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VIA EMAIL ONLY

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Your Ref: 20260223
Our Ref: DHA/35723

13 August 2026

Dear Lisa,

LAND WEST OF SCHOOL LANE, HIGHAM.

I write in respect of the above Site and following our discussions in respect of Planning Application Reference: 20260223. This covering letter seeks to provide an overview of the proposed amendments to the submitted Application.

In the interests of clarity and completeness, this cover letter initially sets out the revised documents and plans enclosed within this submission for consideration as part of the Application. This letter then continues to set out a summary of the amendments in addition to providing necessary clarifications regarding the proposed development.

Documents / Plans:

DOCUMENT / PLAN	REFERENCE	REVISION STATUS	AUTHOR
Land Use Parameter Plan	DHA/35718/03 A	Supersedes: DHA/35718/03	
Access Parameter Plan	DHA/35718/04 A	Supersedes: DHA/35718/04	
Scale Parameter Plan	DHA/35718/05 A	Supersedes: DHA/35718/05	
Landscape Parameter Plan	DHA/35718/06 A	Supersedes: DHA/35718/06	
Illustrative Proving Layout	DHA/35718/07 A	Supersedes: DHA/35718/07	
Illustrative Masterplan	DHA/35718/08 A	Supersedes: DHA/35718/08	
Design and Access Statement	DHA/35718 DAS A	Supersedes: DHA/35718 DAS	
Drainage Addendum	35728 Drainage Addendum 25.06.26	Additional document.	DHA Environment
Landscape Visual Impact Assessment Addendum	Higham LVIA Addendum V1 AB230726	Additional document.	Nicholsons

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Summary of Changes

In the first instance, the above information is submitted as a result of consultee comments submitted to the Application, in particular the amendments have arisen as a result of feedback provided by Southern Water (SW) on 24 March 2026 and Kent County Council (KCC) PROW on 17 March 2026. The response to each of these consultee comments are taken in turn below.

Southern Water

In the response dated 24 March 2026 Southern Water set out a 'no objection' to the proposed development, subject to a series of amendments to the drainage strategy being provided (including restricting discharge routes and enhancing treatment).

As a result of the above, a Drainage Addendum is submitted as part of the amended information. This confirms that infiltration testing was undertaken in August 2025, as a result of the relatively low soakage rates, the optimum design is achieved through providing the maximum surface area possible to promote the maximum potential for infiltration. This further demonstrates that the proposals can be appropriately drained and comply with Southern Water's request for the Site to drain into the Thanet Sand Formation rather than discharging directly to the Seaford Chalk Formation.

KCC PROW

In the response dated 17 March 2026 KCC acknowledged a discrepancy between the legally recorded route of Restricted Byway NS153 and the submitted plans, it was suggested that either the proposals need to reflect the definitive legal routing of the Byway, or a Public Path Diversion Order would be required.

In this regard, it is highlighted that the initially submitted plans utilised the on-the-ground routing of the path, rather than that of the legally recorded route. In line with the request from KCC PROW, the Applicant has reflected the legal routing of the Byway through amending the submitted plans. These amendments are minor in nature and largely relate to tweaks to dwelling plots, green spaces, and hardstanding arrangements to allow for the proper routing of Restricted Byway NS153.

In considering the above, it is highlighted that the proposals have been carefully designed to ensure compliance with the relevant guidance and requirements set out by consultees, which in combination provide a high-quality development that follows best design practices. The proposals are supported by a Landscape Visual Impact Assessment Addendum and Landscape Design Scheme that reflect that of the revised proposals.

Revised NPPF

As the Council will be aware, since the initial submission of the Application, the Government consulted on a significant package of reforms to the NPPF and planning system, which represented one of the most wide-ranging updates to national planning policy in recent years. Despite the document being in consultation form, it is very likely that the final

published version will comprise a series of changes that will significantly influence plan-making and decision-taking in England. It is expected that the revised publication of the NPPF will be published imminently.

At the heart of the consultation was 12 substantive policy changes intended to support housing delivery, economic growth and sustainable development which together are aimed at increasing certainty, accelerating delivery and aligning development more closely with national growth and sustainability objectives, it included:

- A **permanent presumption** in favour of suitably located development;
- Building homes around railway stations, reinforcing the role of public transport-led development;
- Driving urban and suburban densification;
- Securing a diverse mix of homes, including different tenures and sizes;
- Supporting small and medium-sized sites, recognising their role in housing delivery;
- Streamlining local standards to reduce complexity and delay;
- Boosting local and regional economies;
- Supporting critical and growth minerals;
- Embedding a vision-led approach to transport planning;
- Better addressing climate change, including mitigation and adaptation;
- Conserving and enhancing the natural environment; and
- Taking a more positive approach to the use of heritage assets.

This further proposed the inclusion of National Development Management Policies (NDMPs), with the NPPF Annexes having been updated to include guidance on how assessments should be undertaken across a range of policy areas, providing greater clarity on decision-making expectations.

As part of this, 'Annex A: Implementation' of the Consultation NPPF sets out the following for the purposes of decision-making:

"1. The policies in this Framework are material considerations which must be taken into account in decision-making from the day of its publication.

2. Development plan policies which are in any way inconsistent with the national decision making policies in this Framework should be given very limited weight, except where they have been examined and adopted against this Framework. Other development plan policies⁷⁷ should not be given reduced weight simply because they were adopted prior to the publication of this Framework.

Footnote 77. Including policies in made neighbourhood plans."

The Consultation NPPF comprises a material consideration and irrespective of the final wording of the published document, the above shows clear intent from the Government on the streamlining of the planning system.

Description of Development



Taking the above together, and considering the Application is submitted in Outline, it is considered that the description of development should remain as currently agreed with the Council. In the interest of clarity, this is as follows:

"Application for Outline application with all/some matters reserved for the development of up to 50 residential dwellings (including affordable housing), vehicular access road from School Lane, internal roads, car parking, landscaping, public open space, and other associated works and infrastructure. All matters to be reserved with the exception of the main site access."

It is proposed that this remains as currently drafted as a result of the submitted plans and documents showing one interpretation for how development of the Site could come forwards.

Next Steps and Closing

Taking the above together, I would be grateful if you could please confirm receipt of this information in addition to confirming that re-consultation on the amended information has been commenced.

I trust that you have all the information that you require at this time. If you have any queries, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'G. Filmer', with a stylized flourish at the end.

Greg Filmer
Associate

Email: Greg.Filmer@dhaplanning.co.uk