

19/501600

Local Residents

25 further neighbour representations have been received. The following (summarised) points relate to issues raised beyond those already made:

- Deringwood Drive/Willington Street junction will be badly affected, is already failing, and the proposed signalisation is unsafe and will cause further congestion.
- Mitigation should be provided at the Spot Lane junction.
- Conflicting transport information.
- Car park next to Church will cause harm.

Officer Comment: These matters have been considered/addressed in the Committee Report.

Otham Parish Council raises the following (summarised) points beyond those already made:

- Question Historic England's views.
- Car park by Church will harm its setting and is not a benefit.
- Concerns regarding proposed traffic signals at Deringwood Drive/Willington Street junction with regard to safety.
- Conflicting transport information.

Officer Comment: These matters have been considered/addressed in the Committee Report.

Downswood Parish Council raises the following (summarised) points beyond those already made:

- Question who was re-consulted on additional information.
- A Transport Note is missing.
- Question Historic England's views.
- Latest revision of Parameter Plan is not that agreed with Historic England.
- Lack of geophysical survey.
- Disagree with applicant's Transport Notes conclusions.
- Concerns regarding proposed traffic signals at Deringwood Drive/Willington Street junction with regard to safety, and they will not solve congestion.
- Church Road/Deringwood Drive junction alterations would be worse for pedestrians and result in tree loss.

Officer Comment

Notification letters that amended/additional details had been submitted were sent to all residents who made representations on the application.

The Transport Note referred to was an earlier response to the Parish Council's points that was superseded by later Transport Notes hence why it was not uploaded.

The more recent Parameter Plans are exactly the same with regards to the buffer around the listed buildings and so the Historic England advice remains relevant.

A geophysical survey was recently provided and reviewed by KCC Archaeology and their comments are in the Committee Report.

All other matters have been considered/addressed in the Committee Report.

Councillor Newton raises the following summarised points:

- Maintain objections to the site ever being placed in the Local Plan by Maidstone Borough Council.
- Site has an abundance of biodiversity.
- Area of arable farmland bounded by hedges and trees.
- Poor access via Church Road.
- Congestion.
- Traffic signals at Deringwood Drive/Willington Street junction will create hazards and congestion.
- Application fails to comply with the NPPF on heritage grounds.
- Car park by Church will harm its setting.
- Development will affect the setting of 'The Rectory'.
- An impartial Government Inspector should decide the application.

Officer Comment: *These matters have been considered/addressed in the Committee Report.*