

Maidstone Borough Council
Strategic Planning Sustainability and Transport
Committee

Tuesday 14 July 2015

Urgent Update Report

**Item 17: Reconsideration of previously rejected
Maidstone Borough Local Plan Regulation 18 Draft and
2014 SHLAA Housing Sites**

Councillors are advised that representations have been received from agents acting on behalf of prospective developers of the sites at Fant Farm Gatland Lane Maidstone (225 units) and Mount Avenue/Blunden Lane Yalding (60 units). Both request that the respective sites are reconsidered and should be allocated for development primarily given the shortfall against the Objectively Assessed Need.

The representations and supporting information submitted are attached at Appendices 1 and 2 respectively.

Officer comment

Councillors are asked to note the representations that have been submitted and it is recommended that neither site should be considered for allocation at this stage.

The site at Fant Farm was one which Councillors specifically requested officers not to reconsider at their meeting on 9 June. The site at Mount Avenue/Blunden Lane Yalding is currently 100% woodland, a very significant proportion of which would be lost to any development. This was the reason why the site was rejected following the 2013 'call for sites' and also when the site was re-submitted in 2014 with the only change in circumstances being the involvement of a specified developer.

Site H1 (10) Land South of Sutton Road Langley

Attached at Appendix Three is a revised site plan and development criteria which should be substituted for those on pages 232-236 (inclusive) on the printed agenda. Both have evolved from more detailed site assessment work and negotiation between the officers and the prospective developer of the site. The criteria continue to recognise the sensitive nature of the eastern section of the site but in such a way that would allow for some flexibility in site masterplanning with the aim of achieving a landscape-led design for any development.

Changes to recommendation

Councillors are recommended to accept the revised site plan and development criteria for site H1(10) Land south of Sutton Road Langley attached at Appendix 3 for inclusion in the Regulation 19 Consultation.

APPENDIX ONE

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Rob Jarman
Planning Manager
Maidstone Borough Council
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ME15 7JQ

P.R. Correspondence?	
REF:	
13 JUL 2015	Initi
CHQ. DET. £	
DRAWER	

BY POST AND E-MAIL

Our Ref: 24690/A3/AR/AW/rw

10 July 2015

Dear Rob Jarman

FANT FARM, MAIDSTONE
STRATEGIC PLANNING, SUSTAINABILITY AND TRANSPORTATION COMMITTEE
MEETING SCHEDULED 14 JULY 2015

This letter is submitted to Members of the Strategic Planning, Sustainability and Transportation Committee with regard to the forthcoming meeting scheduled for 14 July 2015.

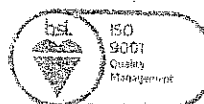
It is our understanding that Members will be reconsidering previously rejected sites for potential inclusion within the emerging Local Plan (2011-2031), due for consultation in September 2015.

We have been recently instructed by Gleeson Developments Ltd to promote the site known as 'Fant Farm, Maidstone'. Members will be aware of this site, as it has been subject to previous Member discussions, whereby Officer's sought to include it in the previous emerging Local Plan consultation version, whilst Members rejected its inclusion.

Notwithstanding the recommendation of Officers for allocation, Councillors recommended that the site be removed from the Draft Local Plan, citing the following reasons:

- Loss of agricultural land:
The site has been confirmed as Grade 2, Grade 3a and Grade 3b agricultural land and is not Grade 1 agricultural land as previously thought. The site is consistent with agricultural potential of many other sites on the urban periphery that are proposed by MBC for allocation.
- Unacceptable impact upon the landscape, including the urban area of Maidstone:
The Site is not considered to have any national or local landscape restrictions in place.
- The unacceptable highways impact of the proposal upon the local community:
The site is located on the urban fringe of Maidstone town and is well served by existing transport provision including bus routes and East Farleigh rail station.

Each of the above points are explained more fully in the remainder of this letter. This letter has been circulated ahead of the forthcoming Committee, to respectfully request Members to reconsider their previous rejection of the site and to include it in their discussions at the forthcoming meeting.



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Site Location

Fant Farm is located on the southwest side of Maidstone adjacent to the built-up residential areas of Barming and Fant. The site comprises an area of 14.2ha on the southern side of Gatland Lane, of which 8.2ha is proposed to be developed for 225 dwellings with the remainder to be developed as generous landscape buffers (see **Appendix 1** for emerging illustrative layout). The site is undeveloped being comprised of agricultural land, currently used for a mixture of orchards and arable. The majority of the site contains little vegetation apart from crops.

Maidstone Borough Council Draft Local Plan

Fant Farm was previously proposed as an allocation by Officers on 18 February 2014 for the Draft Regulation 18 Local Plan (2014). However, Councillors at Planning, Transport and Development Overview & Scrutiny Committee recommended that MBC Cabinet remove the allocation from the Draft Local Plan. On 24 February 2014 MBC Cabinet confirmed the removal of the allocation at Fant Farm on the sole ground of the site being Grade 1 agricultural land.

The site was again submitted through the Additional Call for sites in April 2014 and on 20, 22 and 28 January 2015, Councillors considered new allocations for the Regulation 18 Site Allocations Consultation due to take place later this year. Fant Farm was again recommended by Officers as a preferred housing allocation. The proposed allocation text states:

The site includes much of the agricultural land in this area, which has been surveyed as being a mixture of predominantly grade 3a (approx. 60%) with a lesser quantity of grade 2 (approx. 35%) and a small area of 3b. However, the site extends around a cluster of existing buildings at Fant Farm which are listed Grade II as a group with the individually listed Fant House and its boundary wall and Fant Oast.

Notwithstanding the support and recommendation of Officers for allocation, and proactively addressing specifically the concern relating to Agricultural Land Value, Councillors recommended that the site be removed from the Draft Local Plan, citing the following (additional) reasons:

- i) Loss of agricultural land;
- ii) Unacceptable impact upon the landscape, including the urban area of Maidstone; and
- iii) The unacceptable highways impact of the proposal upon the local community.

We do not consider that the above reasons to reject the site are based on a robust or credible evidence base. In respect of these specific concerns by Members it is noted that:

- i) The site is not, as previously thought, to be the highest (Grade 1) agricultural land value. The Acorus Rural Property Services report (March 2014) acknowledged that the site is a mix of Grade 2, Grade 3a and Grade 3b agricultural land and is therefore consistent with agricultural potential of many other sites on the urban periphery that are proposed by MBC for allocation. Therefore a rejection on the grounds of agricultural land classification is inconsistent with Members decisions on similar sites in the Local Plan.
- ii) In terms of landscape concerns the site is considered to be on the urban fringe with existing development to the north, east and in part, to the west and the site has no landscape restrictions in place. As such, this site would very much be seen as an infill development rather than a protrusion into the open countryside, and it would also ensure that the most sensitive part of the Medway Valley – i.e. the riverside will remain undeveloped and that green and blue infrastructure remains.

- iii) The site is already well served by non-car transport provision and is served by bus routes and East Farleigh rail station to the south of the site. The site is immediately adjacent to existing dwellings and built up extent of Maidstone town and is approximately 1 mile from local shops, GP Surgery and a local school. The development therefore provides opportunities for everyday trips to be undertaken without a high reliance on the private car and would minimise unacceptable highways impact of the proposal upon the local community

On 09 June 2015, in the light of the Objectively Assessed Needs housing target (further detail set out below), and that insufficient housing sites had been identified to meet this target, MBC Officers sought Member approval for the reconsideration of sites which had previously been rejected in January 2015. A number of sites were agreed to be reconsidered (at the forthcoming meeting) but Members chose not to reconsider the Fant Farm site.

Benefits of the Site

The site is considered to represent sustainable development that can deliver significant community benefits, the site will:

Economic

- Provide gross value added (GVA) of £11.2m per annum.
- Provide £4.6m per annum by future residents spending on convenience goods, comparison goods and expenditure on leisure goods and services in the local area.
- MBC would gain income from New Homes Bonus Scheme and Council Tax Revenue.
- Additional jobs would be created through construction of the site and the introduction of a new labour force into the area that is currently not being brought about by the lack of meeting the housing need.

Social

- The creation of 225 dwellings will support the creation of strong, vibrant and healthy communities. This is significant in the light of the lack of meeting the present 5-year supply of housing need and affordable homes target.
- The provision of affordable housing will increase the Borough's supply of Affordable Homes and help reduce inequalities.
- The proposed development incorporates open space to the south of the site which are within easy walking distances of the new homes and will encourage development of healthy communities.
- New family housing will provide the means to supplement local community services.

Environmental

- An appropriate relationship of development including sensitively designed landscape green buffer will be created.
- An accessible location with additional connections and improvements to pedestrian and cycle routes.
- Enhance the area with the creation of new open space as part of an improved green infrastructure framework.
- Improvements to public transport by providing a range of transport modes to future residents and reducing the reliance on the private car.

Objectively Assessed Housing Need

On 02 and 04 February and 09 March 2015, MBC Cabinet made a series of decisions about housing sites either to be included, or proposed to be rejected, in the draft emerging Maidstone Borough Local Plan.

In addition, it is recognised that the sites selected to progress in the draft Local Plan (Regulation 18) consultation will provide 2,161 fewer dwellings than is required by MBC to meet its Objectively Assessed Need (OAN) of 18,560 homes (2011 – 2031) in full.

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In the absence of additional supply locally, it is recognised that MBC will have to rely on neighbouring LPA's agreeing to make up the housing shortfall under the Duty to Cooperate. This possibility does not however appear to be likely given responses received from neighbouring LPA's through the plan making process. It would be contrary to paragraphs 17, 47 and 182 of the NPPF for the Local Plan to be adopted if it did not plan for the full OAN. It is therefore our strong opinion that by not meeting the full OAN of 18,560 the Local Plan in its current form will be deemed 'unsound' by an Inspector at Examination in Public.

There is a strong need for additional housing allocations, such as Fant Farm, to meet the current shortfall in housing land supply. In addition it is already identified that there will be an insufficient supply of housing to meet the longer term Local Plan need. Officers recognise this position and have proactively sought to address this by seeking to propose Fant Farm to be allocated.

Fant Farm represents a robust and sustainable opportunity to secure a housing scheme that could be delivered within 5-years and we urge Members to reconsider its rejection of the Site from the Local Plan process.

Conclusion

In summary, it is clear that in order to achieve MBC's OAN and to ensure compliance of the Local Plan with the NPPF, there is significant merit in the development of Fant Farm for residential development. The site would make a contribution to MBC's housing land supply which at present is inadequate to meet MBC's OAN.

In environmental terms, development of the site would serve to enhance the character and appearance of the locality. The site is in the urban periphery and would pass the overall tests for sustainability. The site would also provide for an appropriate form of development that will limit the impact of the built form on the surroundings consistent with the landscape structure of the area.

Therefore bearing in mind the strong justification for the development of Fant Farm, we would respectively encourage Councillors to reconsider its rejection for inclusion in the emerging Local Plan and take a positive and proactive view towards its potential allocation at the upcoming Strategic Planning, Sustainability and Transportation Committee on Tuesday 14 July 2015.

In the future, we wish to work proactively and positively with MBC on the development of Fant Farm.

Yours sincerely,



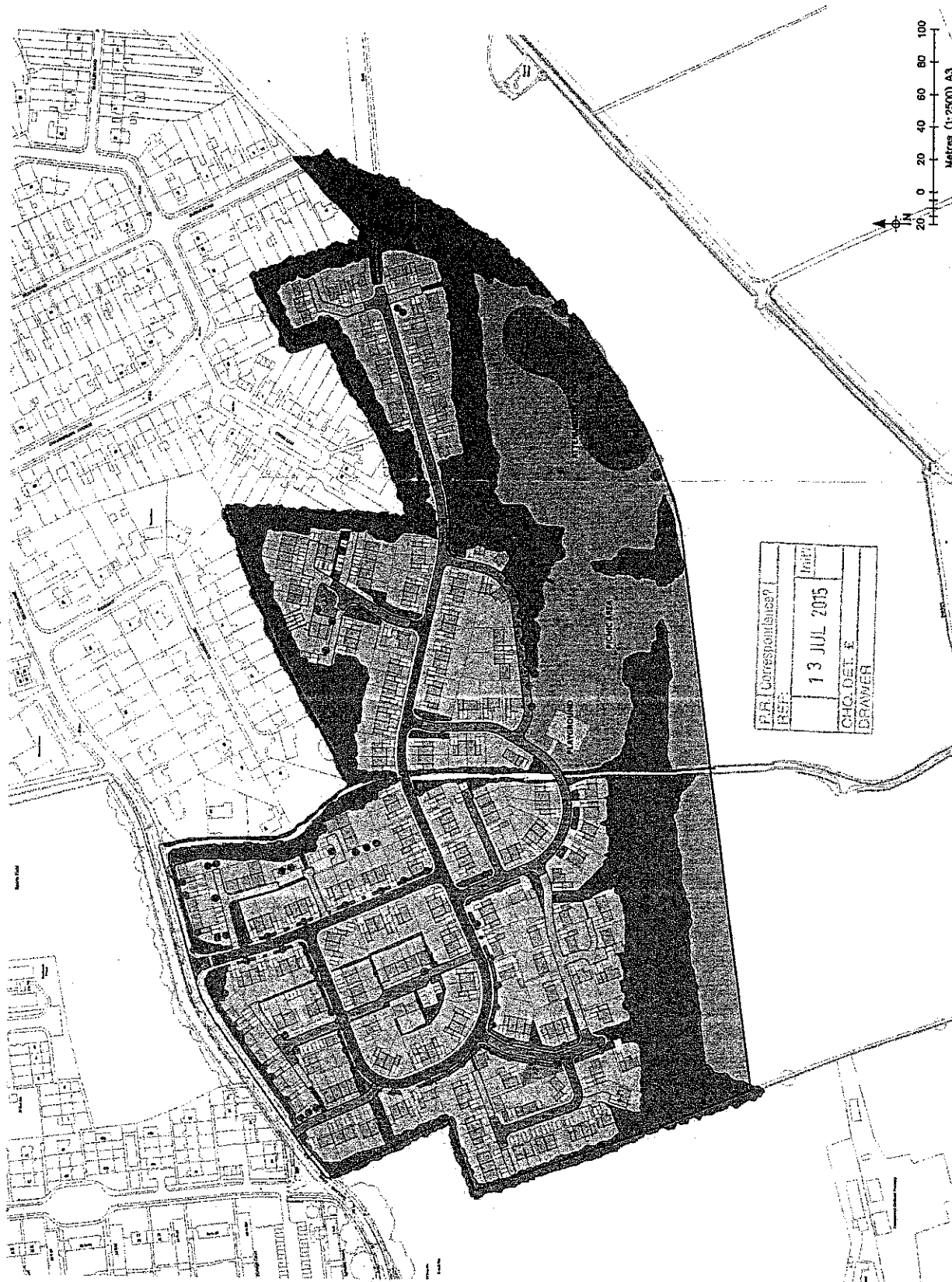
ANDREW WILFORD
Associate

enc. Appendix 1: Emerging Illustrative Layout

cc.	Rob Jarman	:	MBC
	Sue Whiteside	:	MBC
	James Bailey	:	MBC

Land at Fant Farm, Maidstone

Illustrative Block Layout - 225 Units



rev revision date

client GLEESON DEVELOPMENTS LTD

project LAND AT FANT FARM, MAIDSTONE

site ILLUSTRATIVE LAYOUT
225 UNITS

dwg DWG1003103 - 1/2500 JUNE 2015

dha urban design
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DWG Schedule

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APPENDIX TWO

Ms. S. Whiteside,
Planning Department,
Maidstone Borough Council,
Maidstone House,
King Street,
Maidstone,
Kent.
ME15 6JQ.

8th July 2015

My reference: PCA201401

Dear Ms. Whiteside,

Proposed residential development: land north of Vicarage Road, Yalding (access via Mount Pleasant and Blunden Lane).

I have previously written to you about this land on 28th January 2014. On that occasion, I explained that whilst it had been promoted in response to your earlier "calls for sites", the fact of the matter was that it was now under the control of Millwood Designer Homes. I also requested that the site be identified as a proposed residential allocation in the forthcoming consultation draft local plan.

My second letter, dated 6th May 2014, comprised representations on the draft local plan. In particular, I objected to the failure of the Council to allocate the site for housing and set out reasons why it deserved to be so allocated.

I, together with my clients, have now considered the minutes of the Council's Strategic Planning, Sustainability and Transportation Committee meeting that was held on 9th June 2015. It is clear from those minutes that the Council is still very short of land for housing, both in the short term, where it only has a 2.1 year supply, and in the longer term where it considers that a further 2161 dwellings need to be identified. Furthermore, and although the Council's objectively assessed



need has now been reduced to 18,560 units, the minutes indicate that this figure is likely to have to be increased in the future in order to accommodate migration from London, while the plan period itself may need to be extended in order to provide for a fifteen year period after adoption.

As a result of all of this, the Council is now proposing to re-consider sites put forward in the past, including borderline rejections from the SHLAA. Indeed, and as you are aware, this site was identified as capable of accommodating 60 dwellings in your 2009 SHLAA. Since then, I need hardly point out that your need for land for housing has considerably worsened.

In this context, I also need to refer to the Development Group Workshop that was held in the Town Hall on 19th May. The serious problems facing the Borough Council were discussed by all present. In particular, your colleague Rob Jarman invited developers to promote sites via the planning application process in order to help address the very serious shortage of land for housing. Indeed, Mr. Jarman was re-iterating something that had been said at various committee meetings throughout the previous year, namely that sites on the edge of settlements identified for development stood a very good chance indeed of obtaining permission. In fact, he made it clear that, due to the situation in the Borough, it would be very difficult for the Council to refuse such applications.

It is against this background that Millwood Designer Homes have produced a Preliminary Development Document that explains the need for more housing development in the Borough and justifies its proposals for their site off Mount Pleasant and Blunden Lane. Indeed, the document makes it clear that it is the Company's intention to submit a planning application on the site. Whilst that document has now been sent to parish councillors, it is considered appropriate to send it to you and to Mr. Jarman so that you are aware of what is going to happen and to enable you to respond to this situation.

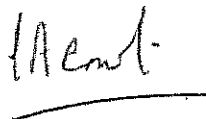
I understand that, on the basis of what we were informed at the Development Group Workshop on 19th May, the Council is proposing to undertake a further consultation on just new proposed housing allocations within the next few months and then publish a Regulation 19 draft Local Plan for consultation some time in 2015. In these circumstances, the Company has the opportunity to

work with you in the promotion and development of this site. I must say that that is the preferred way forward. Nevertheless, the Company will be looking to soon submit a planning application for this site even if the Council decides that the land will not be allocated.

I, together with colleagues from Millwood Designer Homes, would be pleased to discuss their proposals with you. Indeed, this would be mutually beneficial. In these circumstances, we look forward to receiving a positive response from you.

A copy of the Development Document is attached.

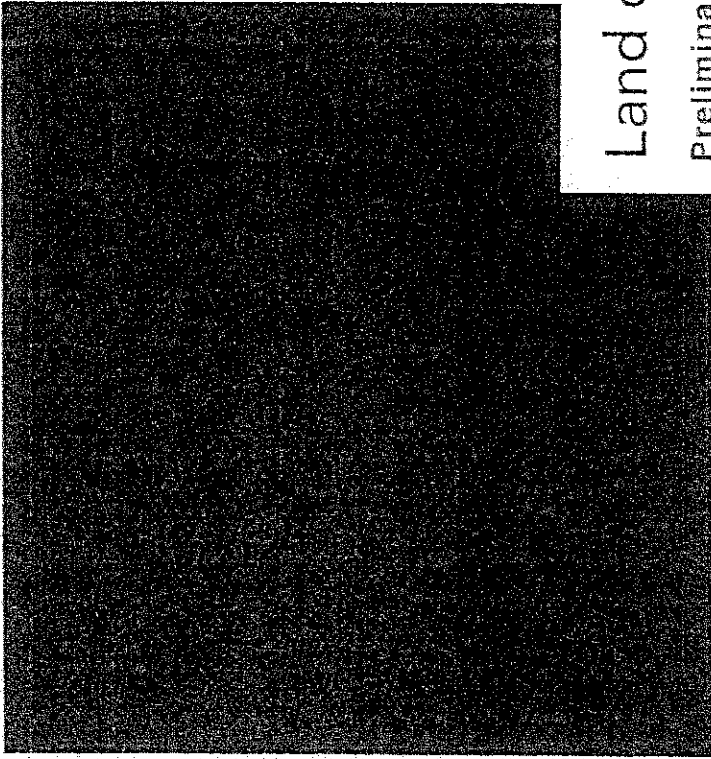
Yours sincerely,

A handwritten signature in dark ink, appearing to read "Peter Court", with a horizontal line drawn underneath it.

Peter Court
Director

encs

cc. Mr R. Jarman
cc. Mr J. Elliott, Millwood Designer Homes
cc. Mr T. Daniells, Millwood Designer Homes



Land off Mount Pleasant and Blunden Lane, Yalding

Preliminary Development Document



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Please note:

Unless otherwise stated all drawings, maps, images and diagrams contained within this document are not to scale.

Preliminary Development Document: *Journal of the American Academy of Child and Adolescent Psychiatry*, 2006, 45(12), 1633-1640.

Prepared by	EV
Checked by	ROD
Date Issued	
Revision	

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1 INTRODUCTION

Millwood Designer Homes intends to submit a planning application for residential development on the land East of Mount Avenue and Blunden Lane.

The purpose of this document is to explain to the Parish Council why it is intended to submit a planning application, what some of the issues could be, and to advise the Parish Council of the various surveys, studies, and assessments that have been carried out to inform the process to date.

We would like to hear the views of the community, and receive feedback so that we can take into account, as far as is reasonably possible, what local residents have to say.



Images courtesy of Google

2

WHY?

Why do we need to build new houses anyway?

Government statistics and forecasts show that the number of households will continue to grow, and therefore more homes have to somehow be created.



This growth results largely from the fact that people are living longer. In-migration and family separation are contributors also, but they are small in comparison to our growing ageing population.



Why do so many houses need to be built in Maidstone Borough?

Around 1.5 million people live in Kent, and Maidstone Borough is the most populated of all the Kent Districts with a population of approximately 160,000.



Half live in the Parishes. It is the County Town and therefore historically much of Kent's commerce has centred on Maidstone and as a result its housing stock has accumulated significantly over the years. Its proximity to London, whilst a benefit to those already living in Maidstone, is also a reason why people move away from the London suburbs to Maidstone, and this further increases the demand for housing particularly in the Northern part of the Borough.

Why do so many houses need to be built in the South East?

Successive Governments have consistently tried to shift economic activity and the subsequent need for homes away from the South East, nevertheless the South East continues to be the powerhouse of the country, and therefore pressure on housing demand in the South East is set to remain for the foreseeable future.



Why should Yalding be considered for new housing?

There is an argument that all villages with a certain level of amenities should continue to grow "organically" as they have done over the centuries, and particularly so since the Second World War.



Why do so many houses need to be built in Kent?



Despite what we might think, Kent as a whole does have relatively good infrastructure. It is also relatively unconstrained by Green Belt and Areas of Outstanding Natural Beauty, and therefore houses can be built in many parts of Kent without spoiling the most beautiful and protected parts of its countryside.

Why this site in Yalding?

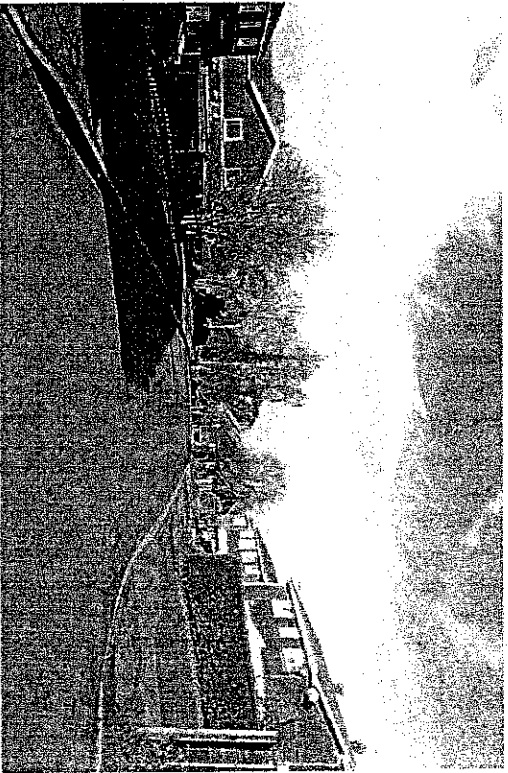
We believe the Syngenta site will be extremely difficult to deliver in the short to medium term for technical reasons, and further we feel the location is so remote that we doubt there will be sufficient demand for the houses to make it commercially viable. The Glebe land is central to the village, but we believe development here would pose significant harm to this area of open land which is a major contributor to the character of the adjoining Conservation Area. The land off Mount Pleasant and Blunden Lane is well contained in the landscape, is not used for agriculture / horticulture, and can be easily accessed.

3 CONSTRAINTS: WHAT ARE THE MAIN SITE ISSUES?

Q

How will the site be accessed?

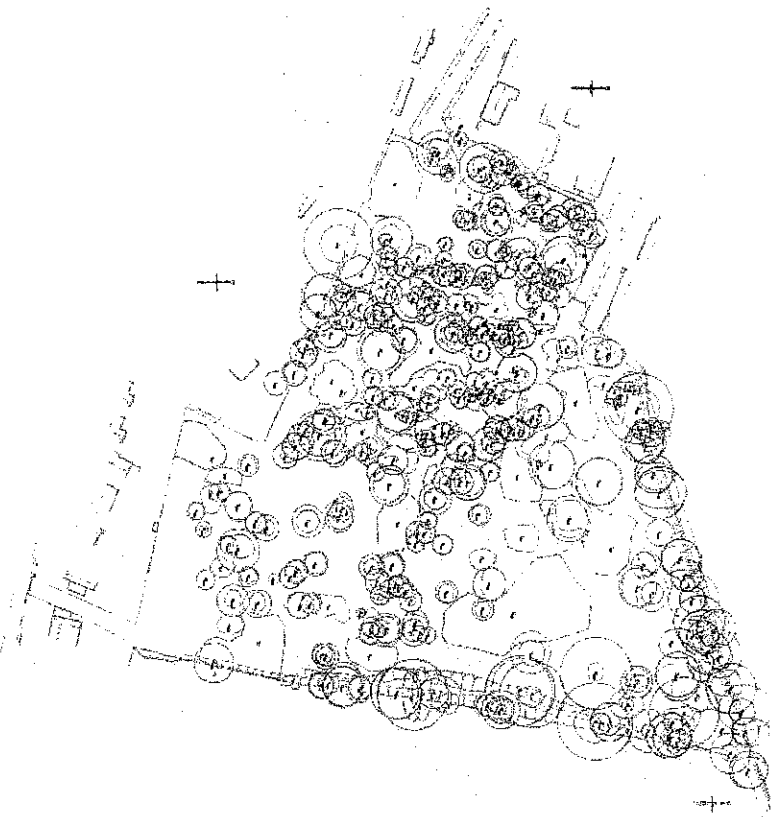
It is proposed that both Mount Avenue and Blunden Lane would be used for vehicles and that the Mount Avenue access would provide for a footpath. It is proposed to provide a pedestrian link from the site to Vicarage Road.



Q

Aren't there are a lot of trees on the site?

It would not be intended to develop the whole of the site with houses. The major specimen trees would be retained, and it would only be intended to develop in the areas of the site that consist of mostly self-seeded poor quality trees. A tree survey has been carried out to identify all the specimen trees that should remain.



Tree Survey

Q Would the development be seen from the wider landscape?

Despite the topography of the site, it appears not to be possible to see the site from public vantage points in and around the village due to other intervening landscape features.

The most sensitive landscape issue would be how the development would appear from the public footpath immediately on the North boundary, and how it would appear from the ends of both Mount Pleasant and Blunden Lane. A preliminary Landscape Assessment has been carried out, and the scheme will take into account landscape sensitivities.

Q

Would the ecology be disturbed?

Initial surveys and studies have been carried out in conjunction with Kent County Council's ecology unit.

The site has been surveyed for bats, dormice and badgers. Badger setts have been found towards the East side of the site and therefore the intention would be not to develop in this area. The scheme will seek to preserve and enhance ecology and bio-diversity generally.

Phase 1 habitat surveys were undertaken across 2014 and found the site to be characterised to a large degree by closed canopy scrub, interspersed by larger ash, oak and cherry trees. The ground flora reflects this containing patches of dense nettle and areas of bare ground. Bluebell, moschatel and dog's mercury were recorded in places, which are likely to have colonised the wider site from the longer-established northern and eastern boundaries. Other habitats include areas of nettle, bramble and rosebay willowherb dominated ruderal vegetation, as well as seasonally wet ditches.



4 WHAT COULD BE THE WIDER ISSUES?

HIGHWAYS

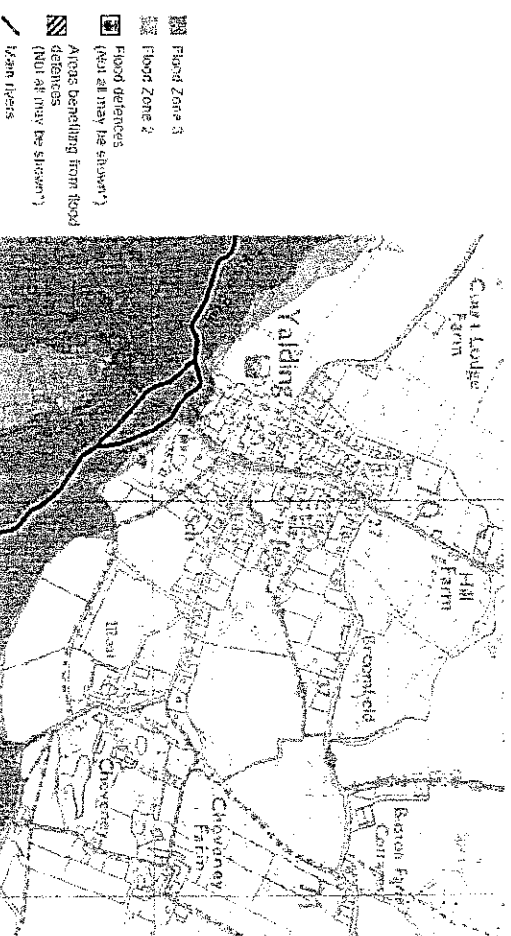
Can the roads cope?

Obviously some of the roads in the area do pose constraints, however, it is not expected that the impact of a development of this size would be so significant that the Highway Authority would consider the local road network could not accommodate the additional traffic. A speed survey and traffic count will be carried out to properly assess the impact the proposed development would have.

FLOOD RISK

Would development increase the risk of flooding?

With development come impermeable surfaces which in turn increase the rate of surface water run-off. Clearly Yalding is exceptionally vulnerable to flooding events. To avoid increasing the risk of flooding, a sustainable urban drainage system would be designed specifically for the site and the local circumstances. This would involve achieving as much ground soakage as possible, and the use of an attenuation system in exceptional rainfall conditions.



Environment Agency Flood Risk Map

SCHOOL PLACES

What about school places?

The development would be anticipated to generate around 10 children seeking a primary school place. It is acknowledged that Yalding Primary School is over capacity, however Kent County Council's Commissioning Plan forecasts capacity within the Marden and Yalding (primary school) Planning Group of 32 places, and it is understood there is current capacity at Laddingford Primary School.

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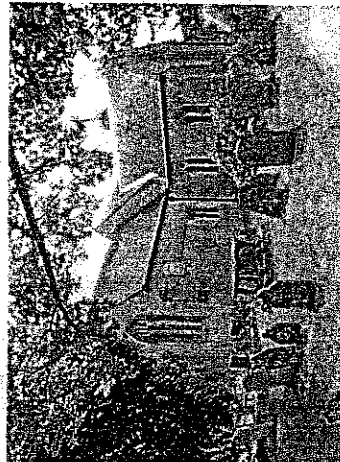
Abstract

VILLAGE AMENITIES

Are there sufficient amenities in Yalding?

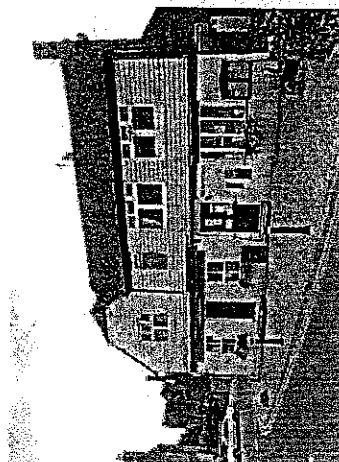
Yalding has its own GP Surgery, shop, post office, and library, and the village is well served with places of worship, pubs and other eateries. It has a playing field and allotments, and nearby has all the recreational facilities associated with the River Medway.

STANDARDIZATION



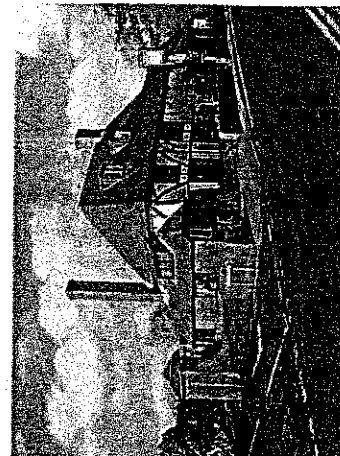
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1. *What is the main purpose of the study?*
 2. *What are the research objectives?*
 3. *What is the research methodology?*
 4. *What are the results of the study?*
 5. *What are the conclusions of the study?*
 6. *What are the limitations of the study?*
 7. *What are the implications of the study?*
 8. *What are the future research directions?*
 9. *What are the contributions of the study?*
 10. *What are the key findings of the study?*
 11. *What are the main results of the study?*
 12. *What are the primary outcomes of the study?*
 13. *What are the secondary outcomes of the study?*
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Abstract

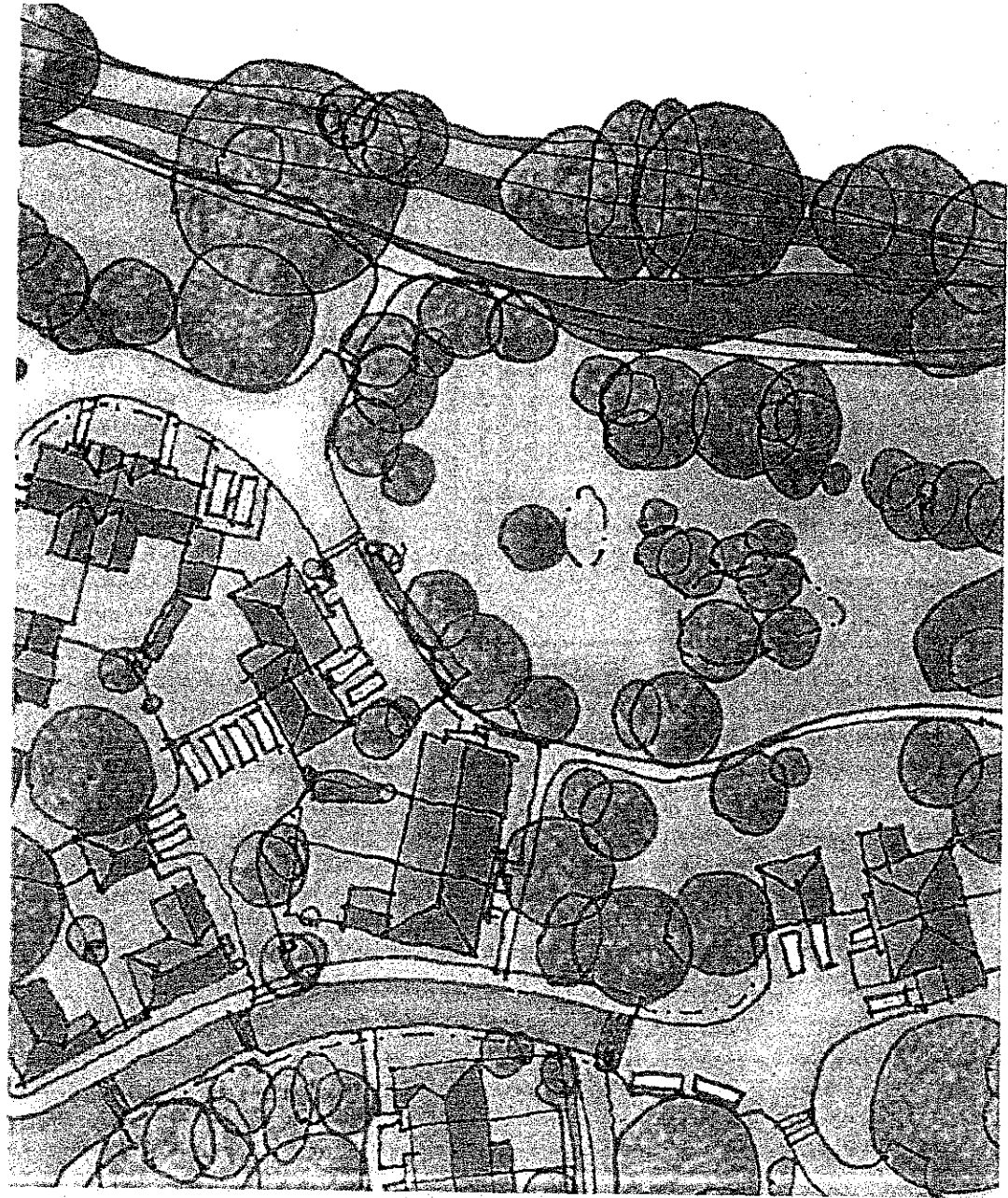
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THE

5	ILLUSTRATIVE PROPOSALS
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The proposed development could provide the following:

- Approximately 30 new dwellings reflecting the local vernacular architecture.
- A scheme sensitively designed around the existing significant trees.
- Retention of the woodland feel.
- Creating a wildlife corridor allowing wildlife to traverse the site.
- Introduction of bat lofts and protection of existing badger sett.
- Form a complete sense of place.
- Provide a safe and secure environment.
- Reduce the impact of parked cars through the use of a variety of different surfaces and parking options.
- Provide a pedestrian connection with Vicarage Road.

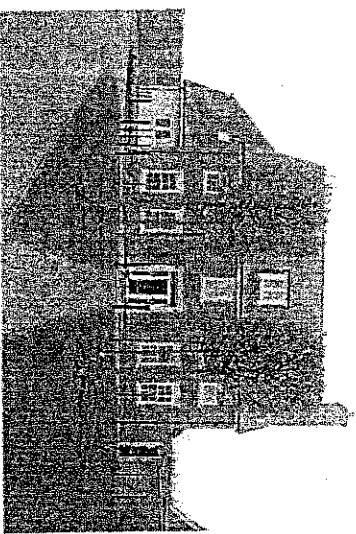
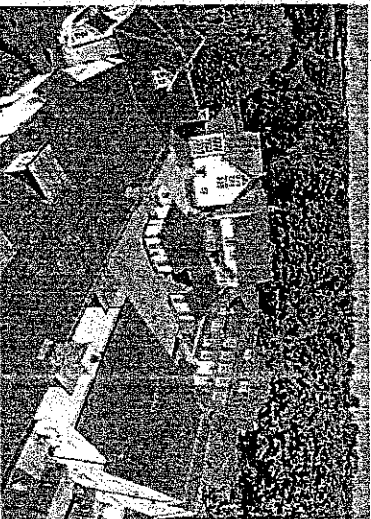
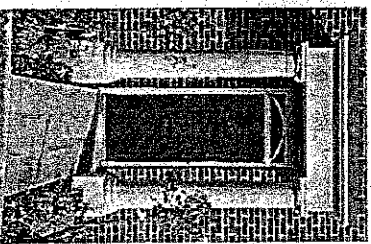
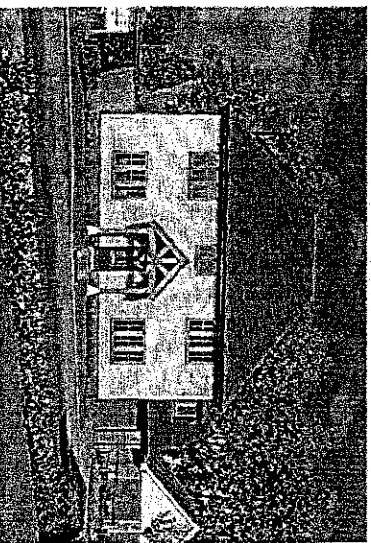
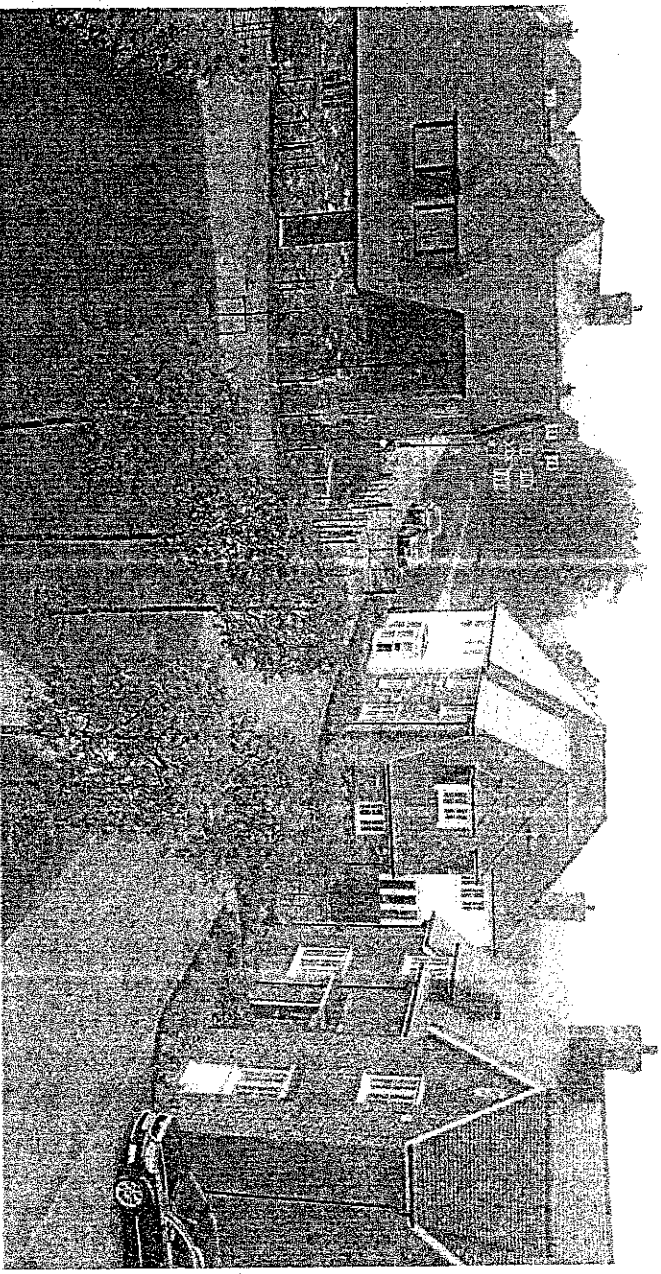
6 MILLWOOD DESIGNER HOMES

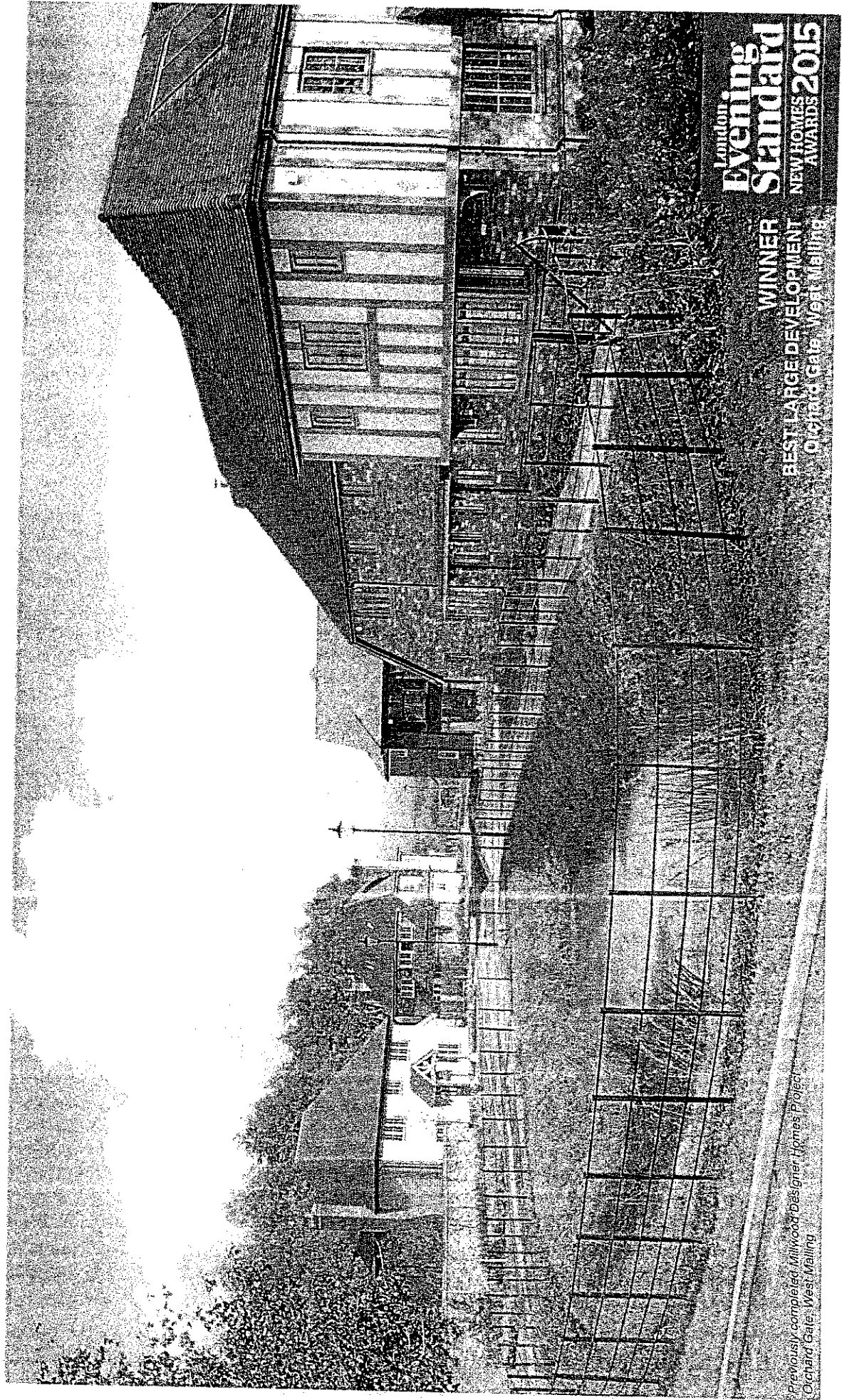


MILLWOOD
DESIGNER HOMES LIMITED

Established in 1992 as a family-run housebuilding business based in Tonbridge, Kent, Millwood Designer Homes has worked tirelessly to carve a reputation for building exceptional homes, combining all that is best in local vernacular with the latest in modern technology and innovation.

This has resulted in the company being recognised as one of the leading housebuilders in its region and receiving numerous awards, including winning the best large development category at the Evening Standard New Homes Awards 2015.





London
**Evening
Standard**
NEW HOMES 2015
AWARDS

WINNER
BEST LARGE DEVELOPMENT
Orchard Gate, West Malling

Previously completed Millwood Designer Homes Project
Orchard Gate, West Malling

APPENDIX THREE

H1 (10) South of Sutton Road Langley

Ward: Parkwood/Sutton Valence and Langley

Parish: Boughton Monchelsea/Langley

Current use: Golf Driving Range and Plant Nursery

South of Sutton Road development criteria

Planning permission will be granted if the following criteria are met:

Design and layout

1. Within the site area indicated on the proposals map a minimum of 14ha of public open space, of which a minimum of 11ha shall be natural/semi-natural open space, shall be provided.
2. The majority of the natural/semi-natural open space required by criterion 1 above shall be provided on that part of the site lying to the east of PROW KH364, and in addition, any built development on the part of the site east of PROW KH364 shall be of a low density, designed and sited to maintain a greater openness within this part of the site reflecting its role as a transition to the countryside beyond and the need to maintain existing vistas to the south and south east.
3. The development proposals are designed to take into account the results of a landscape and visual impact assessment undertaken in accordance with the principles of current guidance, with particular emphasis on the Loose Stream/Langley Loch and Langley Church and other heritage assets adjacent to the site.
4. The proposals will be designed and laid-out to provide an appropriate and strong visual relationship between the new development and the hamlet of Langley Park, whilst preserving the setting of the existing listed buildings and protecting the amenity and privacy of existing residential properties.
5. Development should be sited in order to preserve or enhance the setting of the listed buildings surrounding the site.
6. PROW KH364 will be retained and improved to enable use by pedestrians and cycles, continuing the link between Sutton Road and the Loose/Shaw stream and in addition PROW KH365 between Langley Church and Brishing Road shall also be improved to enable use by pedestrians and cycles and to provide an alternative link to south east Maidstone.
7. Development proposals will be of a high standard of design and sustainability incorporating the use of vernacular materials and demonstrating compliance with the requirements of policies DM2, DM3 and DM4.

Access

8. Primary access will be taken from the A274 Sutton Road.
9. Secondary access will be taken through site H1(5) Langley Park subject to agreement with the highways authority and Borough Council.
10. A separate cycle and pedestrian access will be provided to site H1(5) Langley Park subject to agreement with the highways authority and Borough Council.

Ecology

11. Development will be subject to the results and recommendations of a phase one ecological survey.

Noise

12. Development will be subject to a noise survey to determine any necessary attenuation measures in relation to the A274 Sutton Road.

Air quality

13. Appropriate air quality mitigation measures will be implemented as part of the development.

Drainage

14. Development proposals will demonstrate that any necessary new or improved foul and surface water drainage infrastructure required to serve the development, to ensure no risk of flooding off-site has been delivered, or will be delivered in parallel with the development, in consultation with Southern Water and the Environment Agency.

15. The provision of appropriate contributions as proven necessary towards the long-term maintenance and improvement of the flood mitigation reservoir at Brishing Lane.

Open space

16. Provision of publicly accessible open space as required by criteria 1 and 2.

Community infrastructure

17. Appropriate contributions towards community infrastructure will be provided, where proven necessary.

Highways

18. Safe connections will be made to the existing cycle network from Park Wood to the town centre and through the upgrading of PROW KH364 and KH365.

Strategic transport requirements

19. Allocations H1(5), H1(6), H1(7), H1(8), H1(9), H1(10), H1(21) and H1(22) are subject to strategic transport requirements as part of the south east strategic housing location. These allocations will contribute, as proven necessary, towards the following;

- i. An additional inbound lane for vehicular traffic with bus priority measures on the A274 Sutton Road from Willington Street to the Wheatsheaf junction;
- ii. The improvement of the Willington Street / A274 Sutton Road junction;
- iii. A new roundabout to be provided on the A274 to allow access to Langley Park site;
- iv. A new access road of a width suitable to accommodate contra-flow traffic and adjacent footways between Gore Court Road from the western boundary of Bicknor Wood and A274 Sutton Road;
- v. Widening Gore Court Road to a suitable width to accommodate contra-flow traffic with a footway on the eastern side of the carriageway between White Horse Lane and the access into the North of Sutton Road site; and
- vi. A pedestrian and cycle crossing on the A274 to link the allocated development sites.

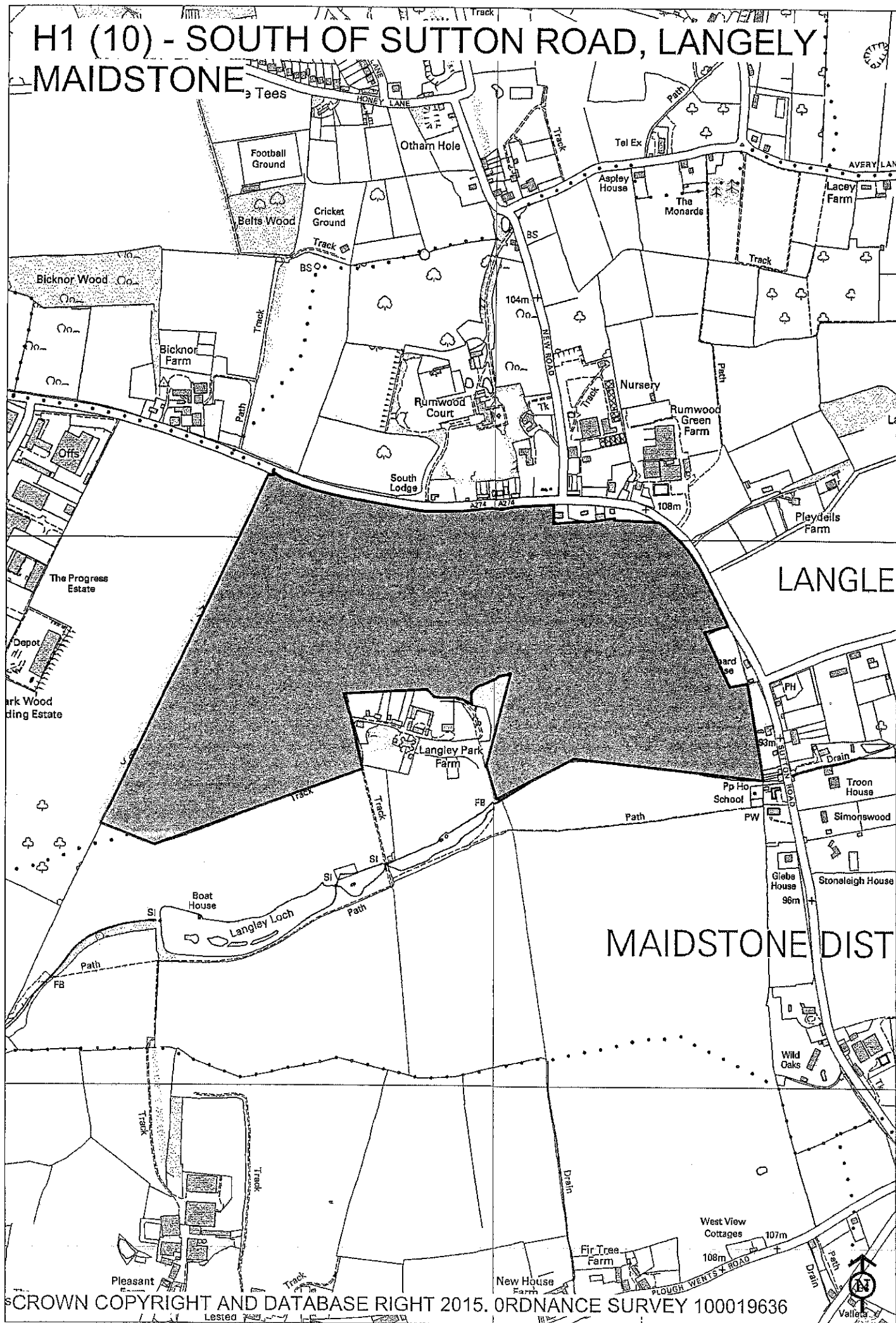
vii. Strategic road infrastructure to significantly relieve traffic congestion on Sutton Road and Willington Street.

An individual transport assessment for each development, to be submitted to and approved by the Borough Council in consultation with Kent County Council as the highway authority and the Highways Agency, where appropriate, will demonstrate how proposed mitigation measures address the cumulative impacts of all the sites taken together.

Gross area (ha) 47.1 Net Area 33.1(ha)

Approximate density 25.7dpha Approximate net capacity 850

H1 (10) - SOUTH OF SUTTON ROAD, LANGLEY MAIDSTONE



Harrietsham Parish Council

Chairman: Cllr Trevor Allwood
Clerk: Mrs Amanda Broadhurst

Tel: 01622 850089
E-mail: harrietshampc@aol.com

c/o 16 Merivale Grove
Walderslade
Chatham
Kent
ME5 8HP

14th July 2015

All Members of the Strategic Planning, Sustainability and Transport Committee
Maidstone Brough Council
Maidstone House
King Street
Maidstone
Kent
ME15 6JQ

Dear Sirs

Re: H1(64) Bell Farm North, Harrietsham

Harrietsham Parish Council would like the content of this letter to be taken into consideration when discussing the above, previously rejected housing site, at the meeting to be held this evening.

Development of Bell Farm North will have a substantial adverse impact on the historic East Street Conservation Area. Development has already been approved to the north of East Street (114 homes), which makes it even more essential to retain the open rural aspect to the south of East Street. The proposed allocation will create an urban sprawl to the south of East Street by joining this significant development of 80 homes to the other substantial development approved in December 2014.

During the Cabinet Meetings held on the 2nd and 4th February 2015, the Bell Farm North site was rejected and not taken forward to Regulation 18 consultation on the grounds that *'the cumulative impact of development having a detrimental effect on the character, size and shape of the village and community due to the increase in size and footprint of the village and unacceptable cumulative impact for the community for education provision, transport and other community infrastructure'*. It is therefore very disappointing to read that the Officer has now concluded that *'development on this site would not unacceptably extend the footprint of the village. It would, in the manner proposed, be immediately adjacent to the approved development on site H1(26). In addition, a significant area of approximately 4.15ha of open space would also be secured. This would not only maintain an appropriate setting to the East Street Conservation Area and the listed buildings within it, but also provide additional amenity space for the residents of the village living on the south side of the A20'*.



Neighbourhood Plan

Harrietsham Parish Council disagree with the Officer's conclusion regarding cumulative impact. There is a social impact to consider as well as impact on essential services. Harrietsham is a small village and already has 370 homes approved since 2011 on a baseline of 800 homes. Any further large developments will affect the character, size, shape and community of Harrietsham.

The officer has stated, in the report for the meeting today, that *'It is not considered therefore that the grounds for non-allocation of the site given by Cabinet are sound. The site should be subject to Regulation 18 consultation with a view to its allocation as a development site for 80 dwellings and open space provision'*. The Parish Council can only assume that the Officer did not consider that, with this site being included for development, there would be nearly 200 additional dwellings accessing one point onto the A20 without an emergency access point or any proposed traffic control measures on this particular busy road. The emergency access can only be created by entering via the Conservation Area, which would be detrimental to the character of East Street.

Maidstone Borough Council's Planning Officers have said that, due to the number of sites proposed for development in Harrietsham, a full 'Strategic Environmental Assessment' (SEA) is required, to consider the cumulative impact of further proposed development. On that basis, no further sites should be allocated or proposed until Maidstone Borough Council completes an SEA to consider this cumulative impact.

Yours faithfully

Harrietsham Parish Council



Neighbourhood Plan