

From: [Richard Timms](#)
To: [PS Information](#)
Subject: 20/502018: Four Oaks Farm
Date: 09 October 2020 08:57:48

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Richard Timms MRTPI

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From: Matthew Garvey <matthew.garvey@dhaplanning.co.uk>

Sent: 17 July 2020 17:14

To: Richard Timms <RichardTimms@maidstone.gov.uk>

Subject: Four Oaks Farm

Dear Richard,

I hope you are well?

As promised, please find attached a set of updated drawings relating to the application at Four Oaks Farm. We have taken on board your comments and can provide the following commentary:

- Plot 1 & 2 moved slightly south on the site and elevations simplified to provide a more 'agricultural' appearance to the building. This has involved the rationalisation of window openings to reduce these in terms of number and size, as far as practicable. The fenestration on the elevations has also been simplified to reduce articulation. This has therefore resulted in the slight reduction on footprint of this building.
- Plot 3. Whilst I acknowledge that you requested the removal of this building plot, I consider that the fallback position for 5no. units is highly material to the considerations. However, acknowledging your comments on the spread of development on the site, this plot has been moved, considerably, southwards on the site to sit across the existing agricultural building footprint. The northern boundary to the plot has been moved south so that it is tight to the northern elevation of the building.
- The previous 'farmhouse' style property has been removed and a single storey 'stable' block style building inserted, which we consider significantly reduces the visual impact on the wider countryside as well as the perceived massing on the site. This further provides 'breathing space' to Four Oaks.
- The car barn for plot 1 and 3 has been re-orientated and reduced in scale to minimise the spread of development in this part of the site.
- The car barn for plot 5 has been re-orientated and reduced in scale. The building has also been moved away from Four Oaks to provide further 'breathing space' to the listed building. Whilst we acknowledge that you thought it would be best to remove this element, I consider a property of this size would be expected to have a car barn and therefore removing it from the application is simply 'kicking the can down the road'. It is likely that any future owner would require this type of facility and as such, I consider it to be more advantageous to deal with this element cohesively as part of this application. In any event, the car barn has been reduced in scale, re-orientated and moved away from the boundary with Four Oaks. I would hope you agree that this amendment has provided a significantly improved relationship with Four Oaks.

- The northern garden boundaries to Plot 4 and 5 has been moved south by approximately 1.5m to further react to the Officer's concern in relation to the spread of development into the agricultural field beyond. It should be borne in mind that the Class Q consent for the barn in this location, would have seen garden areas extending significantly more north than the proposed garden areas here.
- Finally, where plot 3 has been moved south, we have removed the proposed garden from this corner. In its place we have provided a 'nod' to the Four Oaks name in a proposed planting scheme as it is unlikely that this piece of land would be workable practically from a farming perspective.
- Therefore, overall the footprint of buildings on site has been reduced from 625sqm to 605sqm. Furthermore, the volume of proposed buildings has been reduced from 3,694 cubic metres to 3,528 cubic metres.

I am currently chasing the ecology surveys and hope to have these with you soon.

Kind regards,

Matt Garvey

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