

Carly Stoddart
Planning Department
Swale Borough Council
East Street
Sittingbourne
Kent, ME10 3HT

Submitted online via Planning Portal

24th January 2024

Dear Sir or Madam,

Application for the approval of details reserved by condition no. 6 pursuant of planning permission 21/505722/OUT – Land at 128 High Street, Newington, Sittingbourne, Kent, ME9 7JH

Please find enclosed an application for approval of details reserved by condition 6 pursuant to planning permission 21/505722/OUT.

Planning permission was approved 28th July 2023 for the following development - Outline application for demolition of existing residential dwelling and erection of up to 46 residential dwellings, including affordable housing, with access from A2 High Street (Access only being sought).

Prior to the submission of a reserved matters application, a design code shall be submitted to and approved in writing by the Local Planning Authority. The design code shall be based upon the Site Parameter Plan drawing 23254C/150_A; and Design and Access Statement and shall include the following - A local study (regarding urban design, landscape character and architecture). The local study will cover.

- i. Urban form,
 - ii. Block pattern and size,
 - iii. Development to space relationships, such as building heights to street widths,
 - iv. Open space typologies,
 - v. Built response to topography,
 - vi. Local Landscape Characters at national and Local levels,
 - vii. Local habitats and species as well as patterns of vegetation,
 - viii. Boundary treatments,
 - ix. Architectural vernacular and details
- A design strategy for buildings, to include housing mix, density and massing, architectural treatment, the use of feature buildings in key locations, principles for the use of external materials, boundary treatments, and provision of car parking. The masterplan shall be based on a design response to the local study.
 - Principles for establishing character areas.
 - Principles for road hierarchy, pedestrian and cycle connections, including the alignment, width, lighting and surface materials to be used.
 - A strategy for street tree planting
 - Principles for the layout to accommodate and respond to existing landscape features within the site.

- Design of the public realm, including principles for the design and layout of public open space, areas for play, lighting, street furniture and sustainable urban drainage
- A strategy to provide open space, footpath, and cycle linkages.

I trust that the above is sufficient to satisfy condition 46. However, should you have any queries or require any additional information please do not hesitate to contact me.

Yours faithfully,



Antony Iren
Aile Homes