

Hannah Keyte

From: Philippa Robinson - Planning
Sent: 21 December 2023 10:57
To: mariongeary@maidstone.gov.uk
Cc: Guy Dixon; victoriag@catesbyestates.co.uk; Emily Harris
Subject: 23/504471/OUT- Land at Moat Road, Headcorn
Attachments: 680350-R1(5)-FRA.pdf; 680350-R1(5) - FRA - UMIDB Response.pdf; 680350-R1(5) - FRA - Covering Letter.pdf; 1006196 006 let mg.pdf; 20472-10a Technical Note 2.pdf

Dear Marion

Thank you for joining the archaeology meeting just now. As mentioned by Victoria, please see an update on the Applicant's work to respond to comments received by consultees below:

- **Open Space:** Thank you for contacting the Open Space Officer on our behalf and providing her response on how the open space is calculated. We are still not certain on how the open space is calculated which is why we sought to have a meeting with the Officer. This does not appear possible. Are you able to ask the Open Space Officer if she could provide a breakdown of how the open space requirements have been calculated. Our calculation have been based upon the population growth caused by the development on the assumption of 2.4 people per dwelling. A comparison of our breakdown is required to ensure the contribution sought meets the obligation tests at NPPF paragraph 57.
- **Highways:** Please find attached a technical note which responds to the comments received from Kent County Council (KCC) Highways on 8th November 2023.
- **Drainage:** Please find attached a technical response address the comments from the Lead Local Flood Authority received on 8th November 2023.
- **The Upper Medway Internal Drainage Board (UMIDB):** Please find attached a letter addressing the comments from the UMIDB received on 1st November 2023.
- **Ecology:** Please find attached a letter that responds to comments made by KCC's Ecological Advice Service in their letter dated 14 November 2023.
- **Archaeology:** The team will take forward Wendy's thoughts from the meeting today and provide further information in the new year to address these points.
- **Public Right of Way:** KCC PROW team provided comments on 7th November 2023. We note KCC PROW teams concern regarding footpath KH590. It is not the intention to divert the footpath as part of the outline application. It is considered that a detailed layout can be created to incorporate the line of the PROW. However, should a diversion be required following detailed design, this can be dealt with at the reserved matters stage. There is sufficient open space in the vicinity to accommodate this diversion should it be needed. Updates to the LVIA, as requested by the KCC PROW team, can be provided alongside the response to the Landscape comments. The applicant is happy to agree a contribution of £5,000 as outlined on the KCC PROW response.
- **Landscape:** JFA Environmental Planning have provided landscaping comments on Maidstone Borough Council's behalf. Our landscape consultant is currently reviewing this comments and we aim to provide you a response in the New Year.

This email seeks to address the outstanding technical matters. We are aware that the application has received comments from Headcorn Parish Council (HPC) and members of the public. We do aim to respond to these in due course but consider that by resolving some of the technical matters, the comments raised by HPC and local residents may consequently be addressed.

Have a lovely festive break and look forward to progressing this application in the new year.

Kind regards

Philippa

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