprises the copse of predominantly Sweet Chestnut trees to the west of the main site access to Pippins Place, a development of 250 dwellings currently under construction. The copse is covered by a woodland tree preservation order (TPO) and is situated on land that is a maximum of 1.8m above the level of highway.

4. Planning History (relevant):

23/00074/RD

Approved - 18 December 2023

Details of conditions 20 (contamination) submitted pursuant to planning permission TM/19/01814/OA (Outline Application: Erection of up to 250 new homes (40% affordable), new community building, provision of a new country park and other areas of public open spaces, areas of play, upgrade of existing footpaths, together with new vehicular access onto London Road and associated parking and landscaping

22/00617/RM

Approved - 30 September 2022

Reserved Matters application pursuant to conditions of outline planning permission 19/01814/OA for details of layout, scale, landscaping and appearance in relation to the development up to 250 new homes (40% affordable), new community building, provision of a new country park and other areas of public open spaces, areas of play, upgrade of existing footpaths, together with new vehicular access onto London Road and associated parking and landscaping, pursuant to outline planning permission 19/01814/OA allowed at appeal (ref. APP/H2265/W/20/3256877)

22/00150/RD

Approved - 21 February 2022

Details of condition 15i (Archaeological Evaluation) submitted pursuant to planning permission TM/19/01814/OA (appeal decision) (Outline Application: Erection of up to 250 new homes (40% affordable), new community building, provision of a new country park and other areas of public open spaces, areas of play, upgrade of existing footpaths, together with new vehicular access onto London Road and associated parking and landscaping)

20/01738/OA

Application Withdrawn - 30 June 2021

Outline Application: Erection of up to 250 new homes (40% affordable), new community building, areas of public open space, areas of play, upgrade of existing footpaths, together with new vehicular access onto London Road and associated parking and landscaping

19/01814/OA

Non-determination Appeal - 29 July 2020

Outline Application: Erection of up to 250 new homes (40% affordable), new community building, provision of a new country park and other areas of public open spaces, areas of play, upgrade of existing footpaths, together with new vehicular access onto London Road and associated parking and landscaping

23/01967/NMA

Pending consideration

Non Material Amendment to planning permission TM/22/00617/RM to allow brick headers and cills removed from tile hung and clad parts of elevations, Aspen F house Type elevational treatment altered, Extended garage to plots 157/158, One additional dormer to the side elevations of each apartment block , re-alignment of boundary wall serving plot 157 , introduction of retaining wall near entrance to the site and Inclusion of bin and cycle store detail

23/01445/RD

Pending consideration

Details of conditions 2 (Planting Scheme) and 3 (Open Space Management Plan) submitted pursuant to planning permission TM/22/00617/RM (Reserved Matters application pursuant to conditions of outline planning permission 19/01814/OA for details of layout, scale, landscaping and appearance in relation to the development up to 250 new homes (40% affordable), new community building, provision of a new country park and other areas of public open spaces, areas of play, upgrade of existing footpaths, together with new vehicular access onto London Road and associated parking and landscaping, pursuant to outline planning permission 19/01814/OA allowed at appeal (ref. APP/H2265/W/20/3256877))

23/00426/RD

Pending consideration

Details of conditions 12 (detailed design), 19 (foul drainage) and 24 (construction management plan) submitted pursuant to planning permission TM/19/01814/OA (Outline Application: Erection of up to 250 new homes (40% affordable), new community building, provision of a new country park and other areas of public open spaces, areas of play, upgrade of existing footpaths, together with new vehicular access onto London Road and associated parking and landscaping)

23/00145/RD

Pending consideration

Details of condition 1 (materials) submitted pursuant to planning permission TM/22/00617/RM (Reserved Matters application pursuant to conditions of outline planning permission 19/01814/OA for details of layout, scale, landscaping and appearance in relation to the development up to 250 new homes (40% affordable), new community building, provision of a new country park and other areas of public open spaces, areas of play, upgrade of existing footpaths, together with new vehicular access onto London Road and associated parking and landscaping, pursuant to outline planning permission 19/01814/OA allowed at appeal (ref. PP/H2265/W/20/3256877))

5. Consultees:

5.1 East Malling PC: The Parish Council **STRONGLY OBJECTS** to this application for the following reasons:-

1. The application does not take into account the Tonbridge and Malling Tree Preservation Order dated 27th November 2023 relating to the copse of trees opposite the A20 junction with Rectory lane, Leybourne.
2. This is an important landscape feature when travelling along the A20. It also will help screen the new homes from the A20 and houses opposite in London Road, Leybourne from the development.
3. The Parish Council have read the letter from Vistry Homes dated 9th November to the Principal Planning Officer and it is most regrettable that "the approved access plans did not account for the level change between the site and the highway works". It is noted a bank or retaining wall is needed. The Parish Council would prefer a bank but would wish to see a detailed plan. It is noted a bank is said to have less impact on the trees and allow soft landscaping.
4. The Parish Council questions the proposal apparently requested by KCC for a shared footway and cycleway along the frontage of the site nearly to the brow of the hill at Rectory Lane. This would mean more trees are affected.
5. It is also felt that such a scheme would result in more people crossing the road at Rectory Lane which is considered dangerous.
6. A joint route may be desirable from the new junction westwards to link with the existing crossing as part of the present Lunsford Lane/Winterfield Lane junction with the A20 controlled by lights.
7. It is also recorded as the works to this new junction are considered there is a flooding problem on the A20. A recent photo is attached. This issue needs to be addressed as part of the highway works.
8. We would like to see replacement trees already felled.

5.2 West Malling Parish Council: Objects on the basis that the existing copse is an important landscape feature. It shields both the houses opposite in Leybourne from the development and the new houses from the A20. As such these trees should be retained.

5.3 West Malling Parish Council (revised plans): The Council accepts that the issue of safe and secure access is one that must be addressed, however, the Council would ask that further steps be taken to mitigate the loss of the trees and that the proposal be altered so that more than the suggested 30 trees are planted, that those trees be mature trees and not saplings and that hedging also be planted. All of these

additional steps would provide more significant screening and would lessen, to some degree, the visual, sound and pollution impact of the loss of the trees.

The Council would ask that the TMBC Landscape Officer be requested to advise on planting schemes to assist with screening/ pollution.

- 5.4 Leybourne Parish Council: strong objection to the planning application referenced above, which proposes the removal of trees covered by preservation orders. These trees play a vital role in maintaining the ecological balance, enhancing the aesthetic value of our neighbourhood, and contributing to the overall well-being of our community.

The trees in question are subject to preservation orders, indicating their recognised significance in terms of environmental, historical, or cultural importance. The removal of such protected trees would not only result in irreversible damage to our local ecosystem but also undermine the principles of sustainable development that prioritise the conservation of natural assets.

Preservation orders are in place for a reason, and their enforcement is crucial to safeguarding the unique character of our area. We implore the planning authority to carefully consider the long-term impact of allowing the removal of these trees and to prioritise the preservation of our natural heritage.

Furthermore, we believe that alternative solutions should be explored to address any concerns or requirements outlined in the application without resorting to the removal of these protected trees. This may include adjustments to the proposed development, alternative site layouts, or the implementation of mitigation measures to ensure the coexistence of the development and the preserved trees.

We urge the planning authority to prioritise the protection of our natural environment and deny the application in its current form. We trust that, in doing so, we can maintain the integrity of our local landscape and ensure a sustainable and harmonious future for our community.

- 5.5 Leybourne Parish Council (revised plans): Strong objection to the planning application, which proposes the removal of trees covered by preservation orders. These trees play a vital role in maintaining the ecological balance, enhancing the aesthetic value of our neighbourhood, and contributing to the overall well-being of our community.

The trees in question are subject to preservation orders, indicating their recognised significance in terms of environmental, historical, or cultural importance. The removal of such protected trees would not only result in irreversible damage to our local ecosystem but also undermine the principles of sustainable development that prioritise the conservation of natural assets.

Preservation orders are in place for a reason, and their enforcement is crucial to safeguarding the unique character of our area. We implore the planning authority to carefully consider the long-term impact of allowing the removal of these trees and to prioritise the preservation of our natural heritage.

Furthermore, we believe that alternative solutions should be explored to address any concerns or requirements outlined in the application without resorting to the removal of these protected trees. This may include adjustments to the proposed development, alternative site layouts, or the implementation of mitigation measures to ensure the coexistence of the development and the preserved trees. In particular, is the joint footpath/cycleway from the site entrance to opposite Rectory Lane South really needed when there is a footpath at the opposite side of the A20 and through the estate?

We urge the planning authority to prioritise the protection of our natural environment and deny the application in its current form. We trust that, in doing so, we can maintain the integrity of our local landscape and ensure a sustainable and harmonious future for our community.

- 5.6 Kent Wildlife Trust: Object to the proposed variation of condition 11 of the outline permission. The proposed development would result in the loss of trees within an area of woodland subject to a Tree Preservation Order. The submission fails to demonstrate that the mitigation hierarchy has been followed and no compensation or enhancement measures have been put forward to address the loss of trees and other ground flora that will occur. The submission has not provided any appropriate surveys or assessments of the woodland's biodiversity, and it is unclear how protected and priority species will be impacted.
- 5.7 Kent Police: Recommend applicant follows Secured by Design guidance.
- 5.8 Environment Agency: No comments to make
- 5.9 Environmental Protection: No objections
- 5.10 KCC LLFA: No objections
- 5.11 National Highways: No objections
- 5.12 Kent Highways: No objections
- 5.13 Southern Water: No comments
- 5.14 Private Reps: 19 objections to the original proposals received raising the following points:
- Trees are protected so should not be removed
 - Trees are important for ecological purposes and provide necessary habitats.

- The trees provide useful screening from the sun late in the day when driving
- The access is in an unsafe location
- The access should be off the A228
- Area does not need any more houses

5.15 Private Reps: 3 further objections received raising the following points:

- Why were levels not considered as part of the original application?
- Access not appropriate and should have been in a different location.
- Loss of original trees that are covered by a TPO.
- Loss of habitats.
- Development should never have been permitted.
- This represents further destruction of a wild landscape that is beneficial to neighbours health and wellbeing, causing both visual and noise pollution.
- Alarming to now see the neglect to the environment, significant reduction of woodland size, TPO trees purportedly felled, now visibly unsightly, wildlife forced out moreover road works adjacent unfinished after one year creating a high risk for road users i.e vehicle, cyclists and foot traffic alike. And once the development is completed, the residents will be barred from the remaining woodland. The wildlife and environment should not be disregarded, TPO adhered to and the wood should be open on completion and for now importantly the road risk assessment is not completely placed at the wayside.

6. Determining Issues:

- 6.1 This application relates to revisions required to the landscaping of the northern edge of the site to the west of the proposed access currently under construction. The access itself is being built out in full accordance with the plans already approved under previous consents. As stated above it should be noted that the original planning permission for the development will continue to subsist whatever the outcome of the application under Section 73.
- 6.2 The alteration to the landscaping relates to the need to address the levels difference resulting from the highways works which have been agreed by KCC Highways under a separate S278 agreement. As a result of the highway works there is a need to regrade the existing bank to ensure its stability in proximity to the road. The works proposed involve creating a bank with a slope of 1 in 3 which will require a maximum cut back of 5m to create. To undertake this there is a need to remove a further 30

trees from the area covered by the woodland TPO. The submitted details show that to compensate for the removed trees 30 will be planted in their place.

- 6.3 It should be noted that if a retaining wall was proposed in place of the bank, it would require a similar number of trees to removed due to the engineering works required for such a structure and due to its potential appearance and possible maintenance the creation of the bank is considered a more appropriate method of treating the area. Discussions and a site meeting have also been held with ward members regarding the option between a retaining structure and a bank, with it being concluded that the preference would be for the softer appearance of a landscaped bank.
- 6.4 It is acknowledged that the trees in this area are covered by a woodland TPO. This type of TPO differs from others in that rather than protecting individual trees because of their individual merit, its purpose is to safeguard a woodland as a whole. Government guidance states that a woodland TPO covers not only the trees in the area but also any saplings which grow naturally or are planted within the woodland area after the Order is made are also protected by it. Guidance also goes on to state that such areas should be subject to appropriate woodland management plans that would benefit the woodland as a whole. None of the trees to be removed are considered to be high quality specimens that are worthy of retention in their own right. It also needs to be taken into account that when considering works to trees covered by a woodland TPO the main consideration is whether the works accord with the practice of good forestry. To this end the application is supported by a detailed woodland management plan that covers the completion of the development and the 10 years after that point.
- 6.5 The submitted details indicate appropriate replacement planting in the form of 30 sweet chestnuts. A woodland management plan also indicates appropriate enhancements to the area. These would involve thinning of the existing trees and the planting of approximately 300 native whips to create an area that in time would become a more biodiverse habitat. The planting would also involve creating a boundary to the woodland to restrict public access. This is considered appropriate as encouraging public access to the woodland would reduce the overall environmental benefits.
- 6.6 The submitted planting details and the woodland management plan have been reviewed by the Councils Tree Officer. The planting details are considered to be acceptable and in accordance with the woodland TPO. The treatment of the bank and the removal of the existing trees to facilitate the works are accepted as the most appropriate solution to ensure an acceptable appearance in the future once the planting has established. The management plan covers all the appropriate areas needed in such a document and, subject to its implementation and monitoring being controlled by condition, is also considered appropriate.

- 6.7 The overall concerns regarding the tree removal are noted however the works have to be viewed against the fact that the access road has approval and the edge of the site will need to have some sort of landscaping treatment. The landscaping has to be appropriate from both a woodland management perspective as well as a highways perspective. The submitted details, whilst requiring tree removal in the short term will provide for long term enhancement and management of the woodland area. The landscaping links into the rest of the enhancements proposed to the northern edge of the site which include the creation of a native hedge that will be allowed to grow up to form a screen between the site and the A20. This can be conditioned to be maintained at a height of no less than 3m.
- 6.8 Subject to conditions to monitor the woodland management plan and the relevant conditions carried forward from the outline and reserved matters permissions, the proposal is therefore considered to be acceptable.

7. Recommendation:

7.1 Approve, subject to the following conditions:

- 1 No development shall take place until details of materials to be used externally have been submitted to and approved by the Local Planning Authority, and the development shall be carried out in accordance with the approved details. These details shall accord with the materials palette as set out in the approved Design and Access Statement.

Reason: To ensure that the development does not harm the character and appearance of the existing building or the visual amenity of the locality.

- 2 Prior to the first occupation of the development hereby approved a detailed planting scheme shall be submitted to and approved by the Local Planning authority. All planting, seeding and turfing comprised in the approved scheme of landscaping shall be implemented during the first planting season following occupation of the buildings or the completion of the development, whichever is the earlier. Any trees or shrubs removed, dying, being seriously damaged or diseased within 10 years of planting shall be replaced in the next planting season with trees or shrubs of similar size and species. Any boundary fences or walls or similar structures as may be approved shall be erected before first occupation of the building to which they relate.

Reason: In the interests of visual amenity.

- 3 Prior to the first occupation of the development An Open Space Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Open Space Management Plan shall include details of the management arrangements for the amenity open space, the play areas, the formal open space and the Country Park. The Open Space on site shall be managed in accordance with the approved Open Space Management Plan.

Reason: To ensure the long-term management of the open space hereby approved.

- 4 No external lighting shall be installed in connection with the development hereby approved until such details have been submitted to and approved by the Local Planning Authority, and the work shall be carried out in strict accordance with those details and maintained and retained at all times thereafter.

Reason: In the interests of visual and rural amenity.

- 5 The Community Building hereby permitted shall not be occupied until full details of acoustic protection and mechanical ventilation of the building have been submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of any of the Community Building and shall be retained and maintained at all times thereafter.

Reason: To safeguard the aural amenity of the occupiers of the wider development hereby approved.

- 6 The development hereby permitted shall be carried out in accordance with the following approved plans:

2989-APA-ZZ-00-PP-L-2000 P04 – Planting Proposals Key and Legend

2989-APA-ZZ-00-PP-L-2001 P05 – Planting Proposals Sheet 1

2989-APA-ZZ-00-PP-L-2002 P05 – Planting Proposals Sheet 2

2989-APA-ZZ-00-PP-L-2003 P05 – Planting Proposals Sheet 3

2989-APA-ZZ-00-PP-L-2004 P03 – Planting Proposals Sheet 4

2898-APA-ZZ-00-PS-L4201 P05 – Plant Schedule

SJA WMR + APPs 24456-01a – Woodland Management Plan

SJA Ten APPs 23041-01 – Arb Report and Plans

D2075 SK07 Earthworks Tie-In Within RPZ – Details of proposed banking and sections showing levels

Winterfield Letter Report – Ecology Note

Covering Letter November 2023

Reason: To ensure the development is carried out in accordance with the approval and to ensure the quality of development indicated on the approved plans is achieved in practice.

- 7 The development hereby approved shall be carried out in such a manner that all trees are protected in accordance with the recommendations within BS 5837 – Trees in relation to design, demolition and construction.

Reason: In the interests of good horticultural practice.

- 8 The scheme of hard and soft landscaping and boundary treatment shown on the approved plans referenced 2989-APA-ZZ-00-PP-L-2000 P04 – Planting Proposals Key and Legend; 2989-APA-ZZ-00-PP-L-2001 P05 – Planting Proposals Sheet 1; 2989-APA-ZZ-00-PP-L-2002 P05 – Planting Proposals Sheet 2; 2989-APA-ZZ-00-PP-L-2003 P05 – Planting Proposals Sheet 3; 2989-APA-ZZ-00-PP-L-2004 P03 – Planting Proposals Sheet 4; and 2898-APA-ZZ-00-PS-L4201 P05 – Plant Schedule shall be carried out in the first planting season following occupation of the buildings or the completion of the development, whichever is the earlier. Any trees or plants which within 10 years of planting are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of visual amenity.

- 9 The strategy contained in the Woodland Management Plan SJA WMR + APPs 24456-01a hereby approved shall be fully implemented in accordance with the schedule. Management reports will be submitted to the Local Planning Authority at the end of years 1,3, 5 and 10 to detail the management actions undertaken. Any actions that are required shall be undertaken before the end of the next planting season. The management plan shall be reviewed alongside the submission of the reports and shall be amended at these stages if considered necessary.

Reason: In the interests of good horticultural practices.

- 10 None of the dwellings hereby approved shall be occupied until the linkages of the Public Rights of Way MR119 and MR120 to the surrounding highway network have been substantially completed.

Reason: To ensure an appropriate standard of development.

- 11 None of the dwellings hereby approved shall be occupied until the access from A20 London Road as shown in principle on drawing numbers D2075 SK07 and ITL11317-GA-014 Rev D or ITL11317-GA-014-Rev H has been substantially completed. For the avoidance of doubt the tree protection measures shown in SJA ten 23041-01 are to be put in place prior to the commencement of any of the works shown on drawing D2075 SK07.

Reason: To ensure appropriate delivery of highway improvements required for the development

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

Reason: To ensure an appropriate standard of development.

- 13 The boundary treatment from the east side of the site access shall be retained at a height of at least 3m in perpetuity once established.

Reason: In the interests of visual amenity.

- 14 Following on archaeological field evaluation works approved under TM/22/00150/RD, any safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological investigation and recording in accordance with a specification and timetable which has been submitted to and approved by the Local Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined, recorded, reported and disseminated.

- 15 No above ground works, other than ground investigations work or site survey works, shall commence until a scheme to connect all plots to mains foul drainage has been submitted to, and approved in writing by the local planning authority. The development hereby permitted shall not be occupied until the approved scheme to provide all plots with mains foul drainage has been implemented. (Condition 19 of TM/19/01814)

Reason: To ensure that adequate sewage infrastructure is present in the interests of pollution prevention

- 16 Following completion of the remediation strategy approved under application TM/23/00074/RD, and prior to the first occupation of the development, a relevant verification report that scientifically and technically demonstrates the effectiveness and completion of the remediation scheme at above and below ground level shall be submitted for the information of the Local Planning Authority. The report shall be undertaken in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'. Where it is identified that further remediation works are necessary, details and a timetable of those works shall be submitted to the Local Planning Authority for written approval and shall be fully implemented as approved. Thereafter, no works shall take place such as to prejudice the effectiveness of the approved scheme of remediation. (Condition 21 of 19/01814)

Reason: In the interests of amenity, public safety and human health.

- 17 No building on any phase (or within an agreed implementation schedule) of the development hereby permitted shall be occupied until a Verification Report, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved by the Local Planning Authority. The Report shall demonstrate the suitable modelled operation of the drainage system where the system constructed is different to that approved. The Report shall contain information and evidence (including photographs) of details and locations of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, the submission of an operation and maintenance manual for the sustainable drainage scheme as constructed. (Condition 23 of 19/01814)

Reason: To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, to ensure that the development as constructed is compliant with and subsequently maintained and in accordance with the approved details.

- 18 No development hereby permitted shall commence until a Construction Management Plan, to include details of:
- (a) parking for vehicles of site personnel, operatives and visitors;
 - (b) loading and unloading of plant and materials;
 - (c) storage of plant and materials;
 - (d) programme of works (including measures for traffic management);
 - (e) measures to prevent the deposit of materials on the highway;
 - (f) on-site turning for construction vehicles;
 - (g) measures to ensure protection of protected species and habitats during construction;
 - (h) access arrangements; and APP/H2265/W/20/3256877 Land West of Winterfield Lane East Malling ME19 5EY
 - (i) the days of the week and hours of the day when the demolition and construction works will be limited to and measures to ensure these are adhered to, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall be implemented in accordance with the approved Construction Management Plan. (Condition 24 of 19/01814)

Reason: In the interests of general amenity and highway safety.

