



Moat Road, Headcorn

Design and Access Statement
Addendum for Outline Application
March 2024

Catesby Estates

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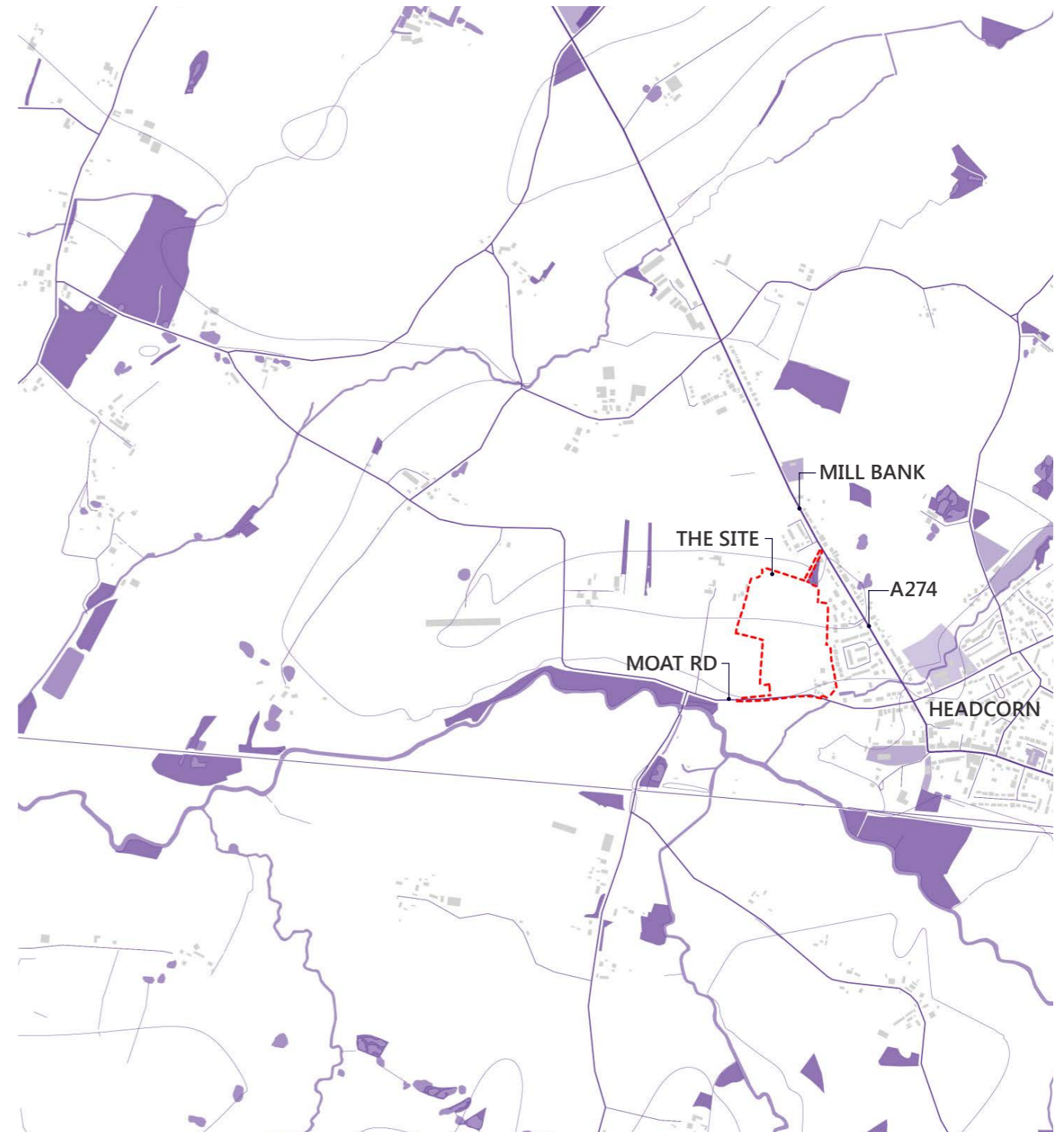


Introduction

How To Use This Document

This Design and Access Statement (DAS) Addendum has been prepared in support of a minor material amendment to the submitted Outline Planning Application for new residential development at the Draft Allocation of Land at Moat Road (Policy SA310) Headcorn, Kent.

This document has been produced to illustrate the amendments to the submitted outline application.



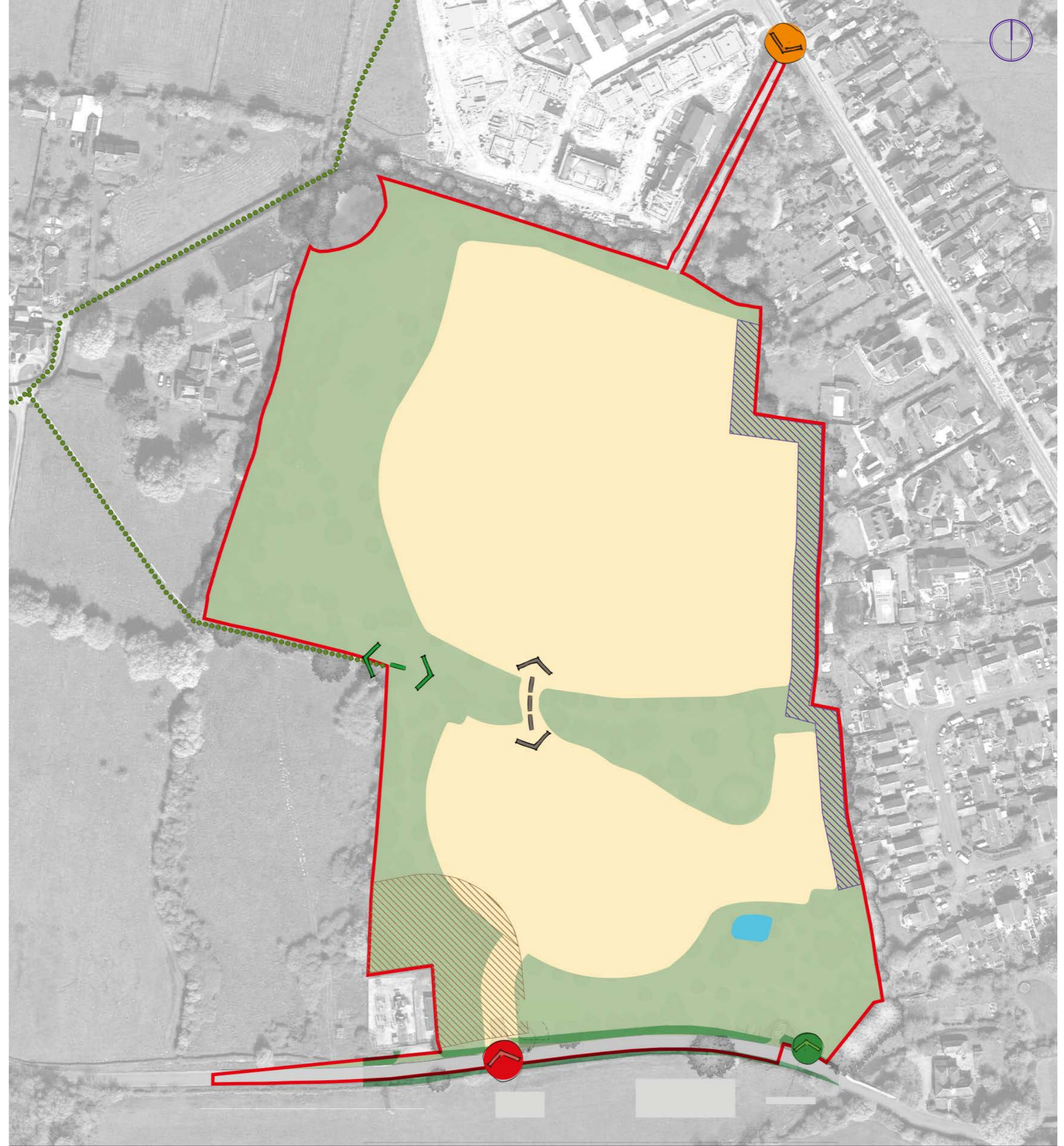
Illustrative Site Location Plan

Submitted Framework Plan

Key

- Site boundary = approx 7.42ha / 18.34ac
- Residential development up to 2 storeys (including incidental green spaces & access infrastructure = 3.9ha *(revised)*)
- Open space (to accommodate existing trees/planting, amenity space, SuDS features, Children play, recreation footpaths, vehicle access, EA Flood Zones 2 and 3 associated with off-site River Beult)
- Main site access
- Emergency access, pedestrian and cycle access
- Pedestrian access and route from Moat Road
- <--> Vehicle and pedestrian link between residential parcels
- <-> Pedestrian access link to PROW
- Existing PROW
- Existing pond
- 10m Landscape and ecology corridor
- No residential dwelling - buffer zone to electricity sub-station
- Underground Structure
- Shelter

N.B. All land use zone areas allow for a limit of deviation 3m either side of the line, except for when immediately adjoining existing properties or protected vegetation / ecology sensitive areas



Revised Framework Plan

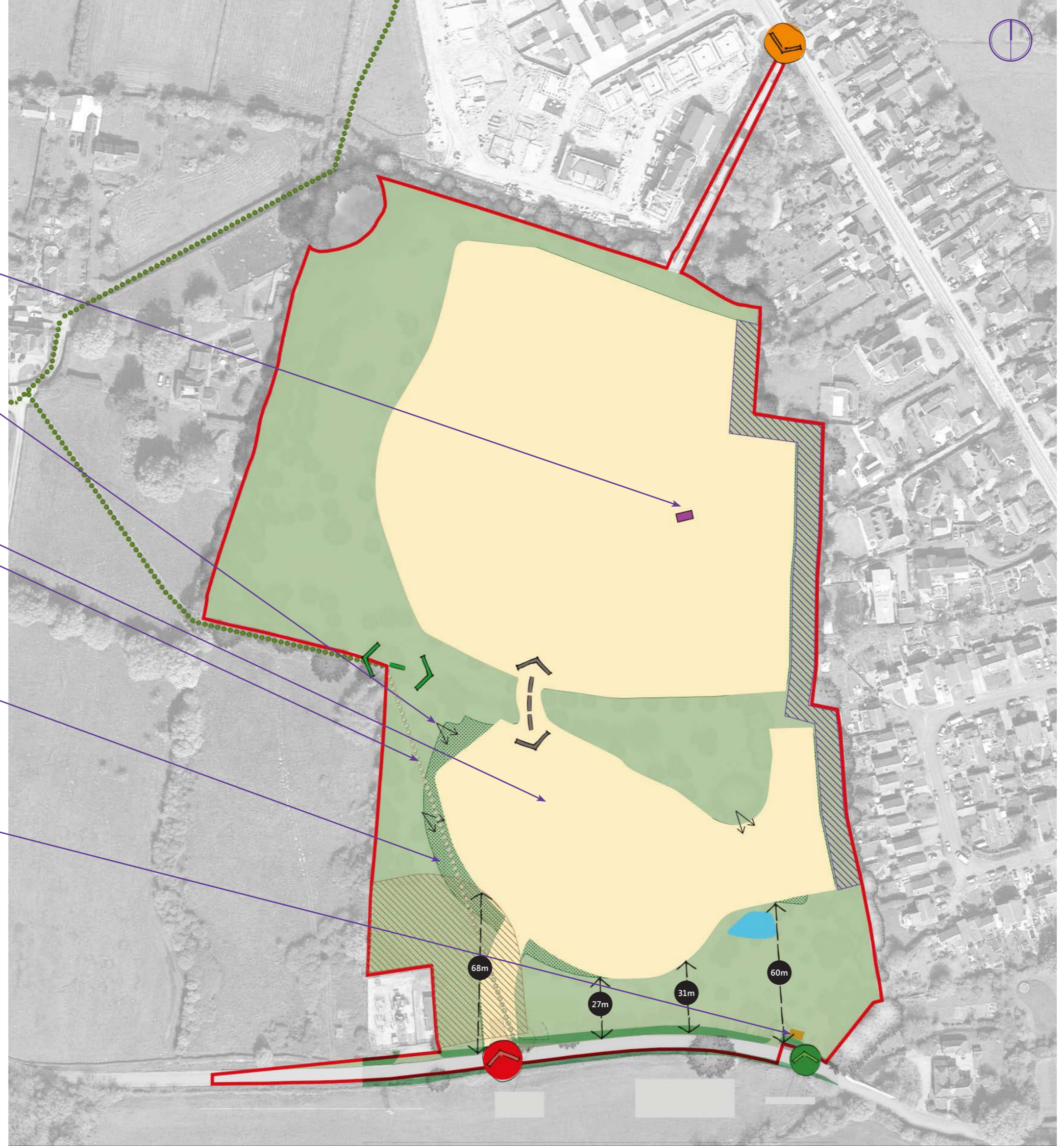
Retention of ROC structure located underground

View to church tower to be retained from indicated locations

Residential land use extent adjusted to allow view corridors to church tower and to keep the public right of way separate from residential land use

Residential land use extent comparison from original submitted plan

Small timber frame shelter in location of existing curtilage listed building which is to be demolished



Submitted Masterplan



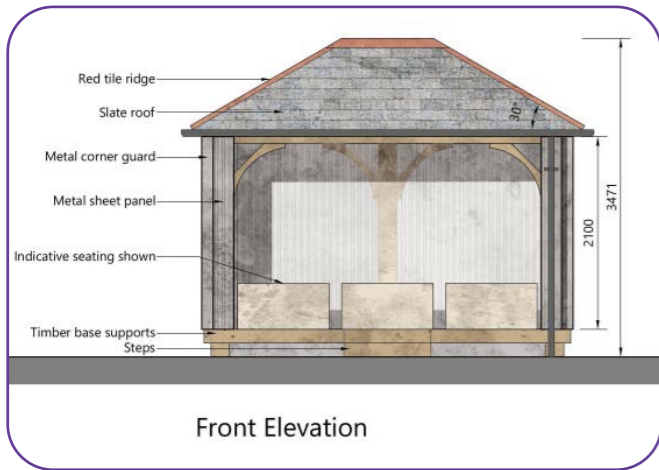
Revised Masterplan

Decrease of total number of units from up to 120 to up to 115

Retention of ROC structure located underground. Indicative road alignment over structure and indicative surrounding dwellings and associated landscape adjusted to suit.

Residential land use extent adjusted to allow view corridors to church tower and to keep the public right of way separate from residential land use. Indicative dwellings adjusted to allow view corridor over rear gardens.

Small timber frame shelter added in location of existing curtilage listed building.





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