

Mid Kent Planning Support,  
Maidstone House,  
King Street,  
Maidstone,  
Kent.  
ME15 6JQ.

13<sup>th</sup> January 2016.

My reference: PCA/2014-13

Dear Sirs,

**Pre-application advice: land south of Cripple Street, Maidstone.**

I act for Mr. David Knight, who owns land south of Cripple Street, as shown on the attached plan. Mr. Knight is proposing to submit a planning application for the development of a park and ride facility on this land. However, before doing so, he considers it appropriate to seek your advice on the principle of this particular use, together with additional information on more detailed aspects of the proposal along with the other studies and technical information that you would require.

The land was promoted in the call for sites as HO3-271 and although it appears suitable for low density housing, the site has not been accepted for such use.

There are two important reasons why my client is considering submitting such a planning application. First of all, he is well aware of the Council's proposals for such a facility on land adjacent to Linton Crossroads. Such a development would have helped relieve traffic congestion on the A229 into Maidstone –which is itself a matter on which the Council has been urged to address.

The second reason is that the Council has allocated and, indeed, permitted a number of sites for residential development on land adjacent to my client's land –such as that by Millwood Designer Homes and by Chailey Homes. In addition to these, there are other sites being promoted and approved in Coxheath and villages south of Maidstone that will lead to increased volumes of traffic on the A229.

It is now understood that the Council has, for various reasons, decided to abandon its earlier proposal for a park and ride near to Linton Crossroads. In these circumstances, it seems logical for other proposals for such a facility to come forward – especially as the need for measures to relieve traffic congestion still exist.

In addition to this, my client has enabled Kent County Council on his land to create a cycleway and improved footpath that runs from Cripple Street along the western side of the residential development at Westwood Road – the Loose Cycle Superhighway. These works are now fully in progress and are expected to be completed in February this year. As part of the proposed park and ride facility, it may well be appropriate to also provide secure cycle storage to further improve connectivity of sustainable transport modes.

This proposal for a park and ride facility would benefit many people. It would provide an alternative means of accessing the town centre from the south. Most importantly, the site is south of The Wheatsheaf junction which is a particular pinch point on the A229 and it will relieve pressure on this route-which is what local people have been asking for.

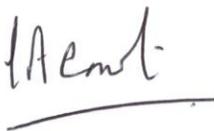
The site is described in “Maidstone Landscape Capacity Study: Site Assessments January 2015” (HO3-271, page 205) as being suitable for low to medium density housing development within a landscape framework and suitable landscape screening to the west would of course be provided.

I therefore hope that you appreciate the background against which my client is seeking pre-application advice, and the logic of his proposal. I would therefore be grateful if you could consider this proposal and provide me with your advice on the matter. I believe that this can be done without the need for a site visit or by a face to face meeting at this stage although, if you consider that the Council could support such a proposal, then I would expect more detailed discussions to be held. At the moment, however, it is one step at a time.

I look forward to hearing from you.

My client, David Knight, will call at your offices with a cheque for the requisite sum of £126.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Peter Court', with a horizontal line underneath.

Peter Court  
Director

encs

cc. Mr. David Knight.