

# Fairview New Homes

Horton Kirby Paper Mill



**We advised and supported Fairview New Homes with their planning application for the redevelopment of a vacant industrial site in South Darenth.**

The site contained many complex and overlapping considerations, such as Grade II Listed Buildings, being located within a Conservation Area, Contamination of the site, a new River Corridor and Ecological considerations.

Although the redevelopment of the site was for 210 new residential units, given the complexity of the site, an informal phasing agreement was reached with the planning authority to 'part discharge' conditions. This allowed for components of the site to be released for redevelopment in advance of others, prior to full and unconditional discharge of conditions.

However, this resulted in the creation of a complex system for tracking and monitoring clearance of details – we sent out in excess of 100 individual submissions across 70 planning conditions.

This process involved close liaison between Planning Potential and the entire client business, to help facilitate procurement and construction activities to meet a forecast sales programme.



## Summary of achievements

- Preparation of Condition Matrix linked to construction phasing/programme
- Agreement with Sevenoaks District Council to part discharge conditions
- S73 Applications for amendments to conditions
- Temporary Access applications
- Close liaison with local residents and the Parish Council

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