

**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.

## **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



