

The Office
The Larches
Higham
Rochester
Kent ME3 7NQ

23rd November 2021



Planning Services
Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend
Kent DA12 1AU.

Dear Sirs

Re: Land to the east of No 1 Foxwell Manor, Old Watling Street, Higham, ME2 3UG.

We hereby submit an outline planning application for one detached house with all matters reserved. We are supplying drawing 21/353/01 with this application which shows the extent of the application site in red and the applicants other land in blue. This application seeks to establish approval for one dwelling with all matters reserved.

The plan also shows by way of an illustrative plan only the location of a new dwelling, potential layouts for the first and second floors and position of the garden, off road parking and entrance Old Watling Street. The plan is only for the purpose of providing an indication of a possible development with the actual details to be reserved. As mentioned above.

The site is located near to the western end of Old Watling Street which is a dead end road with turning area just beyond No 2 Foxwell Manor. No 1 and 2 Foxwell Manor are detached two storey houses which share a wide drive and parking area to the west of No 1 Foxwell Manor.

The area shown in red is part of the garden to No 1 Foxwell Manor, however, the garden is a good size and larger than the applicant requires being arranged to both the north and south of the house and also to the east. With the area in red excluded, the depth of the garden to the west is still some 13 metres from the eastern wall of the house by about 31 metres north to south so this area equates to about 400 sq metres and doesn't include the garden areas either side of the house. Therefore, the garden area remaining is more than adequate.

The proposed house would also have a good sized rear garden, in the order of 140 square metres depending on the exact siting and depth of the proposed dwelling.

This area is shown as being within the urban settlement boundary within the Gravesham Local Plan Policies map adopted as part of the Gravesham Local Plan Core Strategy in September 2014.

The Core Strategy supports the provision of new housing in rural area insert from the Green Belt and development which is sustainable. In this case the scale of development is small, one new detached house within an area of housing with good road links, facilities within walking distance such as public houses, schools, shops and supermarkets. There are bus services and bus stops within walking distance on the A2, Watling Street just to the east of the roundabout at the junction of Watling Street and Old Watling Street. A range of shops including a supermarket and post office are within a reasonable walking distance at Blighway. Strood Academy and Strood Leisure Centre can be reached by foot and so on.

This site is similar in location and status to the site developed recently in Crutches Lane that formed part of the curtilage to the Three Crutches Public House.

We trust that this application will be found to be in order and able to be supported.

Yours faithfully

A solid red rectangular box used to redact the signature of Jonathan Bolton.

Jonathan Bolton