

28 March 2024
240328 Covering Letter App Amendments

The Savills logo consists of the word "savills" in a lowercase, sans-serif font, colored red, set against a solid yellow rectangular background.

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Dear Marion

23/504471/OUT: Land At Moat Road, Headcorn

I am writing to you on behalf of the applicant (The Master Fellows and Scholars of the College of Saint John the Evangelist in the University of Cambridge & Catesby Strategic Land Ltd), in relation to the above application. This letter summarises proposed amendments to the scheme following consultee responses and feedback from yourself.

The following documents/drawings accompany this letter:

- Design and Access Addendum (March 2024);
- Framework Plan (FWP-01 MP-1 Rev A5)
- Sketch Layout Master Plan – 01 (SKMP-01 Rev A5)
- Shelter Floor Plan and Elevations (THS.01 Rev A)

Summary of Proposed Amendments

1. Retention of any below ground remains of Royal Observer Corps (ROC) Post

Following comments from and correspondence with Kent County Council (KCC) Archaeological Officer, the location of the ROC post in the north eastern section in the site will remain undeveloped. The sketch layout demonstrates how the ROC can be accommodated under the road layout and thus does not disturb any lasting remains of the ROC.

2. Timber Frame Shelter

It is proposed that a timber frame shelter is erected in place of the curtilage listed former agricultural building. This responds to comments raised by KCC Archaeological Officer which required a reflection of the historic elements of the Moat and farm buildings in the south east. This feature also responds to discussions with Maidstone Borough Council's Conservation Officer regarding the retention of the curtilage listed building whereby a replacement structure was considered a suitable alternative. The shelter will reflect the key characteristics of the existing building including materiality and structure. It is noted that the Listed Building Consent for the demolition of the building has been refused and consequently a new Listed Building Consent Application will be required. This can be addressed with following approval of this outline planning application.

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3. Retention of Public Right of Way (PROW) Corridor

The Framework Plan and Sketch Layout Plan have been amended to include a corridor surrounding the existing PROW in the southern section of the site. This has reduced the development parcel immediately to the north east of the PROW. A diversion of the PROW is required to allow for the safe crossing of the new access road and is proposed as part of this application as requested by the KCC PROW officer. Details of the diversion and treatment of the footpath will be provided as part of the future reserved matters application.

As a result of this change, the developable area has been reduced from 3.97 Ha to 3.9 Ha and a greater amount of open space is proposed.

4. Church Views

Following conversations with yourself and the Conservation Officer, the Framework Plan now references three important views of St Peter & St Paul's Church which is situated to the south east of the site. The Sketch Layout now demonstrates how these views can be accommodated within the proposed development via careful placement of homes and planting of trees. These views will need to be retained at detailed design stage.

5. Additional Landscaping

The Sketch Layout includes additional planting to the southern boundary which will enhance the existing vegetation in this area. Importantly the proposed landscaping seeks to allow of the layering of vegetation to provide further buffering from the southern edge and Moat Road. However, as indicated on the Sketch Layout, planting has been strategically placed to allow for the view corridors towards to the church to be maintained. These changes follow conversations with yourself to soften the southern section of the site.

As a result of the proposed changes above, the application now seeks outline consent for up to 115 dwellings (a reduction of 5 dwellings).

Summary

The information submitted with this letter sets out changes to the proposals submitted under planning application reference 23/504471/OUT. The amendments respond to comments raised by consultees and yourself. As a result of the changes, the proposal now seeks outline planning permission for 115 dwellings instead of 120 dwellings. It is anticipated that a new development description is required to reflect these amendments. This is set out below:

*Outline application (with all matters reserved except access) for the development of up to **115no.** dwellings (Use Class C3) including demolition of existing buildings, **erection of shelter**, new means of access into the site from Moat Road (not internal roads), associated highway works, **short diversion to the public right of way**, provision of public open space, emergency/pedestrian access to Millbank, and associated infrastructure including surface water drainage (with related off site s278 highway works to Moat Road)*

The applicant kindly requests that a further consultation on these proposed amendments is undertaken using this new description of development.

If you require any further information on these proposed changes, please let me know.



Yours sincerely

A handwritten signature in black ink, appearing to read "Robinson".

Philippa Robinson
Associate