

COVER LETTER

Clanna, Dean Lane, Meopham, DA13 0BS
Appeal Reference: APP/K2230/W/25/3371369

Dear Planning Officer,

Please accept this submission seeking to discharge planning conditions attached to planning permission granted under Appeal Reference APP/K2230/W/25/3371369 relating to development at Clanna, Dean Lane, Meopham.

This submission seeks to discharge Conditions 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16.

The development has been partially implemented in accordance with the approved plans. The purpose of this submission is to provide full technical details relating to materials, landscaping, ecological mitigation, drainage, lighting and boundary treatments together with long-term management arrangements.

The submission also clarifies that the approved ecological buffer zone applies specifically to retained undeveloped paddock land located to the rear and eastern sections of the site. Retrospective development located within the western portion of the site, including existing hardstanding, fencing and siting of the mobile home, is already established and does not form part of pre-commencement ecological protection requirements.

The submission has been prepared to demonstrate compliance with the Inspector's decision and to ensure the development integrates appropriately within the rural landscape whilst delivering biodiversity enhancement and sustainable infrastructure.

The following documents are enclosed:

- Condition Compliance Matrix
- Planning Condition Discharge Report
- Landscape and Ecological Enhancement Plan
- Arboricultural Compliance Statement
- Materials Specification
- Sustainable Drainage Strategy
- Lighting Specification
- Boundary Treatment Specification
- Approved Plans and Layout Drawings

The submitted information demonstrates that the development complies fully with the requirements of the planning conditions and reflects the environmental and landscape considerations identified within the appeal decision.

Should the Local Planning Authority require any clarification or further information, this will be provided promptly.

Yours faithfully,
Rebecca Ali