

Planning Department
Maidstone Borough Council
Maidstone House
King Street
Maidstone
Kent ME15 6JQ

Thursday 5th May, 2022

Dear Sirs,

Re:- Planning Portal Reference: PP-11238427, Application for Temporary Car Park -
Kent Medical Campus, Newnham Way, Maidstone Kent

We have today submitted an application, on behalf of our clients, Maidstone Borough Council, for approval of the Reserved Matters of appearance, landscaping, layout and scale of a temporary car park, pursuant to outline application reference 16/507292/OUT, as amended by reference 18/506609/OUT, at the Kent Medical Campus, Newnham Way, Maidstone.

Approval of Reserved Matters for a temporary car park have previously been granted under reference 20/502037/REM, dated 3rd September 2020. However, it has since been ascertained that construction of the car park, as approved, is not deliverable within budget and minor amendments to the design are therefore required.

The previous application, reference 20/502037/REM, identified within its submitted Transport Statement that there was a shortfall of parking provision for the development at the Kent Medical Campus. A temporary car park is, therefore, required to address the deficit of spaces, until such time as a multi-storey car park can be constructed to provide the additional parking provision. In addition, the Landscape & Visual Impact Assessment, approved under 20/502037/REM, confirmed that the temporary car park would have no additional landscape and visual effects to those identified within the 2016 Environment Statement.

Andrew Wells Architectural Planning & Design

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The temporary car park will be located within the Kent Medical Campus site, to the south of Gidds Pond Road and the east of Newnham Court Road, opposite the Maidstone Innovation Centre. The proposals now submitted are broadly in line with the previously approved scheme, but allow for a slight repositioning of the parking spaces and the access road. It is anticipated that the car park will be required for a maximum of 10 years and it will be used exclusively by staff and visitors to the Innovation Centre.

A summary of the proposals is listed below:-

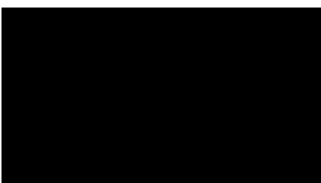
- Provision of a total of 42 car parking spaces;
- Installation of a new access road, off Newnham Court Way, following the route of an existing track into the site. A height restricting barrier, at the entrance of the car park, will prevent access by over-sized / over-weight vehicles;
- Provision of a pedestrian footpath, linking the car park to the footpath on Gidds Pond Road;
- Removal of a small section of the existing post and rail fencing on Gidds Pond Road to facilitate the pedestrian access route;
- Installation of new, low lux level LED, solar powered lighting columns around the perimeter of the car park to ensure the safety of the car park users;
- Planting of new mixed native hedging to the perimeter of the car park to soften the site and provide an element of screening.

The following drawings have been submitted for consideration as part of this application; they provide details on the proposed layout and method of construction of the temporary car park, as well as detailed planting schedules and indicative lighting positions and specification:-

- Drawing no. PL 690 01 Rev C – Car Park Adjacent to Plot 3;
- Drawing no. PL 690 02 – Site Location Plan;
- Drawing no. 22-014 C01C – Proposed Car Park Layout;
- Drawing no. 22-014 C02B – Hardstanding Details

We trust the submitted details are acceptable, but please feel free to contact us, should you require any further information.

Yours faithfully,



Andrew Wells
For & on behalf of Andrew Wells Architectural Planning & Design Ltd.