

Session 14A – Wednesday 30 November 2016 – 10:00-13:00
Alternative Sites

Representation 19114 – Mrs J Callen

Appletree House Ware Street Weaving Kent

Qn14.1 Does the site have any relevant planning history? (applications, permissions, appeals, previous allocations)

There has been a previous planning application submitted for 10 dwellings on this site which was refused in April 2016. This proposal is now subject to an appeal following the refusal of planning permission.

A fresh planning application has been lodged on part of the site for 7 detached dwellings 16/506899/FULL. This application is awaiting determination.

Qn14. 2 What is the site's policy status in the submitted Local Plan? (eg whether in defined settlement/countryside/AONB/conservation area/ Landscape of Local Value etc)

The site is located within the countryside in the emerging local plan. The site **is not** situated within a Conservation Area an AONB or an Area of Local Landscape Value (ALLV).

Qn14. 3 What is the site's policy status in any made or emerging neighbourhood plan?

The site is not within a neighbourhood plan area.

Qn14. 4 Is the site greenfield or previously developed (brownfield) land according to the definition in the glossary of the National Planning Policy Framework?

The site is greenfield land under the definition set out in the National Planning Policy Framework. The site is part of an extended garden land belonging to Appletrees House. The land was previously equestrian land.

Qn14.5 What previous consideration by the Council has been given to the site's development (eg inclusion in a Strategic Housing and Economic Development Land availability Assessment (SHEDDLAA) and does the Representor have any comments on its conclusions.

The site was previously submitted as part of the call for sites and given a reference number of H02-162. The site was subject to further correspondence between the appellant and the local planning authority in December 2014. It was given a new reference number H03-307; copy attached.

This proposal differs to the proposal assessed in the SHEDLAA as the access to the site is off Ware Street as opposed to Hockers Lan. Therefore the site is within a shorter walking distance of facilities in Bearsted and Grove Green. An access onto Hockers Lane is retained from the site. However, that is a secondary access for pedestrians. Vehicle and pedestrian access is onto Ware Street.

Reference is made in the SHEDLAA to the site falling within a Special Landscape Area. However, the local planning authority has removed the landscape protection policy for the North Downs Special Landscape Area

The emerging Maidstone Local Plan re-evaluates landscape quality in light of the NPPF and therefore includes new local landscape areas called Areas of Local Landscape Value (ALLV). These replace the previous local landscape designations referred to as Special Landscape Areas in the adopted local plan (Policy ENV 34). This has not been referenced in the assessment.

The former North Downs SLA boundary and area has been removed in the emerging local plan as the local planning authority has been careful that it does not diminish the value of such new local landscape protection through over extensive coverage. The new approach is more focused on smaller areas worthy of local protection. The site therefore falls outside the emerging ALLV designated area. The ALLV are shown in the emerging Maidstone Local Plan (Regulation 19) document. It is therefore white land.

The site is the same distance from facilities in Bearsted as a site that has already been included in the emerging Maidstone Local Plan situated on the east side of Bearsted. This site reference is H1 (21) Barty Farm with a predicted yield of 122 units and there are many similarities between the two sites. This site has a resolution to grant planning permission for 100 dwellings by Maidstone Borough Council although there is uncertainty regarding the access arrangements leading into the site

Ecological and arboricultural issues on this site have been addressed as part of the recent planning application. There are no ecological issues affecting this site. Report attached. Trees on the eastern perimeter of the site have also been assessed. Once again no impact on the trees as a result of this proposal.

The site is in a sustainable location within walking distance of services in Bearsted and Grove Green.

Qn14.6 What is the site area and is has a site plan been submitted which identifies the site?

Site area is 1.1 hectares. Site plan attached showing the extent of the site.

Qn14.7 What type, and amount of development could be expected and at what density?

Based on a site area of 1.1 hectares a density of 30 dwellings can be achieved on this site at a density of 30 units dpha. This is an appropriate density for a development on the edge of the urban area of Maidstone and Bearsted.

Site reference H1 (27) Barty Farm also has a density of 30 units per hectare.

Qn14.8 When could development be delivered and at what rate?

Development can proceed within the first 5 years of the plan period (2016-2021)

Qn14.9 What evidence is there of the viability of the proposed development?

The site is a greenfield site. There are no remediation costs associated with this development. No significant highway or junction improvement works. The proposal will involve improvements to the existing access serving Ware Street from Appletrees House.

Qn14.10 Has the site been the subject of sustainability appraisal and does the Representor have any comments on its conclusions?

No sustainability appraisal undertaken as part of the local plan process.

Qn14.11 What constraints are there on the site's development and how could any adverse impacts be mitigated?

The site is at a significantly lower level than Hockers Lane. There are residential properties to the north, south and west. There is scope for enhanced landscaping on the eastern side of the site that shares a boundary with Bearsted Golf Club.

There are no ecological issues affecting the site.