

Nicola Kingsford
Council Offices
White Cliffs Business Park
Whitfield
Dover
CT16 3PJ

16 April 2024

Dear Ms Kingsford,

LAND SOUTH OF CAULDHAM LANE. CEPÉL-LE-FERNE
SECTION 96A NON-MATERIAL AMENDMENT APPLICATION
APPLICATION REFERENCE 23/00401

Please find enclosed a planning application package for a Section 96A Non-Material amendment application to the above outline planning application.

The amendments relate solely to the illustrative layout which seeks to remove the proposed maisonettes, currently located in the north east corner of the site, and alternatively provide 16 houses. The proposed layout remains broadly consistent with the previously approved scheme, however, there is a marginal increase in the net developable area. The proposed amendments to the layout have been informed by a review of the local market conditions which demonstrate an increased demand for the provision of housing in the area.

These amendments have previously been discussed with yourself and agreed as Non-Material in nature.

For the sake of simplicity, the Site Layout Plan (Drawing No. 10) submitted as part of this NMA application, supersedes the previous Illustrative Site Layout Plan (Drawing No. 101 Rev A).

If you have any questions, please do not hesitate to contact me.

Yours sincerely



Amy Woodward

Senior Planner
Esquire Developments