

**Oaklands
London Road
Sayers Common, BN6 9HY**

**Discharge of Conditions
Statement DM/24/1735
0489**

Introduction

1. This statement sets out the case of the owner, Mr Staplehurst (*'the Applicant'*) of Oaklands, London Road, Sayers Common, BN6 9HY (*'the Site'*), for the discharge of conditions under planning permission ref. DM/24/1735 for the retention of a replacement dwellinghouse with an ancillary garage, swimming pool and tarmac hardstanding for parking.
2. The Proposal secured planning permission on 31st January 2025. This application seeks to discharge the following conditions.
 3. Within 3 months of the date of this permission, a lighting design scheme for biodiversity in accordance with Institute of Lighting Professionals GN:08/23, shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

4. Unless otherwise agreed with the Local planning Authority, within 3 months of the date of this permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site, including the identification and removal of asbestos containing materials, shall each be submitted to and approved, in writing, by the local planning authority:

a) A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses

- a conceptual model of the site indicating sources, pathways and
- receptors potentially unacceptable risks arising from contamination at the site and unless otherwise agreed in writing by the Local Planning Authority,

b) A site investigation scheme, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site; and, unless otherwise agreed in writing by the Local Planning Authority,

c) Based on the site investigation results and the detailed risk assessment (b) an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

5. Within 3 months of the date of this permission, a verification plan by a competent person shall be submitted to the LPA showing that the remediation scheme required and approved has been implemented fully and in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action shall be identified within the report, and thereafter maintained.

6. The proposed tree planting works shall be carried out as per the approved planting plan. The works shall be carried out in accordance with a timetable agreed by the Local Planning Authority. Any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Condition 3 - lighting design

3. Alan Tulla Lighting has prepared an External lighting design Report dated 11 April 2025. The Proposal includes a limited number of lights surrounding the house. It is demonstrated that it will not spill out into the Ancient Woodland or conflict with ecological advice submitted to support the full application. The advice and recommendations are acceptable for the discharge of the condition.

Condition 4 and 5 Contamination

4. Wittering Projects Ltd prepared a Combined Desk Study and Site Investigation Report. A targeted intrusive investigation found no potential sources of

contamination, and pollutant linkages have not been identified. This satisfies Condition 4 in full.

Condition 5 requires verification of the implemented remediation if required by Condition 4. The Wittering Projects assessment explains that the options appraisal and remediation strategy to undertake remedial measures and verification of a remediation scheme is not considered necessary. Condition 5 can be discharged.

Condition 6 Planting timetable

5. The condition requires details of when the tree planting shown on the approved drawings will be planted. The Applicant confirms planting will occur by the end of autumn on Sunday, 21 December 2025. The remainder of the requirements set out will be complied with.