

Maidstone Borough Council
Strategic Planning, Sustainability & Transportation
Committee

Tuesday 18 August 2015

Urgent Update Report

Item 12: Site allocation policies for new allocations

Officer comment

I would apologise and advise Councillors that the site area included in the proposed policy criteria for the site at Bentletts Yard, Claygate Road, Laddingford set out on page 28 is incorrect.

The correct site area is 1.94ha and the resultant net density is therefore 5.15dwellings/ha.

Councillors are also advised of a late representation advocating allocation of a site in Green Lane Langley 'The Brishings' for residential development which is appended hereto.

I would advise Councillors that the site has been promoted twice in the SHLAA call for sites in 2013 and 2014 and rejected twice on the grounds of an unsustainable location and an unacceptable impact on the character of the surrounding area. In addition, planning permission has been refused on two occasions, most recently on 16 June 2015 for the reasons set out in the attached decision notice. The applicant still has the opportunity to exercise the right of appeal. It is not considered appropriate to allocate the site.

Amendments to recommendation

The policy criteria for Bentletts Yard Claygate Road Laddingford be amended to reflect the correct information and be subject to Regulation 18 public consultation (10 dwellings) as an exception to the settlement hierarchy.



ROWAN HOUSE FARM, BROOMFIELD PARK, KINGSWOOD, MAIDSTONE,
KENT, ME17 3NU

Phone: 01622-842096 Fax: 01622-843410

Email: letty.miller@btinternet.com

11th August, 2015

Dear Councillor

Please find enclosed a plan of my land at Green Lane, Leeds Road, Langley, which I would like you to consider at your Meeting on 18th August for inclusion in the Local Plan for residential development.

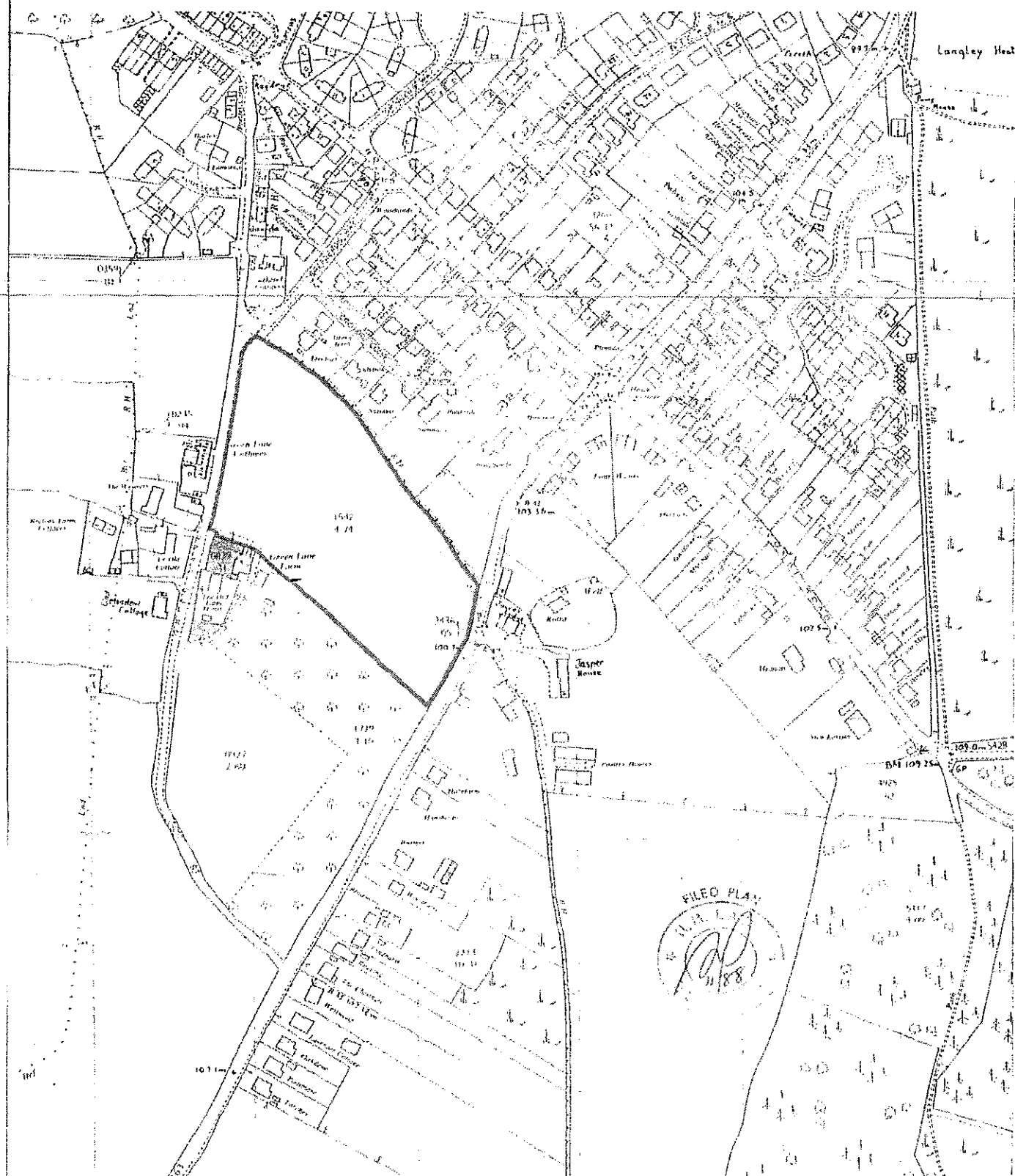
The Proposal includes an improvement to the B2163 adjacent to the Roofing Centre where the main access will be and the footpath to the bus stop in the centre of Langley Heath. The idea is considered best suited to a mix of housing commensurate with local needs including, of course, 40% affordable, totalling about 40 units. The field is too small for modern agricultural use and a small housing development will add to the sustainability of Langley Heath Village.

Thank you for your consideration.

Yours faithfully,

ROBERT SCHROEDER

H.M. LAND REGISTRY		TITLE NUMBER
		12000050
ORDNANCE SURVEY PLAN REFERENCE	TQ 8151	Scale 1/2500
COUNTY KENT	DISTRICT MAIDSTONE	© Crown copyright





Mr Robert Schroeder
C/O Brett Moore Ltd
1 Norlington Fields
Ringmer
East Sussex
BN8 5SR

16 June 2015

PLANNING DECISION NOTICE

APPLICANT:	Mr Robert Schroeder
DEVELOPMENT TYPE:	Small Major Dwellings
APPLICATION REFERENCE:	15/501183/OUT
PROPOSAL:	Outline (All matters reserved) - 40 No. retirement bungalows
ADDRESS:	Land East Of Green Lane Langley Kent ME17 3JW

The Council hereby **REFUSES** Outline Planning Permission for the above for the following Reason(s):

- (1) The proposal represents unsustainable housing development which will also result in significant harm to the rural character of the area while compromising the function of the southern anti coalescence belt The proposal is therefore contrary to the provisions of policies ENV28 and ENV32 of the adopted Maidstone Borough wide Local Plan(2000) and the provisions of the NPPF 2012 relating to sustainable development
- (2) The proposal will appear as isolated, impermeable and inward looking development representing a sporadic and ad-hoc extension on the periphery of a Langley having no linkages with and paying little regard to the grain or character of adjoining residential development abutting the site on its North West boundary. The proposal is therefore contrary to the provisions of the NPPF 2012 relating to the design, siting and permeability of residential development.

MKPS – Working in Partnership with: Maidstone Borough Council

Please Note: All planning related correspondence for MBC should be sent to:

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

Tel: 01622 602736 email: planningsupport@midkent.gov.uk

Access planning services online at: www.maidstone.gov.uk; or submit an application via www.planningportal.gov.uk

- (3) The Old Farmhouse and, Ye Olde Cottage to the south and comprise listed buildings forming part of an isolated cluster of dwellings separate from the later development comprising Langley to the North West. Development of the site as proposed would effectively link this group of buildings to Langley thereby weakening their separate identity while adversely affecting the setting of the listed buildings. The proposal is therefore contrary to the provisions of the NPPF 2012 relating to the need to safeguard the character and setting of designated heritage assets
- (4) In the absence of a legal agreement or planning obligation to secure affordable housing the proposal makes inadequate provision to meet the identified demand for additional affordable housing in accordance with the adopted Affordable Housing DPD (2006), and Open Space DPD(2006) the development will place additional demands on existing local services without the provision first being in place to ensure that the additional demands on these services is capable of being met. The proposal will therefore be likely to result in an intensified use of these facilities to the detriment of existing users contrary to the provisions of policy CF1 of the adopted Maidstone Borough Wide Local Plan (2000).

Informative(s):

- (I) Notwithstanding that the application has been submitted in outline form with all matters reserved, based on the indicative housing layout the Council does not consider that the site is capable of accommodating the scale and form of development in such an unsustainable location remote from local services and public transport. Furthermore the development lacks a focal point or green space to assist in securing its own identity and sense of place. Finally while no design details have been submitted, the proposed development would be likely to result in a mediocre layout and design which would fail to meet the standard of design appropriate in a semi-rural location.

Yours faithfully

R. L. L. Jarman

Rob Jarman
Head of Planning Services
Maidstone Borough Council

IMPORTANT:- YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES