

Lockington Hall
Lockington
Derby
DE74 2RH

t: 01509 672772
e: mail@fpcr.co.uk
w: www.fpcr.co.uk

OLD ASHFORD ROAD, LENHAM

Response to LPA comments

The text below provides a response to design comments received from Maidstone Borough Council on 23rd May 2025. They should be considered alongside the updated and additional drawings provided.

LPA Comment

"The parameter plan rev N shows 30m width of undeveloped area and the retained hedgerow of ecological value on the SW boundary and an emergency access in the NW corner. These are not compatible with the illustrative masterplan rev H which is why I have not accepted it".

Response:

The illustrative masterplan (rev K) has been adjusted to include the retained hedgerow along the SW boundary, the emergency access, and the 30m width undeveloped area along the northern edge. Due to parcel depths, the parameter plan has been slightly adjusted to match the illustrative masterplan, to allow perimeter blocks with housing overlooking the northern corridor (rev P).

LPA Comment

"The vistas to the NDNL must tally with the illustrative layout. See photos attached taken from the SW boundary to the NL."

Response:

The illustrative layout has been designed to incorporate views through to both the NDNL and Lenham Cross from the footpath along the SW boundary. The photos provided have been considered and where possible retained, or alternative views provided. An additional plan showing the location of the views and photos has been provided (7968-L-26).

LPA Comment

"The tree lined streets must be specified and have a design guide being native species trees in highway verges (not private gardens) and with specified irrigation systems".

Response:

An indicative section has been provided through the main street. (07968-FPCR-XX-XX-DR-L-0025). This section illustrates that native trees must be provided within the verge along the Main Street (not private gardens) and with appropriate irrigation (details to be confirmed at Reserved Matters).