



Maidstone Garden Communities

Suitability Assessment

DRAFT

On behalf of **Maidstone Borough Council**



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Registered Office: Buckingham Court Kingsmead Business Park, London Road, High Wycombe, Buckinghamshire, HP11 1JU
Office Address: 33 Bowling Green Lane, London, EC1R 0BJ
T: +44 (0)203 824 6600 E: PBA.London@stantec.com

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	Name	Position	Signature	Date
Prepared by:	Jo Lee	Senior Associate		
Reviewed by:	Richard Pestell	Director		
Approved by:				
For and on behalf of Stantec UK Limited				

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1 Introduction

1.1 Approach

- 1.1.1 Stantec, formerly Peter Brett Associates, has been commissioned by Maidstone Borough Council to assess the suitability and achievability of Garden Community scale proposals (i.e. over 1,500 homes), that have been put forward to the 2019 Local Plan Review Call for Sites process. This report is part of the SLAA evidence base and is based on the same suitability criteria that all sites are considered against. Because of the scale of the proposals, and the Council's involvement in promoting one, we are asked to independently review the submissions and draw conclusions based on the technical evidence provided to us through the submissions and from the Council.
- 1.1.2 This report should be read in conjunction with the detailed proformas at Appendix A which have been prepared by specialist officers in the Borough and County Council, specifically in relation to highways, ecology, landscape, heritage, archaeology and drainage. These proformas consider the Garden Community scale proposals in more detail than the other SLAA sites.
- 1.1.3 The report provides an independent view and high-level qualitative assessment of the proposals and their direction of travel and specifically considers their suitability, achievability (as far as possible at this early stage) and availability. The aim is to identify the key issues and risks and which proposals should be progressed to further assessment and if so, on what this depends. It will consider whether there is enough information provided and whether there are any showstoppers that mean it is not be appropriate to take forward the sites, as potential garden community-scale proposals, at the current time.
- 1.1.4 This high-level review does not score the proposals but rather identifies the key elements which are fundamental to their suitability, or not, for allocation in Maidstone Borough Council's Local Plan Review. Caution is required in treating any conclusions as the final word on any of the proposals. We recognise that the proposals are all at very different stages and even if they are not taken forward to the next stage, could well be pursued independently either now or in the future.
- 1.1.5 The Council's intention is for suitable proposals to progress on to further detailed appraisal to inform the next stage of the plan making process. At the next stage assessment will be made of the technical evidence and any gaps that need filling, the deliverability, including viability assessment, and the potential to fulfil Garden Community principles, particularly design, sustainability and land value capture.
- 1.1.6 As 'framing' for this work it is important that the Council, and developers, do not underestimate the challenge of delivering a new community and undertake the degree of scrutiny proposals will be exposed to. There are a number of recent examples where Inspectors have halted or suspended local plan examinations because the evidence to support new communities was not considered robust.
- 1.1.7 A number of Inspectors have provided guidance and advice via letters or reports including the North Essex Inspectors letter (July 2018), Uttlesford Inspectors letter (Jan 2020) and also Hart Local Plan Inspectors Report (Feb 2020) that is useful to consider in taking forward any proposals. This includes:
- The need for the Sustainability Appraisal to test all reasonable alternative and options and help make informed and iterative decision about the options available and scenarios to test, as well as why sites are not progressed;

- Appropriate and proportionate evidence is available and tested at the right time in the process;
- Deliverability is properly considered, and realistic delivery rates and timescales included, which are not over ambitious and unrealistic. Garden communities need to be complemented by a range of sites to provide choice in the market and to secure a 5-year land supply at all points in time, especially in the short term.
- Garden Community principles should be properly factored into the proposal at an early stage to achieve land value capture, delivery of quality design and community stewardship among other objectives and commitment and explanation of clear mechanism to achieve these principles.
- The Council works with the promoters, landowners and developers to sign up/agree to key principles and commit to working partnerships.
- Provision of employment uses should be included at an early stage to ensure potential for self-containment and less reliance on the car.
- There is clarity about what is proposed in terms of any public transport improvement – when it will be delivered, how exactly and how much it will cost. There is a need to avoid the conclusions at para 46 of Uttlesford Letter that *“there is a danger that the Garden Communities would be served by little more than a conventional, regularly running bus service for a good number of years. This would use the existing road network, which is at times congested and there are concerns that such a bus service would be no quicker, and potentially slower, than travelling by car. It is also unclear to what degree the buses would run on existing roads as opposed to segregated bus lanes or busways and how the latter would be phased in”*.

2 Proposals

2.1 Process

- 2.1.1 The Council's Call for Sites was carried out in March-May 2019. This was accompanied by a Garden Communities Prospectus that encouraged proposals for between 1,500 and 10,000+ new homes. As a result of this process 7 Garden Community scale proposals, of more than 1,500 dwellings, have been submitted. In this assessment the Leeds-Langley corridor is treated as a single location, although there is theoretical scope for multiple garden settlement-scale developments could be accommodated within the overall area.
- 2.1.2 A variable quantity of information was provided by the promoters and further information was requested in October 2019. A matrix of information requested and provided for each of the proposals is set out in Appendix B which shows what information has been provided for each of the sites.

2.2 Garden Community scale proposals

- 2.2.1 The proposals/ sites included in this process are, including their Call for Sites/ SLAA references, are set out below:
- Lidsing / North of M2 (C4S Refs 245 & 330)
 - Heathlands (C4S Ref 289)
 - Leeds Langley Corridor (C4S Refs 058, 085, 143, 167, 168, 176, 177, 187, 193, 195, 207, 208, 239, 250, 255, 263, 274, 279, 317)
 - North of Staplehurst (C4S Refs 008, 215 & 226)
 - Pagehurst Farm (C4S Refs 119 & 318)
 - North of Marden (C4S Refs 031 & 309)
 - Binbury Park (C4S Refs 316 & 319)
- 2.2.2 An inclusive approach to optimizing the shape and scale of each Garden Settlement has been taken. Where (non garden settlement-scale) responses to the Call for Sites have been submitted adjacent to, or in close proximity to garden settlement-scale submissions, letters were sent to all land promoters encouraging them to co-ordinate their proposals. It is recognised that co-ordination will not be possible in every case, and where a site is no longer considered as a part of a new garden settlement, it will be assessed for suitability through the Council's SLAA.
- 2.2.3 The 7 Garden Settlement-scale areas are shown on the map below:

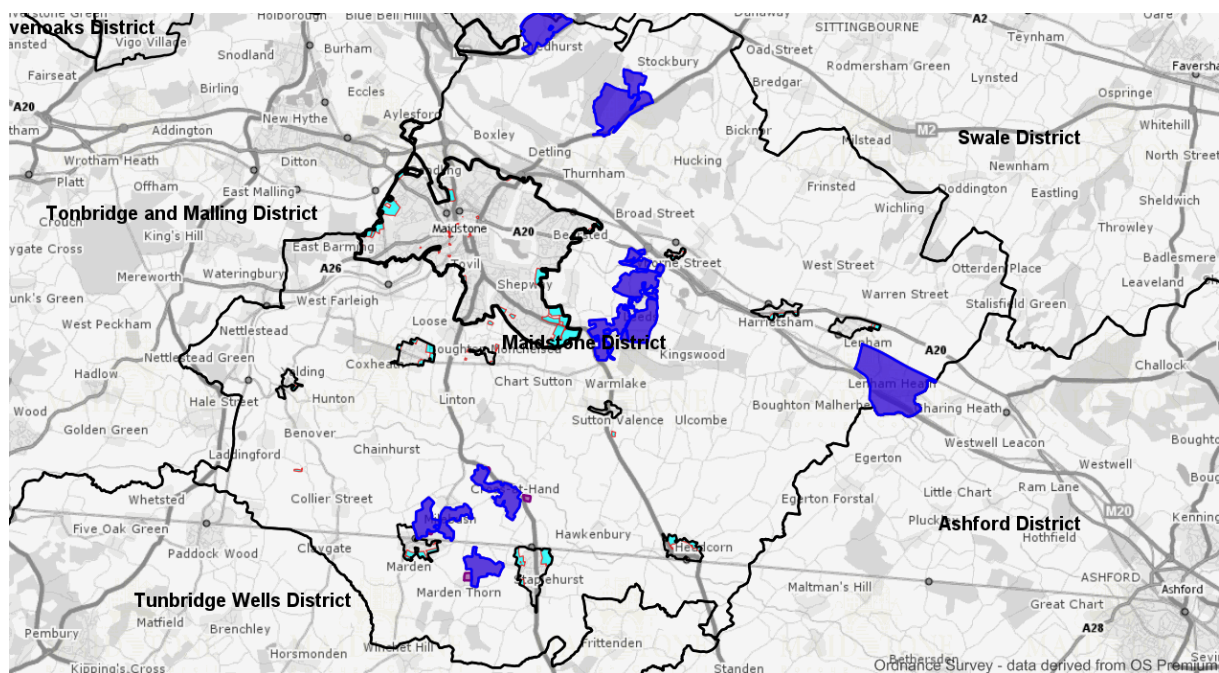


Figure 2.1

- 2.2.4 In the next chapters we consider each proposal in turn. For each site we provide a brief overview, a summary of information provided (and gaps), a summary of the sites suitability (drawing on the Councils proformas) and an assessment of what we consider to be the key issues, and recommend whether it is appropriate for the submission to be carried through for further deliverability assessment at this time.
- 2.2.5 Information is often incomplete or simply absent which means we cannot adopt a standardised assessment of suitability, but we look to cover any obvious gaps when forming our view of key issues.

3 Lidsing / North of M2

Introduction

- 3.1.1 This proposal is promoted by Hume Planning Consultancy Ltd on behalf of the landowners F D Attwood & Partners for up to 2,400 residential units, including specialist accommodation, 20ha of employment land, and other social infrastructure including a local centre, primary school and sports fields, on 124 ha of land north of the M2 comprising a number of fields in the Lidsing area.
- 3.1.2 The site is on the border of Maidstone Borough, adjacent to Medway Local Authority, and delivery of the proposal requires land outside Maidstone to be developed for associated infrastructure – most obviously to facilitate improved access onto the M2 via junction 4. For this assessment we assume that that Medway are willing to help deliver the proposal.

Information provided

- 3.1.3 An overarching masterplan document has been provided to accompany the sites submission. More detail is required on the relationship between the site and the Medway urban area, including how the site, road links and employment uses and types, as well as design will be achieved. In addition, there is no information submitted on ecology, arboriculture, heritage, flood risk, ground condition, air quality, utilities and topography.

Summary of Suitability

- 3.1.4 The site would appear broadly suitable for development. The land proposed for housing or employment is free of significant policy constraints. The proposed development land is a largely flat. It is also a reasonably well contained area with trees on the edges and little visibility to the housing on the east and west. The M2, and beyond it the AONB, provides a 'hard' boundary to the South of the proposal.
- 3.1.5 The development land includes comparably few existing properties (14 and one public house), no listed buildings and no nature designations (e.g. SSSI).
- 3.1.6 No detailed ecology work has been undertaken but at this stage we are not aware of any showstopper issues on site. We are aware of a number of natural assets in proximity to the site and surveys will be required to assess the habitats and presence of species and how they will be protected and incorporated into any development. In addition, an assessment of the various Local Wildlife sites is required, as well as recreational impact on Purple Hill SSSI which are all within 1km. There are three SACs and 14 SSSIs within 10km of the site. The site promoter has identified some parcels of ancient woodland within the development site and proposes to retain them as part of the scheme.
- 3.1.7 As regards landscape the site falls within the Bredbury and Stockbury Downs Landscape character and the Council landscape officer has provided, in the proforma, guidance on how the landscape impact can best be mitigated.
- 3.1.8 It is also relevant that the site is within the green gap between the Medway towns and Maidstone. This is not a landscape policy or formal designation but is relevant to protecting the setting of each settlement. However, although this site is within a gap, we don't think this means the site is unsuitable. Councils are required to regularly review such policies and adjust them to reflect new evidence – including where changes are justified to meet housing need. We also note that the M2 and the AONB would provide a robust and defensible boundary to the gap even were this site developed.

- 3.1.9 Although there are no listed buildings on site there are a number of listed farmsteads and a listed church (St Peters Church - Bredhurst) located to the South of the M2. For this high-level assessment we assume that the development of the homes and employment space is unlikely to result in substantial harm to these assets. This is because the listed assets are beyond the Motorway and so development is unlikely to adversely affect their setting. But the new access to J4 is likely to come close to a number of (listed) farmhouses south of the M2 and in line with the NPPF any harm to an asset needs to be offset by the 'public benefits' of the proposal. So far, this evidence has not been provided.
- 3.1.10 In terms of archaeology there is little information although it is on a historic routeway and may contain remnants of a military defence balloon site, which should be preserved in situ.
- 3.1.11 Strategic access is promoted via a new spur of junction 4 from the M2 Motorway. There is also scope, subject to further land assembly and agreement with Medway, to complete a Medway Southern Relief Road by extending North Dane way through the site through to Junction 4. Further work is needed to develop these proposals and show they are deliverable and viable, but our provisional view is that these links are not unrealistic and so the site has the prospect of securing suitable access.
- 3.1.12 Delivering the link road to J4 requires an incursion into the AONB that would need to be robustly justified in line with NPPF paragraph 172. For this assessment we consider that this may be possible due to the limited land take in the AONB and extensive mitigation proposed on land under the promoter's control, but this needs to be robustly demonstrated and agreed. No specific comments on this have been received from the AONB Unit, and it will be necessary to work with them to understand the impact of any small-scale incursion, on the AONB and whether there could be appropriate mitigation included. This will all be required if the site is progressed through to the next stage. Without the link to J4 it is much harder to demonstrate the site can be suitably accessed.
- 3.1.13 The site is not directly accessible by rail and so new bus routes would be needed as well as a 'clear path' to the station. Park and ride are suggested but more details about buses etc is required because limited detail is provided currently. There is the opportunity to provide an enhanced network of busses around the southern edge of Medway urban area by joining up the current radial routes to the east and west of the site.
- 3.1.14 Utilities information has not been provided and more detail is required. There do not appear to be pylons on the site, but overhead lines do exist. These can be factored into the development of a master plan and overall there do not appear to be any significant utilities issues identified. Although the detailed evidence is not available for this stage of the assessment, given the proximity of Medway, we assume that utilities can be provided.

Achievability

- 3.1.15 The site is promoted by a single landowner who has identified the potential to commence development in Spring 2023 at a rate of 90 homes per year and provide a policy compliant amount of affordable housing. A new road, significant new junction and new bridge over motorway are significant costs, which will need to be explained and tested to ensure that they are deliverable and viable. The AONB incursion to achieve the new Motorway arm and link road will also require detailed consideration with the AONB unit.

Key Issues

- 3.1.16 This site to the south of the Medway urban area is not a freestanding development. As such it will need to make connections through the site to the adjacent facilities east and west and to the country park to the north. This will require considerable cross boundary cooperation between Maidstone and Medway Councils.

- 3.1.17 The proposal looks to follow garden community principles, mitigating any additional pressure on community facilities in the wider area and providing the full range of facilities a development of this scale needs on site. The site has the benefit of being able to access the various facilities and employment opportunities in Medway via a high quality, reasonably short distance, bus route.
- 3.1.18 The proposal includes an incursion into the North Downs AONB. While this is a small incursion, and is needed to secure access from J4 of the M2, to what extent this incursion into the AONB is warranted in national policy, and in the opinion of the AONB unit, will be a significant issue to overcome. To help mitigate this, the scheme proposes extensive new woodland to the south the M2. The scheme also promotes a 20ha new business park which would be able to benefit from the new access. From our perspective we can see that the proposal has limited impact on the AONB, and the woodland is intended to help mitigate any impact. But the scheme is still contrary to a first reading of the NPPF and, as the promoter appears aware, the public benefits need to come through strongly.
- 3.1.19 In this regard the possible completion of the Southern Link Road and the 20ha business park could be considered as weighing in favour of the proposal. Both are net additional benefits of the development although we note that majority of the benefit is likely to accrue to Medway as opposed to Maidstone. There are risks associated with delivery of the link road, and the market case for business park does not appear to have been made yet. To properly assess the 'balance' for this site we would like to see more certainty that these benefits are likely to materialise because without them it is harder to justify even a small intrusion into the AONB.
- 3.1.20 The promoters appear to commit to 40% affordable housing – although this will need to be tested later. As with other sites a strategy to manage 'missing parcels', ie those sites which are not currently included but which are required for the comprehensive delivery of the proposal and its relationship with the surrounding land uses, is needed.
- 3.1.21 Close working with Medway Council will be important for this site going forwards. Practically the scheme is dependent on land outside Maidstone and, as noted above, many of the benefits accrue to Medway. As regards the Business Park it is important that this is viewed in a Medway context and there is a robust case showing the site is needed, will come forward as promoted, and does not adversely impact on other Medway sites and undermine their plan strategy as regards employment.

Conclusion

- 3.1.22 The site is a suitable and available garden extension, close to facilities, but enclosed enough to provide a new community identity. It provides the opportunity to deliver a garden settlement-scale level of houses and associated facilities, with particular emphasis on employment provision. Clarification of exactly what is proposed in transport terms, with what road layout, bus routes and other junction improvements is required at the next stage to confirm whether the site is deliverable and viable. The site should be progressed to the next stage subject to further work required to address the:
- transport proposals and their viability
 - essential duty to cooperate relationships with Medway
 - impact on the AONB.

4 Heathlands

- 4.1.1 This proposal is promoted by Maidstone Borough Council for around 5,000 dwellings and associated mix of uses including employment, community facilities and open space on 300ha of land at Lenham Heath. The proposal seeks to coordinate landownership and promote development as a master developer. It is the largest scheme proposed in the Call for Sites and clearly qualifies as potential standalone garden community in terms of scale. It offers considerable strategic infrastructure improvements with a new junction onto the M20 and a new HS1 train station.

Information provided

- 4.1.2 A limited amount of information is provided and more detail is required to understand why this location was chosen, the logic for it, how it will realistically work and specifically how the infrastructure benefits, which are essential to the scheme are to be delivered. This scheme requires considerable further thinking to develop it and address the key issues, particularly in relation to the delivery and viability of the proposed new M20 junction and HS1 station.

Summary of suitability

- 4.1.3 The site is made up of a variety of parcels of different character and topography. Some large parcels exist to the north, but the area north of the Maidstone-Ashford railway line are not currently included, despite their proximity to the A20.
- 4.1.4 There are a significant number of dwellings (140) located across the site, which will make deliverability challenging. To bring this forward will require an integrated scheme which identifies how to incorporate the residential dwellings and amenity issues into its overall concept, or plans for their replacement. Added to this there are historic farmsteads and listed buildings within the site and on its perimeter. Feedback in the proforma suggests that the rural setting contributes to the significance of the listed buildings – an aspect that may be lost in the development.
- 4.1.5 Chilston Park and Garden are immediately adjacent to the site and Lenham village conservation area will need to be considered and may limit the developable area, with green buffers required to mitigate harm.
- 4.1.6 There is the potential for considerable archaeology which will need to be assessed and protected. The heritage advice is to remove the field to the east of Chapel Farm and to undertake assessment, field survey, geophysical survey and target trial trenching.
- 4.1.7 Collectively these assets may make development much more complex but national guidance is structured such that positive public benefits may outweigh any harm. At the moment this case, especially from transport improvements, has not been made.
- 4.1.8 As regards landscape suitability, the site spans three different landscape character areas, with the majority of the site within the Lenham Heath Farmlands landscape character area. This area has a low overall landscape sensitivity and is considered in the landscape advice to be tolerant of change. The west of the site is within the East Lenham Vale landscape character area which has a high overall landscape sensitivity where development should be limited to infill within the village boundaries. The south of the site is within the Chilston Parklands Landscape character area which has a high overall landscape sensitivity where extensive, large scale or visually intrusive development should be resisted. Overall the landscape evidence available would not rule the site as unsuitable for development but demonstrates some care will be needed in the design and layout of the proposal.

- 4.1.9 There is no ecological information provided and surveys will be required to assess the habitats and presence of species and how they will be protected and incorporated into any development. In addition, an assessment should be made of the various Local Wildlife sites within the boundary and others within 1km. There are seven SSSIs within 10km of the site. Currently we don't consider this showstopping but needs to be addressed in due course.
- 4.1.10 There are four areas of ancient woodland that would require retention and a 15m buffer. There are no protected trees on site.
- 4.1.11 The most challenging aspect of suitability for this site is related to its accessibility, current and proposed. The proposal includes a potential new HS1 station to provide sustainable options 'on site' and we assume the promoter has approached HS1 Ltd to agree this in principle. However, this evidence has not been provided yet.
- 4.1.12 Without a new station the site could make use of nearby existing commuter stations to provide good quality rail access, subject to improvements to the local road and footpath networks. Given the scale of the proposal we suspect that there is scope for this type of improvement, but this needs to be fully worked through by the promoter.
- 4.1.13 Road access is also challenging, and more evidence is required. The scheme appears predicated on a new motorway junction, but it is doubtful whether this could be achieved for this scale of development. Our experience elsewhere indicates that at least 10,000 homes are required for the need for a new junction to be considered strategically significant, and to fund a new motorway junction. The transport comments also recognise that without the motorway junction there is a high risk of significant impact on the A20 and local rural roads. More detailed proposals for achieving suitable access are required.
- 4.1.14 No utilities and infrastructure information is provided but, as regards suitability, in the absence of this evidence we note that utility providers are generally required to strengthen their networks to meet planned development. So, the default position needs to be that utilities can be secured and don't rule out this site. The timing and practicality of this investment is obviously more uncertain than sites adjacent to existing large-scale development. There is also the risk that the rural utility network may require re-enforcement along a considerable distance to bring capacity to the site.
- 4.1.15 There are two quarries within the site, at least one of which is proposed to be filled and built upon. This needs further investigation and consideration and more information provided. It is possible that there is some contamination on the site, and this will need to be made safe.
- 4.1.16 The Great Stour River passes through the site and will need to be assessed for the potential for phosphate and nitrate leachate. 2% of the site is within Flood Zone 3. It is expected that this constraint can be suitable mitigated. There are a number of ordinary watercourses within the site, which offer the opportunity for discharge and infiltration and will need to be incorporated into any masterplan.
- 4.1.17 On the site visit the noise from the M20 was considerable and this will need to be properly assessed prior to allocating development within the acoustic corridor.

Achievability

- 4.1.18 The Council will require the cooperation of numerous landowners and further investigation will be required to ascertain the extent to which there is a reasonable likelihood of this being delivered. It is unclear whether CPO powers will be required, and what impact this will have on the design and delivery as well as viability of the scheme.

- 4.1.19 From the material available to us it is unclear how the scheme will pay for the new junction and possible new station. Further work is needed to evidence this and possibly adjust the scheme to reflect what is achievable here.

Key issues

- 4.1.20 Heathlands offers an opportunity for a large self-contained new community. However, as promoted, it is predicated on the delivery of extensive and expensive infrastructure improvements through a new junction on the M20 and a new HS1 station. The public benefits of these improvement may be needed to weigh against any harm to listed assets and also the justify the development 'enveloping' the 140 dwellings within the development parcel.
- 4.1.21 Despite the importance of the new station to the positive case being made to the LPA, no evidence has been provided to support this. From the evidence provided it is questionable to what extent a new junction would be supported by Highways England and to what extent it can be delivered.
- 4.1.22 The proposal is supported by a Transport Statement (technical note). While the Statement sets out various positive strategies (e.g. relating to electric vehicles) it does not appear to address the critical issues relating to delivery of the transport improvements needed.
- 4.1.23 The Transport Statement suggests the scheme is viable, assumingly with the junction and station, but we have seen no evidence of this. This needs to be addressed in detail at the next stage.

Conclusion

- 4.1.24 This is a challenging proposal because while the land would appear generally suitable for development, free of major policy constraints and away from the AONB, there are complexities to overcome and some harm is inevitable that needs outweighing by the public benefits.
- 4.1.25 But as regards the benefits the transport case has not been made to support the scale and scope of development promoted. This is unhelpful and puts the proposal at considerable risk unless robustly addressed at the next stage. This is because transport is such a critical component of the positive case being made to the LPA.
- 4.1.26 Given that we are concerned that the transport case cannot be made for the junction and that a new HS1 station is not realistic, it is vital that this proposal actively considers other options including testing different scales of growth and different access arrangements. One possible way forward is to test a larger scheme that has a better chance of overcoming viability issues and attracting strategic public sector investment to secure the junction.
- 4.1.27 We also suggest testing a 'fallback' option whereby the junction is not delivered or possibly follows the delivery of the new homes. This would require works to the local network that may be cheaper and easier to deliver. This may also provide comfort to progress the proposal while working to secure the new junction. As with any major investment there is always a 'chicken and egg' issue whereby stakeholders will not, or cannot, commit to proposals unless they have some planning certainty.
- 4.1.28 This fallback option would also need to consider how the employment offer can come forward minimising the need for travel. Even without a junction there may be scope to use the A20 to attract employers to the area.
- 4.1.29 The location is potentially suitable, however the proposal in its current form does not demonstrate achievability. Clarification of the transport proposals and their viability as well as how the site would work is required to confirm whether the site is deliverable and viable. The

location should be progressed to the next stage subject to further work required to address the key issues identified above and specifically:

- Scale of the proposal and boundaries of the site
- Detailed design issues and management / delivery proposals
- Provision and delivery of employment
- transport proposals and their viability
- Detailed evidence to fill gaps and provide more information

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5 Leeds Langley corridor

- 5.1.1 This collection of sites is promoted by various landowners. The Council have mapped the different sites and for the purposes of this assessment they are all considered as one potential location.
- 5.1.2 Delivering the Leeds Langley Corridor bypass has been identified for some time with the objective of securing a direct route to the M20 from the south of Maidstone District avoiding Maidstone town. However, although it is included within the current Local Plan it has not been funded to date.
- 5.1.3 Given the publicity associated with a potential new road over a number of years it is not surprising that a number of sites have been promoted via the Garden Community process in this area.
- 5.1.4 As promoted through this process the northern area, around M20 J8, is supported with a comprehensive package of evidence. But this evidence only directly addresses a much smaller parcel of land (the Wates land) which could accommodate 500 dwellings of a possible (indicative) 3,500 garden community.
- 5.1.5 In the South the DHA submission includes 120ha which could deliver up to 2,500 homes and the first phase of the relief road at Langley Heath.
- 5.1.6 Across the whole corridor, when all Call for Sites proposals are aggregated, it is suggested that there is land equivalent to 6,000 dwellings proposed.
- 5.1.7 We also have various evidence submitted by Strutt and Parker and the Rochester Bridge Trust in relation to land around Leeds.
- 5.1.8 For our purposes this lack of a co-ordinated approach makes assessment difficult.

Information provided

- 5.1.9 The Strutt & Parker and Wates site have overall provided the most comprehensive information in terms of consideration of an indicative masterplan and has the potential to work as a cohesive community with the community and retail uses in the centre. In addition, Wates has undertaken heritage and ecological assessment, arboriculture study and LVIA. Also considered were minerals, transport, flood risk (briefly), and utilities, for which there is an indication of what is required in terms of connections to electricity, gas, water and telecoms for three smaller sites, as listed below in 5.1.11. These findings have not been assessed in detail although they do not seem to have identified any showstopping constraints, with the exception of the presence of a high-pressure gas main.
- 5.1.10 The Wates submission also considers governance arrangements and the opportunity for Maidstone Borough Council to act as a master developer. It identifies the key stakeholders and working arrangements with the different teams, boards, groups and body interacting to deliver the project.
- 5.1.11 Strutt and Parker submitted information for 3 sites (Land East of Upper Street, Land at Penfold Hill and Land at Lower St - George Lane). A variety of heritage, ecology and flood risk assessment is provided with high level transport assessment and some utilities information provided.
- 5.1.12 The DHA submission provides little technical evidence to support the proposed new community around Langley Heath. It does however set out high level concepts and confirms that the proposal would deliver part of the new road route.

- 5.1.13 Across the whole area there is a need for more clarity about exactly what is proposed, how it will comprehensively be developed and delivered, what route is provided, how it links to the existing villages of Leeds and Langley and how it will link to Maidstone.

Summary of suitability

- 5.1.14 As noted above the evidence to support new housing here is disparate and lacks coherence.
- 5.1.15 In terms of suitability each parcel requires the new road to help service the development and also provide public benefits. But no one submitted site, or even group of sites, offer to deliver this in and of itself. More strategically, the Highway comments warn that the case for the link road has yet to be made. A recent 2017 report to Kent County Council gave approval to the Director of Highways to progress feasibility work on B2163 Leeds & Langley Relief Road utilising section 106 developer contributions. But it is not clear what the outcome was and how this has been taken forward. This lack of progress indicates that it is either not essential, or that a delivery method has not yet been identified, or both.
- 5.1.16 For public transport the site is not close to a station and so far does not appear to offer an alternative such as high-quality bus links. This may be because a new bus route would also need the relief road to be delivered. Without the road any bus route would need to travel along the same congested network that the road aims to relieve.
- 5.1.17 We would also add that it is questionable whether any employment land promoted in the schemes away from the current M20 J8 would be commercially attractive if access to the M20 cannot be secured. This risks the ability of new communities to try and internalise trips.
- 5.1.18 Regardless of the lack of detail for a single comprehensive proposal the Council, in the proformas provided, has collected evidence on heritage, landscape and ecology.
- 5.1.19 For heritage there are very considerable constraints and challenges. There are various historic farmsteads, listed buildings and designated historic assets which could be impacted. They note that the 'rural setting' is important to many of these assets and also the Leeds Upper Street Conservation Area. In addition, any development south/west of Leeds will need to consider the impact on the setting of Leeds Castle and Leeds Abbey Scheduled Ancient Monument, with the M20 J8 site having very high sensitivity with the potential to cause harm.
- 5.1.20 There is no archaeological information provided, which is essential to ensure full understanding of the heritage issues arising from this proposal as part of the cumulative Leeds Langley wider development proposals. It is necessary for the results of heritage assessments and fieldwork to feed in to the masterplanning process.
- 5.1.21 Regarding landscape, the corridor covers a number of different landscape character areas – a number of which are judged to have a high sensitivity to change. The northern half of the eastern site around Leeds has some interesting valleys and a varied topography and is in the Len Valley Area of Local Landscape Value. While this is not a fundamental constraint to development it does provide an indication of the landscape character. The Langley Heath Undulating Farmlands landscape character area has an overall high landscape sensitivity which is typified by an intimate small-scale landscape. The Leeds Castle Parklands has a high overall landscape sensitivity and limited development potential. The Broomfield Undulating Farmland landscape character area also has a high overall landscape sensitivity, whereas the Kingswood Plateau has moderate landscape sensitivity and scope to change with certain constraints. The proforma includes individual assessments of the sites, their sensitivity and ability to accommodate housing. The topography on the north/mid-section which, according to the landscape and visual appraisal, is the most sensitive part of the site, will be challenging in terms of the levels and potential cutting required.

- 5.1.22 No comprehensive ecological evidence is provided by the promoters, and all sites will need further investigation. While there is some information about Penfold Hill this is only a very small part of the larger site. Surveys will be required to assess the habitats and presence of species and how they will be protected and incorporated into any development. At Langley Heath there are no designated wildlife sites within the sites, but are some, together with ancient woodland, within 1km which may need assessment. There are two SACs and nine SSSIs within 10km of the site. At Leeds there are two local wildlife sites, including the River Len, which should be retained and any design retaining and enhancing connectivity with appropriate buffers incorporated. There is also St Nicholas's Churchyard adjacent which requires a botanical survey. There are two SACs and 10 SSSIs within 10km of the sites around Leeds.
- 5.1.23 There is generally a low level of fluvial flood risk across the area, and while there may be flood risk corridor along the river Len, this could be accommodated and mitigated within any design. The potential for phosphate and nitrate leachate will need to also be assessed. A Flood Risk Assessment will be required to support future masterplanning. In terms of drainage issues, there is little information provided and likely to be the potential for infiltration before discharge to ordinary watercourses. Surface water management will be beneficial and appropriate separation distances as well as risks with infiltration managed and accommodated within any layout.
- 5.1.24 The promoter's utility assessment identifies the presence of a high-pressure gas main on the Penfold Hill site and in close proximity to the Lower St site, this could be a constraint on development. At the Upper Street site there are overhead HV apparatus on site which will need to be considered. There also appears to be a water treatment facility on the edge of the site to the west of Leeds which will need to be considered further.

Achievability

- 5.1.25 There are a considerable number of landowners involved and no comprehensive approach has been put forward. There is a gap in available land ownership in the middle of the corridor and it does not appear that the land promoters are all working together, or that a viable package is presented. While there is no developer actively involved at this stage, it is understood that discussions are underway to select a developer partner for the Wates part of the scheme and in this regard it is far more developed. The dwellings are proposed to be policy compliant in terms of affordable housing, however, it is unclear what other uses and community provision is to be provided. Delivery is estimated to start in 2025 and be completed by 2039, but again this information is only available for part of the sites.
- 5.1.26 The Relief Road is a significant cost, which needs to be properly assessed. The Wates proposals includes a tariff approach to funding it and while this may be a solution, a route is not agreed, and considerable further work is required. Viability work is required to consider the costs of any road, as is the impact of the water works, the high-pressure gas mains and other utilities constraints.

Key issues

- 5.1.27 This proposal appears to have its roots in a long-promoted bypass to Maidstone. This road would provide an enhanced/new route to the M20 avoiding the cluster of villages along the current secondary route.
- 5.1.28 The proposals here appear to be designed to help fund and deliver this proposal. But as scoped the 'corridor' does not appear to be a comprehensive proposal. Instead it forms a collection of smaller disjointed sites that may struggle to achieve the critical mass (in one location) to deliver one or more sustainable new community. This may be because the landowners in the area are not yet working to one scheme. We can see from the material

available that there is some evidence of 'hedging bets' with schemes currently promoting 'stand-alone' developments.

- 5.1.29 As a disjointed proposal there is a lack of information about how it could be developed and delivered, let alone what route the road would take. As such, it is very difficult to provide advice or form a view as to the how the new community could or should be progressed.
- 5.1.30 However, despite these issues, we think there is merit in viewing the area as a potential suitable location because it has the opportunity to provide a garden community or two and also unlock a large supply of possible development land to the East of Maidstone. If successfully delivered the new route would provide high quality access to the M20, avoiding Maidstone town, for a much larger area of Maidstone Borough than the site alone.
- 5.1.31 Given the current proposals we query whether the new garden community route is the right approach here. Or whether a more comprehensive 'east of Maidstone' growth strategy would be beneficial which may include the Council progressing a strategy not only for the link road, directly associated new homes, but also the land remaining between the proposed route and the existing built up boundary. Noting however, that this would need to address the village of Otham and relationship with the fringe.
- 5.1.32 As a potential suitable location, it may also provide the opportunity for any development locations to be led by the landscape and heritage evidence – which may direct development to areas outside the submitted parcels.

Conclusion

- 5.1.33 As currently proposed the scheme is not a single integrated garden community and cannot currently be delivered as such. This is because to be suitable as Garden Communities a comprehensive approach is needed to secure the road.
- 5.1.34 However, the area has the potential to be considered as a suitable location for future growth as part of a significant strategy for the whole of this part of Maidstone. As such development here could deliver multiple benefits to Maidstone and the transport network. We also understand that there may be the possibility that the Langley Heath element could be considered as an urban extension. Further work, particularly on the relief road, and its likely timings for its delivery is required if it is to be developed into a realistic growth area in the future. The location should be progressed to the next stage subject to further work required to address the key issues identified above and specifically:
- The site boundaries, areas to be included and landownership
 - The relief road's route, timing and cost and relationship with the sites
 - The design, taking into account constraints and opportunities
 - How it will provide and deliver a comprehensive scheme
 - Detailed evidence to fill gaps and provide more information

6 North of Staplehurst

- 6.1.1 This proposal is promoted by MDA Associates on behalf of PJ Burke Properties Ltd for up to 2,200 dwellings, including sheltered and self-build and conversion of existing grain store to small offices as well as 2ha of flexible B1c/B8 use with local centre, sports facilities, nursery, primary school, community hall and medical centre as well as village green and allotments on approximately 110ha of land on the A229 North of Staplehurst.

Information provided

- 6.1.2 A limited set of information is provided, including a Transport Statement and Ecological Assessment. The promoters say that this approach is pursued because the full set of reports are not considered necessary as there are no constraints, or where there are any constraints these would be preserved and improved. Following the initial submission extra land has been included with the potential to accommodate an additional 400 units.

Summary of Suitability

- 6.1.3 The site is flat and spread along the A229. There are no residential dwellings within the development area but a number adjacent to it, particularly at the village of Cross-at-Hand.
- 6.1.4 There are no listed buildings within the development site but as is common throughout Kent and the UK more widely there are listed buildings nearby. There is unlikely to be high potential for buried archaeology, but an assessment would be required.
- 6.1.5 The site is located within the Staplehurst Low Weald landscape character area which has a high overall landscape sensitivity to change.
- 6.1.6 There is one protected tree and three pockets of ancient woodland which will need to be retained together with a 15m buffer. These together with existing hedgerows should be able to be incorporated into any masterplan and green infrastructure provided. The Ecological Assessment provides information and further details and surveys are required on specific species specifically otters, reptiles, Great Crested newts, water voles. There is an ancient woodland adjacent to the site together with the River Beult SSSI which is connected by ditches to the site so would require impact assessment. There are an additional 5 SSSIs within 10km of the site.
- 6.1.7 While the development appears to be landscape led, it is a disjointed linear shape which is not conducive to the development of a single new community. It appears as a series of separate development parcels rather than a cohesive development and its narrow form, parallel to the road, casts doubt on its ability to create a nucleus at the centre. More evidence is required to show how it could effectively function as a self-contained sustainable community. This is not showstopping because it is understandable that early stage concept plans need improvement and refinement over time. Given the lack of existing dwellings on site and the absence of listed buildings there is scope to reconfigure the scheme.
- 6.1.8 The site is located within an area of flood risk with 35% in Flood Zone 3 and a further 13% in Flood Zone 2. This is significant and will need further investigation into what types of uses may be appropriate to inform the layout and specifically to understand what uses are appropriate where and mitigation and compensation measure are required. Drainage and surface water attenuation will need to be controlled at reduced rates into ordinary watercourses and will need to be located outside of the flood risk areas.
- 6.1.9 There is no information available about contamination, ground stability, or utilities and further work is required.

- 6.1.10 The major suitability issue here would appear to be transport related. The site is remote from a station and is predicated on the improvement and increase in the number 5 bus route between Maidstone and Staplehurst. There are limited rail opportunities and a lack of pedestrian connections to Staplehurst Station, which means there are limited opportunities for active travel, meaning that multi-modal journeys are required.
- 6.1.11 Only very limited employment uses are proposed on site, and given the existing poor public transport links, we are not confident that the scheme could provide doorstep employment opportunities envisaged for garden communities.

Achievability

- 6.1.12 The site is owned by a single landowner and is promoted on their behalf, although additional landholdings were included in Jan 2020. There does not appear to be a developer involved in the site. The proposal provides the opportunity for the Council to take a lead 'master developer' role if they wish. The development is anticipated to start in 2024 with the first phase completed by 2027, although the information submitted in Jan 2020, says this will be complete by 2025, however it is unclear how many units and what else this would include. Policy compliant levels of affordable housing are to be provided and other than the flooding issues there does not appear at this stage to be any abnormal costs identified, and no large-scale infrastructure proposed.

The key issues

- 6.1.13 The proposed site would deliver a new village, similar in land area to Staplehurst to the south and Marden slightly further away. It currently appears as a linear development whose heart and facilities are all located at one end and which is may be difficult to function as a proper self-contained garden community. This appears to be as a result of the less vulnerable commercial and infrastructural uses being located in an area of risk from flooding.
- 6.1.14 The site would appear to be free of significant physical or policy constraints aside from the flood risk on site.
- 6.1.15 The proposal includes improved linkages to Staplehurst station and would, most likely, facilitate improvements to the current poor and infrequent bus network in the local area. This would benefit the new community but also other settlements along the A229.
- 6.1.16 But overarching all this, we are not confident the 'why here' question has been addressed. Without a rationale for this parcel of land it is more difficult to distil the wider public benefits of the proposal here. There is a risk of 'infilling' the rural route along the A229 with urban development.
- 6.1.17 This 'why here' question is especially important for the commercial elements of the proposal. The site is isolated from major established employment sites and so, in line with new community principles should provide new local employment opportunities on site. Given the sites location, we are not confident that the employment could or should be scaled up to make the scheme largely self-contained. This would appear be the main current weakness of the proposal – how to promote self-containment and so the need to travel before resorting to 'sustainable' transport options.

Conclusion

- 6.1.18 While there are no showstoppers and few actual constraints, other than flood risk issues which needs more consideration, its size and location means there is some doubt about whether it could effectively function as a self-contained stand-alone garden community.

- 6.1.19 The 'why here' rationale has not been explored and we struggle to see how the site could provide a good range of employment opportunities minimising the need for travel. Consequently, it is not considered appropriate to take forward to the next stage of the process.

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7 Pagehurst Farm

- 7.1.1 This proposal is submitted by Eckley Farms, who are the landowners, for housing and office development, with associated retail and community uses on 72 ha of land at Pagehurst Farm, Marden Road, Staplehurst. While the submissions propose approx. 2000 homes, this is unlikely and is more likely to be in the region of 1,500 dwellings. As such there is some risk that the site would be too small to qualify once appropriate landscaping and green infrastructure is included.

Information provided

- 7.1.2 No detail is provided with this high-level submission. Although it appears to be a relatively unconstrained site there are no assessments submitted as part of the scheme, so it is difficult to assess what is proposed and the impact on landscape, ecology, and transport impact and opportunities. Despite the letter from the Council in October 2019 requesting further information nothing more has been submitted. This raises doubts about the commitment of the landowner to take forward this site and considerably restricts our ability to conclude on the constraints.

Summary of suitability

- 7.1.3 The site is flat with few constraints. It appears to have been intensely farmed and not have many hedges or trees. There are no houses on the site and only a few on the boundaries.
- 7.1.4 There are some historic buildings which could be impacted, and an assessment will be required. There is a recorded iron age industrial site to the north and a Farman F63 Goliath airplane crash site which are protected sites of great sensitivity. There is the potential for yet unknown multi period archaeological remains and an assessment would be required. It is likely that the WWII fuel pipeline (PLUTO) crosses the site.
- 7.1.5 There are two ponds and three isolated unprotected trees, but no ancient woodland on the site. The site is located within the Staplehurst Low Weald landscape character area which has a high overall landscape sensitivity to change. Within a natural shallow bowl the site is visible and not very well contained. There is limited potential for landscaping and environmental enhancement. There are numerous public rights of way across the site which would need to be improved.
- 7.1.6 No transport assessment or detail has been submitted, however the submission says the site entrance is 1,200m from bus service and 1,700m from Staplehurst station, although by road this is more like 2Km. There is potential access from two points on Marden Road, but the roads around the site, particularly to the north are narrow and poor and would need considerable improvement. There are no details about what bus routes are there and how could these be utilised and improved as well as links to the station.
- 7.1.7 There is no ecological information provided and surveys will be required to assess the habitats and presence of species and how they will be protected and incorporated into any development. The site contains the Marden Arable Field Local Wildlife Site, although it is unclear if it is in good condition or still present. There are an additional three Local wildlife sites, 1 SSSI and 2 ancient woodlands within 1km of the site, where impact assessments are also required. Five further SSSIs are within 10Km and the North Downs Woodlands SAC will need to be considered.
- 7.1.8 The size and shape of the land means there is scope for including a community hub at the heart of any proposal. However, no detailed design or masterplanning work has been done to show what is proposed or how it could be delivered.

- 7.1.9 There are overhead electricity lines, but no pylons and utilities do not appear to be significant.
- 7.1.10 There is no flood risk information, but this does not appear to be an issue. In terms of drainage sufficient space for surface water attenuation at reduced rates is required and could be incorporated into the masterplanning of the site.

Achievability

- 7.1.11 While the site is within single ownership there are no developers involved. Considerable work will be required to move this site forward, although there do not appear to be any showstoppers on the site which would give rise to abnormal costs.

Key issues

- 7.1.12 This submission provides very little supporting material for us to assess. There are however some parallels with the North of Staplehurst site in that the main question is 'why here'. In addition, it is even less well served by the road network and does not benefit from an existing bus route.
- 7.1.13 As with North of Staplehurst we question the commercial rationale for any significant employment land offer in this location. As with Land North of Staplehurst a new community should come forward with local employment opportunities. We are not confident there is commercial market demand for sufficient space here to make a 'garden community' proposal work.

Conclusion

- 7.1.14 The information provided is not at the level of detail to allow the submission to progress through to the next stage at this time.
- 7.1.15 In addition to this the site is not currently suitable and we struggle to see how the site could provide a good range of employment opportunities minimising the need for travel. Consequently, it is not considered appropriate to take forward to the next stage of the process.

8 North of Marden

- 8.1.1 This proposal is promoted by DHA Planning on behalf of Countryside Developments for a strategic garden expansion of around 2,000 dwellings and associated school, health, retail and open space facilities.

Information provided

- 8.1.2 Considerable information has been provided as demonstrated by the schedule in Appendix B. This includes ecology, heritage, landscape, ground condition, topography, utilities, ground condition and air quality. These had all been used to develop the masterplan. In addition, there is an arboriculture survey, transport assessment and safety audit. There have also been discussions with the education authority and Network Rail.
- 8.1.3 Further information submitted in Jan 2020 summarises the previously submitted information and also includes a detailed breakdown of land area for each use and a detailed delivery trajectory. In addition, Turley Economics have provided a review of education and community facilities and assessment of mitigation. Governance is detailed and the proposal includes working with the Land Trust, with whom Countryside have previously worked.

Summary suitability

- 8.1.4 The site is on the edge of the village, to the north of the railway line and has a good relationship with the adjacent Industrial estate and sport facilities. There are 2 dwellings on the site and some residential uses surrounding it, together with Marden cemetery which is excluded from the site boundary.
- 8.1.5 There are historic farmsteads on the perimeter of the site and a listed building on the periphery as well as non-designated heritage assets which will require further assessment and green buffers may be required to mitigate any harm to their setting. There is an opportunity to allow for the protection of views of St Michael and All Angels belfry.
- 8.1.6 A WWII gas pipeline (PLUTO) runs under the development site and adjacent to it. This will need further appraisal to understand whether it is a constraint on development, but more probably how it can be incorporated into any design.
- 8.1.7 There are no landscape designations and it is largely within the Staplehurst Low Weald character area, which is characterised as being of higher landscape sensitivity. Mitigation is set out in the proforma. The west of the site around Church Farm has a moderate landscape and visual sensitivity and moderate landscape value with acknowledgement that the adjacent industrial estate detracts slightly from the rural character.
- 8.1.8 There are two ancient semi natural woodlands which will need protecting and a 15m buffer incorporated into the design. Further detailed assessment is required. While there are no SSSIs on the site there are many within 10km although these should not be adversely affected. There is one tree with a TPO to be retained and the network of ditches and hedgerows, ponds and field margins are features of ecological interest. There is the opportunity to retain these, and the ancient woods to the South East and incorporate into the green infrastructure framework for the site. This will need to improve vistas and hedgerows and maintain historic landscape. Public footpaths cross the site which offers an opportunity for accessibility and should be used to improve permeability to the wider area.
- 8.1.9 While the Phase 1 Ecology report has looked at various species in detail and provides evidence that there are no absolute constraints that could not be mitigated, various ecological species surveys are required to identify opportunities for habitat enhancement and creation.

- 8.1.10 Kent County Council comment that there are suitable access proposals but the capacity of the A229 will need to be tested during modelling. It is understood there are proposed junction improvements required along A229 – Stilebridge, Underlyn, Maidstone Road. In addition, the proposal includes a commitment to improve bus provision through a new dedicated bus service to improve connectivity to Maidstone. Discussion with Arriva have commenced with a view to providing a connection with Linton Crossroads and running to Maidstone East.
- 8.1.11 The site offers rail opportunities because it is adjacent to the main line railway station and provides a commitment to provide a new station car park to the north. This makes it fundamentally different to all the other submissions. There is an opportunity to access the station from the north, with the opportunity to provide level access to the station. We understand that discussions with Network Rail have started and will need to continue to ensure permeability and improvements to the public realm and across the railway. With a new car park there is also the potential for considerable improvements through improved bus connections and drop off points.
- 8.1.12 Education in the village is already at capacity so following discussions with KCC a through school (4-18) is now proposed which is required due to general shortfall of provision in the south of Maidstone borough. Further detail of what would be provided and how it would be delivered is requested.
- 8.1.13 The promoters are seeking to work with Parish Council and NHS/CCG to identify what retail and health care provision is required and would best be provided on site and where to complement existing provision.
- 8.1.14 Flood risk is significant in the west of borough, but only about 2% of the site is within Flood Zone 2. This is proposed to be retained an open space, with the use of SUDS as best surface water drainage technique. The drainage comments confirm that surface water management will require attenuation and that the depth to groundwater may restrict the design, however ordinary watercourses should be able to be managed within open space provision within the design. A sewer line runs from the north of the site in a south easterly direction, and while this poses a constraint on development, the masterplan has incorporated this into the design.
- 8.1.15 There may be some contamination on the site which will need to be made safe. There is no information on land stability or utilities, and there is unlikely to be any significant concerns about utilities.

Achievability

- 8.1.16 The developers have done a considerable amount of work which indicates that they are committed to the project and envisage delivery on site from 2023/24 at about 150 units/year with three or four outlets being used across the site. Policy compliant affordable housing is included as an 'aspiration', which needs clarifying because we see no reason why this cannot be achieved, and further details are required. There do not appear to be any showstopping issues or abnormal costs which mean it is likely to be viable and benefits should be realised for the village. Detailed testing will be required at the next stage.

Key issues

- 8.1.17 As context it is important to note that this is not a 'new settlement' proposal but a strategic garden community style extension to Marden Village. As an expanded village this has the benefit of being able to utilise and improve the existing village infrastructure. The additional population could possibly strengthen those services where a larger population is advantageous, including shops, community facilities and public houses.
- 8.1.18 For other social infrastructure the strong presumption would be that any additional strain on local services would be fully mitigated by the proposal, including health, leisure and education.

It is quite possible that the larger village could sustain a wider variety of local services than is currently the case.

- 8.1.19 The site also benefits from a rail station and requires comparably little strategic infrastructure to be provided. This compares with other sites that require new junctions to the M20 and possibly new stations for example.
- 8.1.20 The site is also free from significant national policy constraints – most obviously being away from the AONB.
- 8.1.21 One area we consider ought to be further developed is the commitment to delivering affordable housing. The Planning Report (May 2019) does not commit to delivering 40% affordable housing, as per the current plan policy. Instead the report only ‘aspires’ to 40%. Given this proposal would appear to be much more advanced than others, with detailed technical work to demonstrate that it is deliverable, this lack of detail as regards affordable housing is surprising.
- 8.1.22 We also note that the scheme does not appear to offer any significant net additional benefit to the Borough over the additional new homes (and associated infrastructure). Other proposals seek to use housing as a route to address infrastructure deficits or deficiencies, and so provide a net gain to Maidstone. We think there should be an opportunity to investigate whether there is the ability to provide more benefits.
- 8.1.23 In summary our provisional view is that this is likely to be a workable strategic option for the next plan. It is comparably low risk because the scheme can make use of infrastructure in place and the land would appear to be free of strategic policy barriers.
- 8.1.24 While viability testing is a next stage of the assessment process because no new strategic infrastructure is proposed we would expect the scheme to be more viable than others and not reliant on public subsidy.
- 8.1.25 This proposal offers the opportunity to deliver homes in a sustainable manner, but there is little provision of positive wider public benefits. Given its likely viability, subject to testing, we would expect more commitment to delivering net additional benefit to Marden specifically and Maidstone generally. Work is required to establish these benefits and refine the approach to affordable housing to ensure it meets the local housing need and delivers at least policy compliant levels of 40%.
- 8.1.26 There is also ongoing work needed to better refine the ‘red line’ and a strategy in place to manage any parcels ‘enveloped’ by the proposal and ensure the ongoing viability of agricultural land around the site.

Conclusion

- 8.1.27 This is the only proposal to be promoted adjacent to a station which enables a considerable opportunity to provide for sustainable transport provision by rail. There is a realistic opportunity to provide direct access and improvements to the station as part of the scheme. This offers the most sustainable transport package, utilises existing facilities and seeks to improve them and while it is a significant expansion of Marden, it should be able to deliver improved infrastructure and other benefits as part of the package.
- 8.1.28 The site should progress to the next stage subject to clarification of:
- affordable housing provision
 - net positive benefits to Maidstone and Marden

- red line boundary and parcels included

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9 Binbury Park

- 9.1.1 This proposal is promoted by Quinn Estates for between 1,750 – 4,000 dwellings and associated employment, community facilities and open space, over 171-239ha of land at and around the former Detling Aerodrome. The proposal includes policy compliant affordable housing and uses the land on the plateau surrounding the industrial estate (which is excluded from the redline). It seeks to provide benefits to the County Showground and significant improvements to J7 of the M20 and upgrades along the A249.

Information provided

- 9.1.2 This is a well-developed proposal and considerable technical evidence is available. As the matrix at Appendix B demonstrates information has been provided on much of what was requested. However, it is currently uncertain exactly how much land is proposed and how it would work in terms of the site boundaries, masterplan, relationship with surrounding uses, particularly the industrial estate which is well used for heavy industrial uses. There is a planning application already with the Council for development on this site, although it is currently in abeyance pending the outcome of this process. The site is clearly available with active engagement from the landowners and potential developer.

Key issues

- 9.1.3 We don't discuss the suitability of this site in detail because there is only one real 'key issue' to address. The site is entirely within the North Downs Area of Outstanding Natural Beauty (AONB).
- 9.1.4 The AONB is not an absolute constraint and there are circumstances where Councils are required to consider allocating land within AONB (and other similar areas as set out in footnote 6 to paragraph 11 of the NPPF) in order to meet their needs in full.
- 9.1.5 But taken as a whole the NPPF seeks to direct sustainable development to other areas. This is the approach taken by the Council.
- 9.1.6 This is most clearly expressed at paragraph 172 which states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and AONBs, which have the highest status of protection in relation to these issues. It goes on to say that:
- "The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:*
- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;*
 - b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and*
 - c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated".*
- 9.1.7 In summary national policy requires that development within the AONB ought to be 'limited' and Major development only permitted in exceptional circumstances. Part 'b' of paragraph 172 is clear that the Council needs to consider whether there is scope to meet 'need' in 'some other way' before permitting development.

- 9.1.8 Whether or not this scheme is 'needed' is critical to this assessment. The proposal has been made to the Council on the assumption that the land may be required to enable the Council to meet its housing (and economic) needs in full.
- 9.1.9 Here we understand that the Council has identified sufficient new housing land supply to meet its needs without recourse to any of the new community proposals – inside or outside the AONB. Auditing this assertion is outside the scope of this report but on the assumption that this holds true there is no 'need' to release otherwise protected land for development.
- 9.1.10 Further, on the assumption that the required number of homes in the next plan can be provided elsewhere many of the economic benefits of the proposal are muted. The submitted economic benefit statement does not appear to separate or differentiate the exceptional economic benefits of this site over potential alternatives. So, for example, the increase in working age population, council tax receipts, new homes bonus and resident spend are not unique to this scheme but apply equally to any alternative.
- 9.1.11 In addition to the homes there is a suggestion that the site has the "potential to become an economic hub of regional significance". Given the sites location we are not sure that this should be encouraged, and we query whether this site would be the first choice for major office related development and, for industrial and warehousing whether the location in the AONB is preferable. As with housing supply we understand that the Council has sufficient alternative supply elsewhere.
- 9.1.12 It is possible that a need for the site does emerge, that the Councils land supply does not come forward as envisaged. Also, that the economic case for the development could be strengthened and the Council is persuaded that the development brings exceptional benefits to Maidstone. But then the main barrier to progressing the site is the very strong objection from the AONB unit – who object to the principle of major development here.
- 9.1.13 The AONB have provided a lengthy objection that arguably extends into matters better within the scope of the Borough Council (for example whether the site is required to meet future housing needs). But they raise a number of concerns that are firmly within their scope and expertise – especially relating to the landscape harm and the functioning of the AONB,
- 9.1.14 We understand that there is a difference of technical opinion between the site promoters and the AONB unit as regards the impact this development may have. In this report we have not been asked to engage in the technical landscape evidence and are not qualified to assess the impact ourselves. But for the Council the risk of promoting the site without the agreement of the AONB unit is considerable.

Conclusion

- 9.1.15 This is a challenging site because it is promoted with the best intentions to help address a need for more homes and employment land in the Borough. The supporting material aims to demonstrate that, with a need to address, this site can provide a sustainable solution and deliver public benefits.
- 9.1.16 However, the Council disagrees that there is a need for this site. They claim that sufficient alternative land is available – even before any new community is included in the potential supply. This assertion will obviously be tested as the plan progresses but assuming this is the case then the need or justification for major development within the AONB is much weaker than has been made out in the supporting material.
- 9.1.17 For consistency we note that Lidsing also requires land within the AONB but this much more limited and even though the incursion is small, it remains a significant risk to that site as well.

- 9.1.18 Consequently, given that new garden communities aren't necessarily required to meet the housing need in full, and other suitable alternative sites outside the AONB have been promoted it is not necessary to take this site forward to the next stage at this point in time.
- 9.1.19 As noted above this conclusion is contingent on the alternative supply being deliverable and we have not been asked to audit this. If a 'need' case does emerge we are not sure that the next stage of this process would be the appropriate arena to remedy the concerns raised by the AONB unit and so help de-risk the site as a possible candidate new community. A more focused landscape / AONB strategy would need to be agreed before considering detailed deliverability of the scheme.

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10 Conclusions

10.1 Summary

- 10.1.1 All of the sites we have assessed in this report have some potential for new housing. They each have a willing landowner or promoter. With the exception of Binbury Park none are within areas that the NPPF would dissuade the Council from considering as future growth locations.
- 10.1.2 We have assessed whether the proposals and sites are suitable and what the key issues are. It is important to note that this assessment is in the context of the proposal making a meaningful contribution to new homes in the forthcoming plan. This includes being in a position where there is sufficient weight of evidence available to support a potential allocation in the draft development plan. This obviously favours more 'mature' proposals where the technical evidence is more advanced.

10.2 Recommendations

- 10.2.1 Having considered the available information and assessing the proposals for their suitability, availability and achievability we consider that four should go on to the next stage, of these two are suitable proposals, and two are suitable locations for further investigation.
- 10.2.2 At the next stage these four should address the key issues identified earlier in this report and subject to clarification and the further work required, undergo more detailed testing to identify whether they should be considered for possible inclusion within the Local Plan.
- 10.2.3 The following proposals are recommended to be taken forward to the next stage assessment:
- North of Marden, subject to discussions about the extent of the site proposed and its benefits including the provision of affordable housing, and
 - Lidsing, N of M2, subject to duty to cooperate discussions with Medway about the junction and east west access as well as the impact on the AONB.
- 10.2.4 The following two sites are considered potentially suitable locations for garden communities. However, considerable further work is needed to develop them further and address the key issues identified above and provide the evidence they are deliverable as scoped or possibly amended.
- Heathlands – we are not convinced that the numbers as current proposed will deliver the new junction and HS1 station. In our view while the potential scale makes it likely that there is a viable option possible in this location, further work is required to address the transport issues identified, specifically the delivery of any public transport and network improvements. Further work will be required at stage 2 to identify this and the other outstanding issues raised. Specifically, this work would need to address how local employment opportunities could be provided that are reliant on the A20 (i.e. without a new motorway junction, if one is not viable). Also required is the detailed design to demonstrate how the scheme will function with the existing residential and other uses in the area, as well as how such a scheme will be delivered in this location.
 - Leeds Langley corridor – here there is not a single comprehensive approach proposed as well as many unanswered questions about the relief road and how it could be delivered. However, we think that subject to consideration of the whole of SE Maidstone as a growth area and how any bypass could play a role in its comprehensive redevelopment, there is some merit in its further investigation. In addition to these fundamental issues there are many other key issues that will need to be addressed with considerable further work

required to bring the level of evidence up to a consistent level, to demonstrate what uses are to be provided where and how through a masterplan that respects and mitigates the existing constraints. In addition, more detail is required to demonstrate the delivery strategy of the whole scheme and any associated road and other public transport provision.

- 10.2.5 There are 3 proposals which are not recommended to be taken forward for a variety of reasons, as set out below.
- 10.2.6 The following sites are of a scale and in a location, which means they are unlikely to function as a standalone garden settlement but are not extensions to existing sustainable locations. This means that they would require considerable transport connectivity and new employment offer to make them sustainable.
- North of Staplehurst
 - Pagehurst Farm
- 10.2.7 Unlike the sites above we don't see how these sites can be made suitable locations. We cannot see this area being attractive for the scale of employment on site or scope of sustainable access to offsite employment. Compared to nearby Marden rail access to alternative employment location will always be compromised by the need to 'rail head' in some form. We accept that a similar concern applies to Heathlands but there is scope to explore further a new junction, the adjacent rail lines, and the potential offered by the A20 that is a more significant road than the A229.
- 10.2.8 Pagehurst Farm suffers from the same issues that apply to North of Staplehurst, that also apply here and are exacerbated by the lack of an A road. This is the least developed proposal and has not provided any detailed information, and there are doubts about its current achievability. It is therefore not possible to accurately assess the site and as such it is not recommended to progress any further at this time.
- 10.2.9 Binbury Park although the most advanced, is located within the AONB, which is contrary to the NPPF sustainable development policy and is subject to an objection from the AONB Unit. We understand that Maidstone could meet its local housing need without any garden community developments, and therefore the need for this proposal here has not been robustly established. Therefore, given the presumption against development in this protected landscape we would not recommend that it is appropriate at this time to take forward this development.

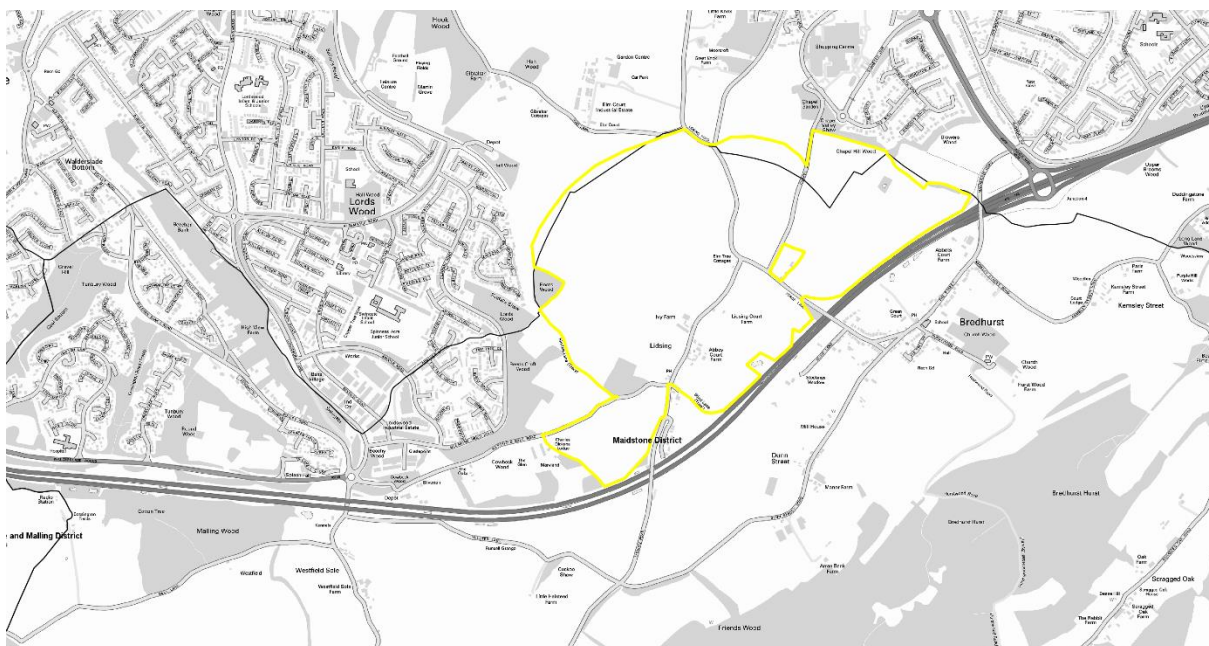
Appendix A Site Proformas

The following proformas have been produced by Maidstone Borough Council in line with the SLAA process

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Lidsing/ North of M2



Planning History

1953 – Approved site for caravan. 1954 – Approved existing use qualification - No consent required. 1956 – Approved woodcutting business and site for caravans. 1967 – Approved erection of a detached farmhouse. Approved alterations. Approved modernisation of existing house. 1968 – Approved details of a bungalow. 1973 – Approved 167 houses (outline). 1978 – Approved extension, new porch and store. Approved erection of garage. 1980 – Approved office, staff room and garages extension, demolition of existing building/stores and minor works. 1982 – Approved steel framed agricultural building and packing shed. Approved extension to form toilets and entrance lobby. 1983 – Refused use of land and two sheds for mechanical and body repairs to motor vehicles and farm equipment with ancillary vehicle storage. 1984 – Approved two storey side extension. Refused temporary direction sign for S.E England Ice Rink, Gillingham Kent. 1985 – Approved erection of summer house for Beer Garden. Approved construction of Medway Towns Southern Peripheral Road Stage 4. 1988 – No Objection for reorganisation of overhead lines to serve new house at Hazelwood. 1989 – Approved erection of single storey extension. 1990 – Refused single storey side extension to agricultural dwelling. 1991 – Approved conservatory extension. Approved two storey side extension and new facing brick skin to existing. Refused erection of building comprising three workshop units. 1993 – Prior Approval Granted for erection of agricultural barn. 1996 – Planning permission required for permitted agricultural development for the erection of a general farm store. Planning permission required for agricultural development for the erection of storage building. 2000 – Approved demolition of single storey extension and erection of front porch and two storey side extension. Refused for demolition of existing side extensions and construction of two storey side extension and inclusion of door opening into front elevation. Approved demolition of existing side extension and erection of two storey side extension (resubmission). 2001 – No Objection to A2/M2 Cobham to junction 4 widening. 2004 – Refused erection of detached garage. 2005 – Refused certificate of lawfulness for a proposed erection of a detached garage. Approved erection of a detached garage (resubmission). 2006 – Refused single storey side and rear extension/conversion of existing garage and erection of a rear conservatory. Approved single storey rear extension. Approved erection of a conservatory. Approved certificate of lawfulness for an existing development being the use of land for the stationing of a caravan for residential use ancillary to Abbigale, Abbey Court Road, Lidsing. 2007 – Approved single storey side and rear extension and alterations. 2008 – Prior Approval Granted for erection of a 22.860m x 12.192m steel clad building for storage purposes in connection with agricultural operations. 2011 – Prior Approval Granted for erection of a purpose-built

machinery and grain storage building. 2012 – Approved single storey extension. 2013 – Refused retrospective application for erection of a field shelter, fencing and access in connection with the sale of farm produce. 2014 – Refused for 89 dwellings, with open space, access road and biomass heating plant (outline). 2015 – Appeal Against Non-Determination refusal for 89 dwellings, plus open space, biomass plant and road access (outline). Approved single storey extension (part retrospective). 2016 – Approved demolition of garage and outbuildings and erection of detached annexe. 2017 – Approved demolition of existing garages and erection of three detached garages. Approved demolition of existing garages and erection of three detached garages. 2018 – Pre-application advice (closed) for change of use of 3 buildings and land within its curtilage from a use as an agricultural building to a use falling within Class 3 dwelling house. Refused 115 dwellings with associated infrastructure, open space, landscaping and access works. Approved conversion of double garage with offices above into dwelling house. 2019 – Prior Approval Granted for the change of use of an Agricultural Building to a Dwelling house and for Associated Operational Development. Approved reserved matters for 89 dwellings, plus open space, biomass plant and road access.

SUITABILITY OF THE SITE

Access to Highway Network

Access proposal at the M2 J4. Potential for a new local distributor road, through the site, to act as a "Medway Southern Relief Road". Proposals state a potential benefit to congestion in the local area. No particular constraints known, other than the considerations of capacity and proposal viability. Limited detail given for the proposals.

Mitigation Required/ Impact on developable land area/capacity/site suitability

Increased detail in proposals and input from the Local Highways Authority required to confirm suitability of proposals.

Access to Public Transportation & Services

Bus opportunities	Bus constraints	Rail opportunities	Rail constraints	Active Travel opportunities	Active Travel constraints
Proposals discuss potential public transport enhancements and the potential for new east / west bus connections. Lacking in any detail in proposals, however.	Limited detail in proposals. No existing bus routes to the site location and local road improvements likely required, using 3rd party land, to enable new bus services.	None.	No rail facilities in proximity.	Existing public rights of way through and connecting to the site, high level of services within a walkable or cyclable distance, if the routes are provided.	No site specific constraints apparent from the proposals, however the proposed provision of active travel is of limited detail.

Utilities Access

No significant issues identified.

Mitigation Required/ Impact on developable land area/capacity/site suitability

-

Area of Outstanding Natural Beauty

No

Mitigation Required/ Impact on developable land area/capacity/site suitability

-

Ancient Woodland

Ancient Semi-Natural Woodland- 2.07 ha

Unnamed- 0.7 ha

Unnamed- 1.37 ha

Ancient Replanted Woodland- 0 ha

Additional buffer requirements (15m width)- 975 Lm x 15m = 14625 sq.m (1.46 ha)

Mitigation required/ impact on developable land area/capacity/site suitability

Reduces developable area by 3.53 ha in total

Sites of Special Scientific Interest

Mitigation Required/ Impact on developable land area/capacity/site suitability

Green Belt

No

Mitigation Required/ Impact on developable land area/capacity/site suitability

None required.

Landscape Character, including MBLP Landscapes of Local Value

Landscapes of Local Value- N/a

Landscape character

Bredhurst and Stockbury Downs (01)- restore and improve (restore distinctive features and remove or mitigate detracting features, whilst creating new features or areas where they have been lost or are in poor condition)

Landscape capacity study sensitivity assessment:

Bredhurst and Stockbury Downs (01)

Overall Landscape Sensitivity: Moderate

Outside of the AONB the landscape is assessed as being of moderate sensitivity and therefore there is scope for change with certain constraints. Change in this area needs to consider the role that the area plays as part of the green wedge between Maidstone and the Medway Towns, and as part of the setting of the AONB. As such, extensive or significantly visually intrusive development would be inappropriate, whereas landscape changes such as changes in land management, woodland planting or recreational use may be appropriate.

Guidelines and Mitigation:

- Conserve the species rich hedgerow boundaries and promote enhanced species diversity within hedgerows where this has been weakened
- Avoid the use of single species hedgerows and shelterbelts within this landscape, where species rich hedgerows are so prevalent
- Many of these landscapes contain a rich diversity of valuable habitats contributing to biodiversity, including, coppice and mixed native woodlands, orchards, chalk grassland, disused chalk pits, grazing meadows and parklands that should be conserved and enhanced
- Agricultural intensification has led to woodland and hedgerow fragmentation. Where possible, woodland habitats should be increased and the historic hedgerow network should be reinstated.
- Woodlands should be linked through replacing post and wire fences with species rich hedgerows.
- Improve the condition of field boundaries, avoiding the use of barbed wire
- Conserve the historical buildings and features that remain
- Avoid further built development which is out of context in terms of materials and design
- Conserve the blocks of ancient woodland
- Restore and improve the woodlands within the area by improving management within historical coppice
 - Improve the management of fields and land generally by removing rubbish and caravans and discouraging fly tipping
 - Restore and improve the network of hedgerows, filling in gaps where there are no boundaries and improving the management generally

Landscape capacity site assessments:

HO-12 Westfield Sole Road- south western portion of site

Landscape Character Sensitivity: Moderate

- Relatively open arable landscape with field pattern generally intact and defined by intermittent hedgerows
- Part of a shallow to flat dry valley typical of those at the very edge of the North Downs dip slope, extending a green wedge into the Medway Towns

Visual Sensitivity: Moderate

- Wide views across open arable land to the north and east, towards the southern edge of the Medway Towns
- M2 motorway contains views to the south
- Views towards Lordswood to the west are largely limited by mature woodland belts
- Direct views from Lidsing and scattered houses and farmsteads within and adjacent to the site

Landscape Value: Moderate

- Small area of ancient woodland
- Public rights of way cross the site
- Component part of the green wedge that separates the Medway Towns

Opportunities and Constraints

- Development of this area would add to the piecemeal erosion of the green wedge

Mitigation

- Development proposals should consider the cumulative effects on this area – including those outside of the Borough
- Create a landscape framework for low density development that gives the outward impression of an area of rural landscape rather than an extension of the urban edge– using native woodland and hedgerow species on outer boundaries
- Retain and protect ancient woodland and incorporate into a wider landscape framework
- Create green links within the site to maintain attractive walks along the public rights of way

Ecology, including Local Nature Reserves, Local Wildlife Sites, Special Areas of Conservation, ponds and hedgerows

General Site Description	Primarily large arable fields with minimal boundary features, some hedge/tree lines around smaller fields. One ancient woodland block within the site, ancient woodland adjacent to northern and western boundaries. Farm/industrial buildings present.	
Ecological Information Provided	None	
Current habitats	Habitat of Particular Value?	Habitats - Potential impacts/opportunities
Arable farmland		NVC surveys may be necessary if field boundary habitat looks particularly interesting for arable weeds.
Hedgerows	YES	Required: Hedgerow Regulations Assessment to establish whether hedgerows qualify as habitat of principle importance. Should be retained/enhanced and incorporated into GI
Ponds	YES	NVC surveys may be necessary.
Semi-improved grassland		Aim to retain/enhance areas of semi-natural habitat and incorporate into green infrastructure
Woodland (including ancient woodland)	YES	Ancient woodland must be subject to detailed assessment with mitigation proposals discussed/submitted early in the process. As the ancient woodland areas are small they are at much greater risk of deterioration and/or damage and it may not be possible to avoid so a compensation package may also be required if 'wholly exceptional reasons' for the development can be accepted by MBC.
Species - Potential impacts/opportunities	Species - Potential impacts/opportunities	

Badgers	Surveys likely to be necessary. Preliminary ecological appraisal will identify specific requirements
Bats - roosting and foraging/commuting	Surveys likely to be necessary. Preliminary ecological appraisal will identify specific requirements. Bat-sensitive lighting strategy must be incorporated.
Birds	Surveys likely to be necessary, particularly in relation to farmland birds. Preliminary ecological appraisal will identify specific requirements. Need to ensure mitigation/compensation addresses opportunities for all affected bird species including farmland birds.
Dormice	Surveys likely to be necessary. Preliminary ecological appraisal will identify specific requirements
Great crested newts	Surveys likely to be necessary unless DLL is pursued. Preliminary ecological appraisal will identify specific requirements Scale of site indicates potential to secure mitigation/compensation on site
Hedgehogs/Brown Hares/Harvest Mice	Provides suitable habitat for the species - there is a need for a habitat assessment and may be a requirement for surveys.
Reptiles	Surveys likely to be necessary. Preliminary ecological appraisal will identify specific requirements. Opportunities - size of site and relative lack of suitable habitat indicates potential to incorporate appropriate mitigation/compensation within site
GCN DLL Risk Zone	96% green, 4% amber
Designated sites (including ancient woodland) within boundary	Ancient woodland. Must be retained. Need for botanical surveys to understand baseline, assess impact on woodland and inform the design of the buffer. There is a need for a minimum of a 15metre buffer but ideally larger and linked in to the open space and not adjacent to residential gardens. The baseline information will help inform management requirements. Need to ensure that connectivity to the woodland is maintained and enhanced - it must not be isolated by any development proposals.
Designated sites from boundary to 1km	Ancient woodland - adjacent to site. Must be retained. Need for botanical surveys to understand baseline, assess impact on woodland and inform the design of the buffer. There is a need for a minimum of a 15metre buffer but ideally larger and linked in to the open space and not adjacent to residential gardens. The baseline information will help inform management requirements. Need to ensure that connectivity to the woodland is maintained and enhanced - it must not be isolated by any development proposals. Not adjacent - Need to consider connectivity to the site and ensure that the proposal will not result in a loss of connectivity to the site. Proposal must aim to increase connectivity.
	Roadside Nature Reserves (RO11 adjacent to site, GI10). There is a need to ensure+K22 that it will not be impacted by vehicles accessing the site (either construction or operational) therefore access must be taken in to consideration as part of any proposal to ensure it will be retained.
	Local Wildlife Site - ME20 South Wood, Capstone Valley. Unlikely to be a direct impact (due to loss/increase in lighting/Noise etc). Site visit must be carried out by the ecologist as consideration will have to be given to increase in recreational pressure/increase in traffic. Mitigation may include the need for a contribution to the on going management of the site. But need to consider connectivity to the site and ensure that any proposal retains and enhances connectivity.
	Local Wildlife Site - ME11 Hook Wood, Walderslade. Planning application MC/19/0336 Will surround it. Therefore impact from that development is likely to be more significant. But need to consider connectivity to the site and ensure that any proposal retains and enhances connectivity.
	Local Wildlife Site - MA34 Bredhurst Woods To the south of A2/M2 therefore unlikely to have a direct impact. Consideration will need to be given to any recreational impact and may be need for surveys carried out to inform assessment..

	Purple Hill SSSI To the south of A2/M2 therefore unlikely to have a direct impact. Consideration will need to be given to any recreational impact and may be need for surveys carried out to inform assessment..
SSSIs, SPAs, SACs, Ramsar sites within 10km	Medway Estuary & Marshes SPA/Ramsar site/SSSI North Downs Woodlands SAC Peters Pit SAC Queendown Warren SAC
Other comments	14 SSSIs within 10km

TPO/ Veteran Trees

TPOs- 1 (at 06/03/20)

TPO No. 1 of 1972- Woodland and trees at Beechen Bank]
5008/2018/TPO (unconfirmed)- Lordswood urban Extension]- areas taken account of as ASNW

Mitigation Required/ Impact on developable land area/capacity/site suitability

Reduces developable area by 2% in total

Heritage

- Abbots Court and Kelmsley Street farmsteads (listed, curtilage listed and non-designated assets) appear highly vulnerable to impact from potential motorway spur and access to site. Development within their curtilage and setting would likely result in harm.
- Potential impact on setting and significance other listed buildings in Bredhurst, particularly St Peter's Church.
- Potential for non-designated heritage assets to be identified across the area – including buildings in Bredhurst, Dunn Street, Lidsing.

Mitigation Required/ Impact on developable land area/capacity/site suitability

- Heritage may present challenges in relation to the slipway / access route
- A detailed assessment of heritage assets (and their settings) across the site and at its perimeter should be undertaken to inform the design and layout of the site.
- Presumption of retaining heritage assets, having regard to their settings, and using them as them as opportunities for placemaking.
- Green buffers and heritage enhancements (e.g. re-use of redundant buildings and restoration of lost features) might partially mitigate harm.

Archaeology

this large site has not been subject to formal archaeological investigation and as such the HER does not provide a clear indication of the potential for archaeological remains. There is general potential for Prehistoric and later activity especially as Lidsing settlement is focused on a dry valley through the North Downs. There is a historic routeway which links St Mary Magdalene Chapel with Lidsing and the historic farm complexes are located along this routeway, including Abbey Court Farm. This site may also contain remnants of a 20th century military defence balloon site, which it would be preferable to preserve in situ.

Recommendation; Archaeological DBA and Archaeological Landscape Assessments needed to inform LDF and masterplan, especially with a view to ensuring preservation in situ of key archaeological sites.

AQMA

-

Mitigation Required/ Impact on developable land area/capacity/site suitability

-

Flood Risk

-

Mitigation Required/ Impact on developable land area/capacity/site suitability

-

Drainage

This is a usual greenfield development with no connection to any existing surface water infrastructure. It would be assumed that surface water will be managed through infiltration; therefore, there needs to be sufficient space provided for attenuation features within open space. There do not appear to be any constraints on the inclusion of such measures. Ground investigation will be required in early stages of planning to inform masterplanning and design.

Contamination/ Pollution

2: (off Lidsing Road / opposite Lidsing Court Farm)

Mitigation Required/ Impact on developable land area/capacity/site suitability

Land contamination will need to be treated and made safe prior to completion of development.

Land Stability

-

Mitigation Required/ Impact on developable land area/capacity/site suitability

-

Utilities (underground)

-

Mitigation Required/ Impact on developable land area/capacity/site suitability

-

Public Rights of Way

There are PROWs passing through and around the site.

Mitigation Required/ Impact on developable land area/capacity/site suitability

Development should make a positive contribution to the permeability of the wider area, and existing PROW routes should be retained and enhanced.

Pylons

-

Mitigation Required/ Impact on developable land area/capacity/site suitability

-

Neighbour/ Residential Amenity

Is there a problematic neighbouring use that could constrain development?

Mitigation Required/ Impact on developable land area/capacity/site suitability

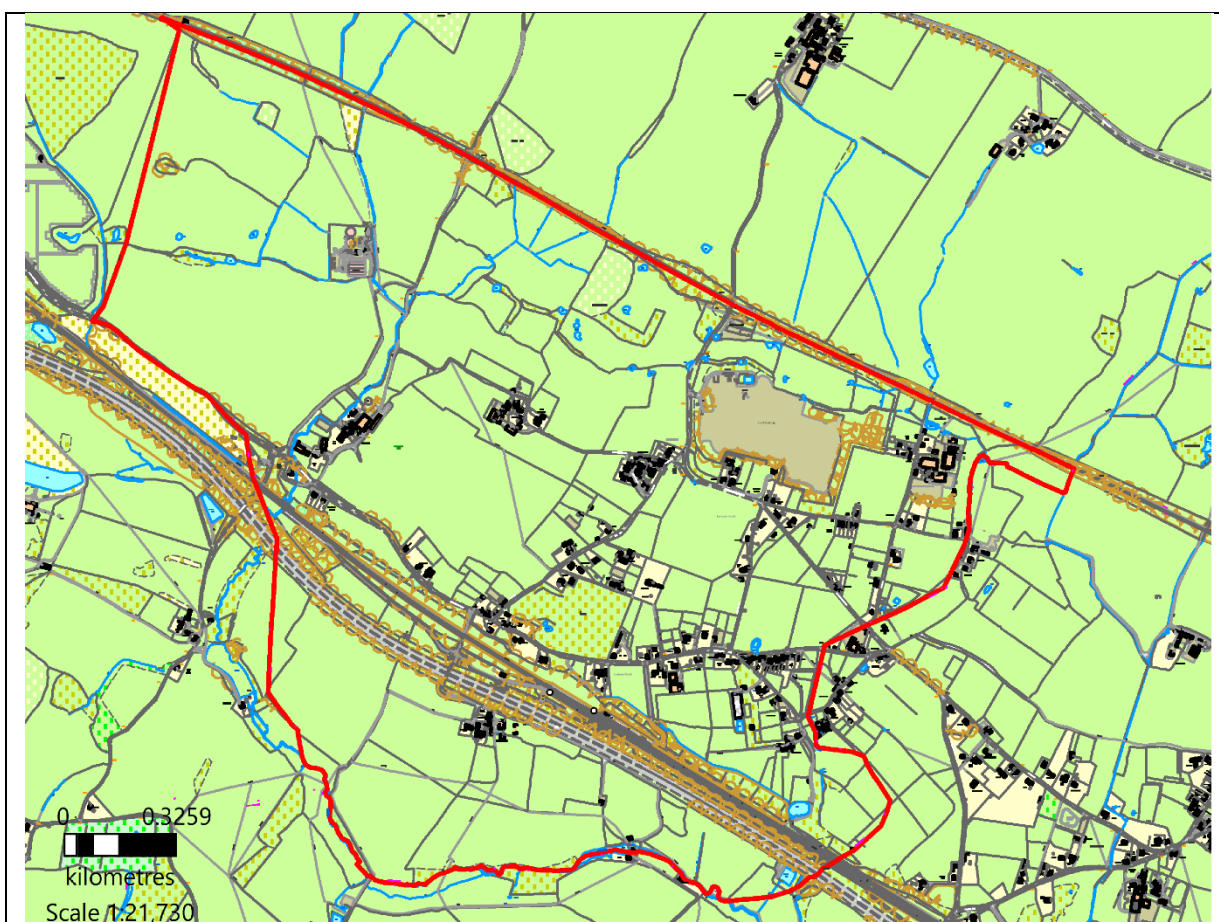
Neighbouring Residential Use

There are 8 residences on the N of M2 site. Additionally there is 1 on the adjacent Seeburg site.

Mitigation Required/ Impact on developable land area/capacity/site suitability

-

Heathlands



Planning History

1949 – Approved extension of larder, lavatory and store building. Approved erection of private garage. 1953 – Approved outline application for erection of a bungalow. Approved detailed plans of a bungalow. Approved cold store. 1954 – Approved erection of 4 to 6 houses. 1955 – Approved outline application for erection of a bungalow. Details for bungalow. 1956 – Approved site for caravan. Approved two additional bedrooms and garage. 1957 – Refused erection of dwellings. Refused farm dwelling. Refused outline application for a bungalow. 1958 – Approved outline application for one dwelling. 1959 – Refused outline application for residential development. Approved outline application for erection of farm building. 1960 – Approved details of storm porch. Refused erection of 4 dwellings. Refused outline application for 16 dwellings and garages. Refused outline application for 4 dwellings and garages. Refused outline application for erection of a dwelling. Refused outline application for residential development. Refused outline application for 3 dwellings. 1961 – Approved details of building for storage and food processing. Approved poultry packing station. Approved change of use to dental premises. 1962 – Approved details of extension. Approved details of office. 1963 – Refused details of pair of bungalows. 1964 – Approved erection of office accommodation. 1965 – Approved farm and factory office. Approved erection of sewage disposal works and access road. Refused erection of farmhouse and construction of an access. Approved low temperature building for frozen food. 1966 – Approved extension and alterations. Refused outline application for extraction of sand. Approved details of extension. 1967 – Approved erection of building for canteen, toilet and processing facilities. Refused re-siting and replacement of existing workshop and office. 1968 – Approved extension. 1970 – Approved construction of sewage disposal works. Approved erection of agricultural bungalow. 1972 – Approved erection of cold store. Approved extension. 1973 – Approved conversion of windmill base to studio, garden and WC. Approved details of agricultural workers dwelling. Refused outline application for erection of 2 detached dwellings. Approved outline application for erection of a dwelling. 1974 – Approved extension and alterations. Approved extension. Approved modernisation of two cottages and conversion to one unit. Refused outline application for demolition of existing barn and erection of pair of semi-detached houses. Approved vehicular access. 1975 – Approved rear extension. Approved workshop with store. Approved two storey side extension. Approved drive/access. Approved extension. Approved garage. Approved alteration and extension to dwelling. Approved

single storey extension. 1976 – Approved details of detached dwelling. Refused outline application for 2 bungalows. Refused outline application for a bungalow and garage. Approved construction of entrance hall/porch. Approved erection of agricultural dwelling. 1976 – Approved extension. Refused demolition of existing buildings and erection of 9 dwellings. Approved single garage. Approved change of use from Agriculture to riding stables and chicken farm. 1977 – Approved two storey extension. Approved house with integral garage and new access. Approved frozen food store and associated office buildings. Approved extension for storage and cold store. Approved extension. Approved extension. Approved front porch. 1978 – Approved extension to cottage, erection of garage and demolition of outbuildings. Approved extension to provide lounge. Approved outline application for erection of a bungalow. Approved amendments to frozen food store and offices. Approved extension. Refused demolition of timber hall and erection of bungalow. Refused extension. Approved conversion of former village shop to residential. Approved extension and alterations. Approved temporary store, office and limited weekend occupation during improvement and enlargement of dwelling. Approved extension. 1979 – Approved erection of porch. Approved erection of garage. Approved extension. Approved conversion of shop into garage. Approved agricultural building. Approved temporary siting of residential caravan. Approved erection of agricultural dwelling. Refused two storey extension. Approved demolition of existing bungalow and erection of 3 bedroom bungalow. Approved conversion of barn to residential use, erection of link to existing cottage and a garage extension. Approved vehicular access to semi-detached cottage. 1980 – Refused erection of bulk store. Approved change of use of dwelling to quality control/food technology laboratory. Approved double garage. Approved modernisation and alterations to dwelling – demolition of outbuilding and replacement with extension. Approved temporary store office and accommodation during improvements to dwelling. Approved extension to existing dwelling. Approved replacement bungalow. Approved garage. 1981 – Approved erection of porch. Approved conversion of existing barn to provide accommodation. Refused conversion of ground floor to provide accommodation. Refused two storey side extension. Refused erection of cattery. Refused erection of kennels. Approved extension. Approved alteration and extension. Approved 4 pitch building/side extension to existing 4 pitch building for cold store. Approved construction of vehicular access. Refused details to site caravan for 5 years. 1982 – Approved erection of cattery. Approved erection of workshop. Approved single storey extension. Approved use of caravan as reception/office for cattery. Approved details of dwelling for erection of agricultural dwelling. Approved ground and first floor extension. Approved improvements to dwelling and erection of garage. Approved extension linking house and garage. 1983 – Approved two storey extension. Refused demolition of existing building and erection of detached house. Approved conversion of stables to granny annexe. 1984 – Approved extension to existing meat preparation building. Approved renewal of permission for conversion of barn to residential use, erection of link to existing cottage and garage. Approved two storey office building. Approved erection of detached garage. Approved stationing two portacabins for office use. Approved outline application for residential dwelling. Refused outline application for extension to cooked food factory. 1985 – Approved alterations to change store to kitchen. Approved erection of two storey front extension. Refused outline application erection of bungalow and garage. Refused outline application for agricultural workers bungalow. Approved construction of bioenergy plant. Refused outline application for a dwelling. Refused single storey side extension. Approved single storey rear extension. Refused single storey extension. Approved single storey extension. Approved erection of extension. Approved extension for granny annexe. 1986 – Approved change of use of church to residential. Approved front and side single storey extension. Approved erection of a porch. Approved single storey extension. Approved erection of single storey extension. Approved erection of single storey side and rear extension. Approved erection of single storey side and rear extension. Approved erection of single storey side and rear extension. Approved listed building consent for conversion of stable to granny annexe. Approved renewal of permission for side extension for cold storage. Approved erection of stable block/tack room/hay store building. Refused 20 units for 2 cats each and 12 units for 4 cats each. Approved construction of granny annexe. Approved formation of vehicular access. Approved two storey side extension. Approved erection of extension. 1987 – Refused outline application for erection of a dwelling. Approved erection of single storey side extension. Approved erection of two storey extension. Refused development. Refused erection of replacement manufacturing unit. Approved garage, utility and conservatory extension. Approved vehicular entrance. Approved first floor extension. 1988 – Refused temporary siting of residential caravan. Approved restoration of existing agricultural land. Approved alterations to extend property. Refused outline application for 2 detached chalet bungalows. Refused outline application for single dwelling. Approved conversion of existing garage to lounge. Appeal Against Non-Determination re-build existing manufacturing unit. Approved re-build of existing manufacturing unit. Approved loft conversion. Approved single storey garage extension. Approved outline application for conversion of existing barn to accommodation. Approved two storey and single storey extension. Approved

extension and alteration. 1989 – Refused outline application for erection of dwelling. Approved regrading and restoration of existing agricultural land. Approved conservatory. Approved listed building consent for a front porch. Approved garage. Refused outline application for erection of agricultural workers bungalow. Refused outline application for erection of two detached chalet bungalow. Refused outline application for erection of a dwelling. Approved conservatory. Approved rear porch and extension to stable block. Approved extension. Approved extension and alterations. Refused change of use from residential to parking of HGV tractor. Approved construction of attic. Approved single storey extension. 1990 – Refused two storey rear extension. Refused outline application for detached house and garage. Refused extension to replacement single storey building. Approved change of use of building from builders to B1 use. Refused outline application for new dwelling for cattery. Refused two storey rear extension. Refused change of use of building to form dwelling. 1991 – Refused outline application for erection of farm bungalow. Approved erection of replacement bungalow and garage. Approved erection of replacement bungalow. Approved two storey and single storey extension. Approved single storey extension to industrial building. Refused erection of agricultural dwelling. Approved extension and conversion of loft space. 1992 – Refused outline application for erection of agricultural bungalow. Approved renewal of permission for conversion of existing barn to additional living accommodation. Approved demolition of glasshouse/utility and construction of single storey rear extension. Approved change of use of redundant barn from agriculture to storage of touring caravans. Approved retention of single storey building for housing stores and switch room. Approved listed building consent for rear porches. Approved change of use of redundant barn from agriculture to fabrication of chestnut paling fencing. Approved construction of car port. 1993 – Approved extension of surfaced area for use as a car park. Approved change of use from public house to single dwelling. Approved change of use of existing farmhouse from residential to B1. Approved erection of ground floor rear extension with balcony. Prior Approval Granted for erection of agricultural implement/hay store. 1994 – Refused change of use of redundant building for storage and light renovations. Approved first floor side extension. Approved demolition of existing front entrance porch. Approved listed building consent for removal of first floor. 1995 – Approved change of use of land for keeping horses. Approved change of use of redundant agricultural barn for domestic garaging. Approved conversion of existing barn to living accommodation and erection of garage/workshop. Approved two storey extension. Approved conversion of redundant barn to residential dwelling. 1996 – Approved conversion of existing barn to living accommodation and erection of garage workshop. Approved single storey extension. Refused erection of a double garage. Refused erection of single storey building for garage. Approved erection of single storey extension. Approved erection of agricultural workers house. 1997 – Approved extension to existing building. Refused detached double garage. 1998 – Approved erection of detached double garage. No objection to renewal of outline permission for motorway service area. Approved erection of detached single garage. Refused erection of detached double garage with storage area. Approved loft conversion. Approved vehicular access and conversion of garage to ancillary accommodation. Approved erection of detached double garage. 1999 – Approved change of use of land for keeping of horses and erection of stables (submission of details). Approved erection of rear conservatory. Refused use of distribution yard and field with use of buildings for storage (B8). Prior Approval Granted for erection of hay and straw barn. Approved change of use of land for keeping of horses and erection of stables. Approved erection of stables. Refused erection of detached garage with leisure and recreational area in roofspace. Approved listed building consent for new entrance. Approved listed building consent for demolition of existing dwellings. 2000 – Approved erection of single storey extension. Approved extension. Approved double garage. Refused Erection of conservatory extension. Refused listed building consent for erection of conservatory extension. Refused extension. Approved erection of detached triple garage. Approved erection of single storey extension. Prior Approval Granted for relocation of building. 2001 – Approved erection of single storey extension (resubmission). Approved conversion of barn to 1 dwelling. Prior Approval Granted for erection of extension for storing hay and straw. Approved retrospective application for change of use of residential annexe to dwelling. Refused two storey side extension. Approved erection of rear conservatory. Approved single storey side extension. 2002 – Approved conversion of barn to a dwelling (submission of details). Approved erection of two storey extension. Approved listed building consent for conversion of stables and coach house to annexe accommodation. Approved listed building consent for erection of conservatory. Approved erection of conservatory. Approved outline application for demolition of Old Hall and erection of detached chalet style property. Approved demolition of garage and erection of double garage. – Approved resubmission for erection conservatory. Refused listed building consent for conservatory. Refused erection of conservatory. Approved formation of 2 self-contained dwelling and conversion of garage. Refused demolition of existing garage and erection of triple garage. Approved conversion of stables and coach house to annexe accommodation. 2003 - Approved listed building consent for erection of side conservatory and front entrance porch. Approved

demolition of existing bungalow and erection of replacement bungalow. Approved change of use of agricultural land to keeping of horses and erection of stables (submission of details). Approved demolition of old hall and erection of detached dwelling and garage. Approved demolition of old hall and erection of detached dwelling and garage. Approved erection of side conservatory and front porch. Refused erection of dwelling. Refused erection of two storey side extension. Approved change of use of agricultural land to keeping of horses and erection of stables. Approved conversion of oast to single dwelling. Approved demolition of existing bungalow and erection of replacement dwelling. Refused erection of double garage. Approved occupation of Chapel Mill Cottage as a single dwelling. Refused erection of double garage with work room. Refused outline application for erection of 1 detached dwelling. Refused erection of double garage. Approved removal of agricultural occupancy condition. Refused use of land as residential garden. Approved erection of extension and conservatory. Approved demolition of old hall and erection of detached dwelling. Approved erection of side conservatory. 2004 – Refused conversion of oast to single dwelling (submission of details). Approved demolition of existing bungalow and erection of new bungalow (submission of details). Approved loft conversion. Approved erection of detached single garage. Refused erection of two storey rear extension. Approved erection of rear conservatory. Approved demolition of existing bungalow and erection of new bungalow. Approved erection of two storey extension. Approved conversion of outbuilding. Approved demolition of existing summer room and erection of replacement summer room. Refused removal of agricultural occupancy condition. Approved erection of replacement dwelling. Approved erection of two storey extension. 2005 – Approved erection of two storey rear extension (submission of details). Approved erection of two storey side extension (submission of details). Approved conversion of oast to single dwelling (submission of details). Approved conversion of oast to single dwelling (submission of details). Approved conversion of oast to single dwelling (submission of details). Approved conversion of oast to single dwelling (submission of details). Approved conversion of oast to single dwelling (submission of details). Approved conversion of oast to single dwelling (submission of details). Approved conversion of oast to single dwelling (submission of details). Approved erection of two storey rear extension. Approved listed building consent for erection of front porch. Approved erection of a front porch. Approved erection of two storey rear extension. Approved polytunnels. Refused removal of agricultural condition. Approved change of use including conversion of Oast/Barn into 2 dwellings. Approved erection of single storey extension. Approved lift conversion. Approved rear extension. Refused outline application for mixed use of B1 and residential. Approved front porch, extension and loft conversion. Approved erection of a workshop/home office building. 2006 – Approved change of use of land from agriculture to stationing 2 caravans (submission of details). Approved change of use of land from agriculture to stationing of 2 caravans (submission of details). Approved demolition of stable block and replace with 4 loose stable boxes. Approved demolition of garage and workshop and construction of new garage. Refused change of use from laboratory to dwelling. Approved change of use of land from agriculture to stationing 2 caravans for gypsy family. Approved demolition of existing property and erection of replacement dwelling. Refused certificate of lawfulness for existing development being the use of site with sawmills and storage of timber. Approved erection of side extension. Approved single storey extension. Approved change of use of land from aggregate to public open space. Approved side extension. Refused erection of steel framed unit for B1c and B2 use. Approved certificate of lawfulness for proposed development of swimming pool. Refused remodelling of dwelling constituting a replacement dwelling. Approved extension to existing dwelling constituting a replacement dwelling. Refused re-use of rural building for residential (C3) purposes and erection of rear extension. Approved demolition of extension and construction of a new extension. 2007 – Approved erection of stables and hardstanding. Change of use of land for keeping of horses (submission of details). Approved erection of stables and hardstanding. Change of use of land for keeping of horses (submission of details). Approved change of use of land from aggregate extraction to public open space (submission of details). Approved erection of stables for providing shelter for horses (submission of details). Refused erection of single storey rear extension and basement extension. Approved extension. Approved erection of stables and change of use of land for keeping horses. Approved erection of single storey side extension. Approved erection of stables for shelter for horses. Refused erection of single storey side/rear extension. Approved erection of two storey side extension and single storey extension. Refused erection of single storey side extension. Approved erection of single storey extension. Refused outline application for erection of a dwelling. Approved conversion of garage to ancillary accommodation. Approved erection of two storey extension. Refused retrospective application for erection of double garage. No objection for erection of storage/office building. Approved erection of detached garage/carport. Approved erection of two storey side extension. 2008 – Approved erection of a stable and tack room (submission of details). Approved erection of a stable and tack room (submission of details). Approved change of use of former fruit store to holiday letting unit. Approved

listed building consent for internal and external alterations to form holiday letting unit. Approved erection of single storey rear extension and loft conversion. Approved erection of single storey extension. Refused continued use of land for storing mobile home. Approved erection of single storey extension and balcony (resubmission). Approved certificate of lawfulness for existing development being the of a windmill as separate dwelling. Refused erection of ground floor side extension. Approved loft extension. Approved listed building consent for erection of single storey garden room. Approved erection of single storey garden room. Approved erection of detached garage. Approved change of use of stables to home office and gym. Approved conversion of garage to living accommodation. Approved extension of loft space. Approved continued use of land for storing a mobile home. Approved erection of stable and tack room. 2009 – Approved change of use of former fruit store to holiday letting unit (submission of details). Approved erection of single storey extension and part conversion of garage to store. Appeal Against Non Determination change of use of laboratory to return to residential dwelling. Approved conversion of loft space to accommodation. Approved erection of single storey extension. Refused resubmission for change of use of laboratory to return to residential dwelling. Approved certificate of lawfulness for erection of attached garage. Approved change of use of land for erection of 4 yurts and a facilities cabin. Approved change of use of land to outdoor riding arena. 2010 – Approved erection of detached double garage. Refused vary of condition for more than 1 mobile home and 1 touring caravan to be stationed on land at one time. Approved erection of single storey side/rear extension. Approved change of use of existing barn as annexe accommodation. Approved lawful development certificate from existing use being mixed use from storage and distribution. Approved extension to time limit to implement permission for erection of extensions. Approved erection of replacement detached garage. Approved retrospective application for change of use of caravan site to provide gypsy accommodation – 4 mobile homes and 6 touring caravans. Approved ground floor front extension and conversion of garage. Refused detached outbuilding. Refused retrospective application for change of use of land from agricultural to residential garden land. 2011 – Approved retrospective application for change of use of land from agriculture to garden land. Prior Approval Granted for erection of extension to agricultural building. Approved erection of two storey side extension and single storey rear extension. Approved extension. Approved extensions. 2012 – Approved erection of single storey extension. Approved new planning permission for erection of extension and balcony. Approved erection of two storey side extension. Approved retrospective change of land to garden land and erection of replacement garage. 2013 – Approved erection of rear extension and single storey side extension and replacement porch. Approved reconstruction of windmill tower, erection of single storey extension and erection of detached garage block. Approved extensions and alterations. Approved rear conservatory. Refused stationing of a caravan for residential use. Approved demolition of existing barn as storage and proposed barn for use of chiropody clinic and storage. Refused certificate of lawful development for erection of single storey rear extension. Approved erection of detached annexe. Refused certificate of lawful development for conversion of loft space. Approved erection of a single storey rear extension. Approved conversion of roof area and detached garage and part of ground floor to provide guest accommodation. Approved erection of detached garage workshop. 2014 – Approved formation of outdoor riding arena. Approved residential annexe. Approved erection of side and rear extensions. 2015 – Approved change of use of existing annex to holiday let accommodation. Approved demolition of existing buildings and erection of 6 dwellings. Approved conversion of part of existing garage to granny annexe. 2016 – Refused lawful development certificate for use of land and buildings for commercial storage purposes (B8). Approved extension to existing stables. Approved lawful development certificate for use of land and buildings for commercial storage purposes. Approved conversion of existing building into a dwelling. Refused 2 dwellings. Approved relocation of existing stable and erection of two stables. 2016 – Approved rear extension. Approved erection of extension. 2017 – Approved side extension to form orangery. Prior Approval Granted for change of use of storage building (B8) to 5 dwellings (C3). Approved erection of two residential dwellings. Refused demolition of existing dwelling and garage and erection of two 4 bedroom dwellings. Approved conversion of storage building to 5 residential units. Refused construction of chalet bungalow in substitute for conversion of existing building. 2018 – Refused conversion of barn to residential dwelling. Prior Approval Granted for change of use of agricultural building to a dwelling. Approved two storey extension. Refused erection of detached garage with studio over as ancillary accommodation. Approved erection of single storey side extension. Refused erection of front porch and replacement garage with annexe accommodation. Refused erection of an outbuilding to provide secure storage and open barn. 2019 – Approved erection of two storey side extension. Approved lawful development certificate for erection of a stable block. Refused erection of single storey outbuilding for storing equipment.

SUITABILITY OF THE SITE

Access to Highway Network

Access proposals are dependant on provision of a new M20 junction. Otherwise, local roads would need significant enhancement outside the site boundary to connect the site to the A20. Local road network not suitable to support a large site. The site proposal is not of sufficient scale to justify a new motorway junction (based on HE advice). There is a high risk of significant impact on the A20 and local rural roads if the site was to be progressed without the motorway junction.

Mitigation Required/ Impact on developable land area/capacity/site suitability

Development of more detailed proposals for achieving suitable access to the highway network (based on Kent Design Guide standards). Measures to enhance connectivity to rail stations and public transport facilities along the A20 corridor are also necessary.

Access to Public Transportation & Services

Bus opportunities	Bus constraints	Rail opportunities	Rail constraints	Active Travel opportunities	Active Travel constraints
The proposal includes the apparent potential of a Mobility As A Service network. This is not likely deliverable by this site in isolation, however, and requires commitment from all operators.	Limited proposals for bus transport measures, beyond those reliant on a motorway junction.	New HS1 station proposed, but it is not considered viable due to the expense and proximity of other HS1 stations. Potential for enhancements to Lenham station and a shuttle service to Lenham station, however this would be a multi modal journey, which limits likely uptake.	No rail facilities in the immediate proximity.	The need for cycle routes has been recognised, but proposals lack in detail. Identification of suitable mobility design principles, but detail lacking from the plans. There are a number of cycle routes and quiet lanes in the area and potential for the site to contribute to cycle infrastructure on the A20.	Minimal detail in the documentation provided, lacking in specific commitments.

Utilities Access

No significant issues identified.

Mitigation Required/ Impact on developable land area/capacity/site suitability

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Area of Outstanding Natural Beauty

No

Mitigation Required/ Impact on developable land area/capacity/site suitability

Ancient Woodland

Ancient Semi-Natural Woodland- 4.97 ha

Round Wood- 0.35 ha

Wheatgratten Wood- 2.99 ha

New Pond Shaw- 0.5 ha

Tainter Field Shaw- 0.83 ha

Ancient Replanted Woodland- 0 ha

Additional buffer requirements (15m width)- 2500 Lm x 15m= 37500 sq.m (3.75 ha)

Mitigation Required/ Impact on developable land area/capacity/site suitability

Reduces developable area by 8.72ha

Sites of Special Scientific Interest

-

Mitigation Required/ Impact on developable land area/capacity/site suitability

Green Belt

No

Mitigation Required/ Impact on developable land area/capacity/site suitability

None required.

Landscape Character, including MBLP Landscapes of Local Value

Landscapes of Local Value- N/a

Landscape character

East of site- Lenham Heath Farmlands* (33)- Improve (strengthen new features or areas where existing elements are lost or in poor condition)

West of site- East Lenham Vale (17)- Conserve (encourage the conservation of distinctive features and features in good condition)

South of site- Chilston Parklands (51)- Conserve (encourage the conservation of distinctive features and features in good condition)

Landscape capacity study sensitivity assessment:

East of site- Lenham Heath Farmlands* (33)

Overall Landscape Sensitivity: Low

Lenham Heath Farmlands has been extensively damaged by the transport corridors of the M20 and HS1, which intrudes into and fragments the wider landscape. The overall landscape sensitivity is assessed as low and the area is tolerant of change.

Housing development potential should be focussed on existing settlements and farmsteads in keeping with existing in type, scale and pattern. Opportunities should be sought to create a new landscape framework to offset the adverse impacts of the existing transport infrastructure. The impact on potential views from the Kent Downs AONB should be considered.

Guidelines and Mitigation:

- Conserve the unfenced interface between the land and river Increase habitat connectivity by promoting vegetation links between key wildlife sites, including alongside sections of railway line
- Conserve and enhance, through appropriate management, existing pockets of lowland dry acid grassland. Refer to Maidstone's Local Biodiversity Action Plan Phase 1: 2009–2014 HAP 2 Lowland Dry Acid Grassland and Heath
- Encourage the extension of lowland dry acid grassland within opportunity areas identified within the Kent Living Landscapes data (Kent Wildlife Trust)
- Conserve traditional ragstone bridges and respect the setting of these key landmark features
- Improve boundary treatment by reinstating native hedgerows where practicable
- Avoid the use of coniferous species
- Encourage sympathetic redesign of former quarry sites, with organically shaped water bodies and integrated vegetation
- Where development is permitted, buildings and structures should be sensitively designed and should respect the local vernacular in scale, density and materials
- Where additions to transport infrastructure are required, associated fencing and elements visible in the wider landscape should be sympathetically designed
- Improve the sense of arrival within settlements by creating definitive central areas

West of site- East Lenham Vale (17)

Overall Landscape Sensitivity: High

North of the A20, the landscape is situated within the Kent Downs AONB. The Kent Downs AONB is a nationally important designation which offers a high level of development constraint. The area is sensitive to change.

Development should be limited to infill within the village boundaries.

Guidelines:

- Where possible, woodland habitats should be increased and the historic hedgerow network should be reinstated. Woodlands should be linked through replacing post and wire fences with species rich hedgerows
- Conserve and enhance, through appropriate management, existing lowland dry acid grassland. Refer to Maidstone's Local Biodiversity
- Action Plan Phase 1: 2009–2014 HAP 2 Lowland Dry Acid Grassland and Heath
- Encourage the extension of lowland dry acid grassland within opportunity areas identified within the Kent Living Landscapes data (Kent Wildlife Trust) and illustrated in Figure 8
- Conserve the undeveloped rural landscape, which forms an appropriate setting to the spring line settlements
- Consider the impact of development on views from and the setting of the Kent Downs AONB
- Conserve the undeveloped foreground and rural setting of the Kent Downs AONB
- Conserve and enhance hedgerows and tree belts and restore mixed species hedgerow boundaries where practicable
- Plant new oak standards in hedgerows to replace ageing specimens
- Conserve the traditional setting of historic buildings and Conservation Areas, and soften the impact of recent farm buildings through native planting
- Conserve the crisp boundary between Lenham's compact settlement and the surrounding rural area

South of site- Chilston Parklands (51)

Overall Landscape Sensitivity: High

Chilston Parklands are assessed as being of high overall landscape sensitivity and sensitive to change.

Housing development potential is limited to being associated with existing residential properties and farmsteads in keeping with existing. Within the registered park consideration should be given to retaining the integrity of the remaining parkland. Other types of development should be resisted, particularly extensive, large scale or visually intrusive development.

Guidelines:

- Increase habitat connectivity by promoting vegetation links between key wildlife sites, including alongside sections of railway line
- Conserve and enhance, through appropriate management, existing pockets of lowland dry acid grassland. Refer to Maidstone's Local Biodiversity Action Plan Phase 1: 2009–2014 HAP 2 Lowland Dry Acid Grassland and Heath
- Encourage the extension of lowland dry acid grassland within opportunity areas identified within the Kent Living Landscapes data (Kent Wildlife Trust)
- Conserve the rural skyline in views out of valleys
- Conserve traditional ragstone bridges and respect the setting of these key landmark features
- New development should respect the local vernacular in scale, density and materials
- Conserve blocks of ancient woodland
- Conserve the remote qualities of the Stour Valley and its setting
- Conserve pockets of traditionally grazed landscape along the Great Stour Valley
- Conserve the rural and isolated setting of Bowley Farm and Bowley Mill

Landscape capacity study site assessments- N/a

**Predominant area*

Ecology, including Local Nature Reserves, Local Wildlife Sites, Special Areas of Conservation, ponds and hedgerows

General Site Description	the area to the south of the M20 is c.80% arable. 20% is neutral grassland (LWS) which features a 'river corridor' with aquatic/marginal botanical interest. North of the M20 the site is mostly arable but interspersed with hedgerow and strips of woodland, including wet woodland. There is also a quarry, pasture, grassland and areas of ancient woodland. An area of grassland adjacent to the quarry was proposed as a reptile receptor site in relation to application KCC/MA/0099/2014 (use not confirmed).
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Ecological Information Provided	None	
Current habitats	Habitat of Particular Value?	Habitats - Potential impacts/opportunities
Arable farmland		NVC surveys may be necessary if field boundary habitat looks particularly interesting for arable weeds.
Neutral grassland		NVC surveys may be necessary. Aim to retain/enhance areas of semi-natural habitat and incorporate into green infrastructure
Hedgerows	YES	Required: Hedgerow Regulations Assessment to establish whether hedgerows qualify as habitat of principle importance. Should be retained/enhanced and incorporated into GI
Lowland dry acid grassland	YES	BAP /s41 habitat. NVC surveys likely necessary. Aim to retain/enhance areas of semi-natural habitat and incorporate into green infrastructure
Ponds		NVC surveys may be necessary. Aim to retain, enhance and improve connectivity to the ponds. Incorporate into green infrastructure.
River/Stream	YES	Impact assessment
Semi-improved grassland		NVC surveys may be necessary. Aim to retain/enhance areas of semi-natural habitat and incorporate into green infrastructure
Semi-improved lowland dry acid grassland	YES	BAP /s41 habitat. NVC surveys likely necessary. Aim to retain/enhance areas of semi-natural habitat and incorporate into green infrastructure
Woodland (including ancient woodland)	YES	Ancient woodland must be subject to detailed assessment with mitigation proposals discussed/submitted early in the process. there is a risk of deterioration/damage and it may not be possible to avoid so a compensation package may also be required if 'wholly exceptional reasons' for the development can be accepted by MBC
Species - Potential impacts/opportunities	Species - Potential impacts/opportunities	
Badgers/Hedgehogs/Brown Hares/Harvest Mice/reptiles.	Surveys/mitigation and retention of habitats.	
Bats - roosting and foraging/commuting	Surveys likely to be necessary. Preliminary ecological appraisal will identify specific requirements. Bat-sensitive lighting strategy must be incorporated.	
Birds	Surveys likely to be necessary, particularly in relation to farmland birds. Preliminary ecological appraisal will identify specific requirements. Need to ensure mitigation/compensation addresses opportunities for all affected bird species including farmland birds.	
Great crested newts	Surveys likely to be necessary unless DLL is pursued. Preliminary ecological appraisal will identify specific requirements Scale of site indicates potential to secure mitigation/compensation on site	
Invertebrates	Meioneta mollis (UKBAP NR spider) recorded in area, may be a need for specific invertebrate surveys.	
Plants	Common Cudweed recorded. Likely need for NVC surveys.	
Reptiles	Surveys likely to be necessary. Preliminary ecological appraisal will identify specific requirements. Opportunities - size of site and relative lack of suitable habitat indicates potential to incorporate appropriate mitigation/compensation within site.	
GCN DLL Risk Zone	c. 50% green and 50% amber	

Designated sites (including ancient woodland) within boundary	Ancient Woodland - Wheatgratten Wood. Must be retained. Need for botanical surveys to understand baseline, assess impact on woodland and inform the design of the buffer. There is a need for a minimum of a 15metre buffer but ideally larger and linked in to the open space and not adjacent to residential gardens. The baseline information will help inform management requirements. Need to ensure that connectivity to the woodland is maintained and enhanced - it must not be isolated by any development proposals.
	Pasture and Ponds, Lenham Forstal (LWS) - mainly designated for ponds and unimproved grassland. Part of the LWS was lost as part of a previous application and the mitigation implemented (replacement habitat). The remaining LWS and mitigation area must be retained and enhanced. There will be a need for surveys to be carried out and any design must incorporate the area - ideally should be incorporated/adjacent to area of open space. Must not be adjacent to residential gardens. Need to ensure that connectivity to the site is maintained and enhanced - it must not be isolated by any development proposals. Assessment of impacts will need to be designed in conjunction with drainage engineers and the SuDS schemes.
	Bull Heath Pit (LWS) - Must be retained and enhanced. Lots of notable/threatened fauna/bryophyte. Need for ecological surveys, (inc specialist invert/bryophyte), to assess potential impact. Assessment must be carried out in conjunction with air quality specialist as Bryophytes could potentially be impacted by altered air quality from the development. Need to ensure that connectivity to the site is maintained and enhanced - it must not be isolated by any development proposals.
	Lenham Heath and Chilston Park (LWS). Must be retained and enhanced. Mainly designated for its wetland habitats. Ecological surveys will be required and assessment of impacts will need to be designed in conjunction with drainage engineers and the SuDS schemes.
	Reptile receptor site for previous application. Must be retained and enhanced within any proposal. Will be a requirement for surveys to be carried out. Need to ensure that connectivity to the site is maintained and enhanced - it must not be isolated by any development proposals.
Designated sites from boundary to 1km	Kiln Wood and Oxley Wood, Lenham (LWS) and Ancient Woodland. It is a wet woodland therefore assessment of impacts will need to be designed in conjunction with drainage engineers and the SuDS schemes. the site is within 100m of the site therefore will be a need to assess impact due to increase in lighting and noise etc. Site visit must be carried out by the ecologist as consideration will have to be given to increase in recreational pressure. Mitigation may include the need for a contribution to the on going management of the site. But need to consider connectivity to the site and ensure that any proposal retains and enhances connectivity.
	Hurst Wood, Charing Heath (LWS) - protected species like dormice. Assess recreational pressure.
	Foxden Wood, Egerton (LWS) and Ancient Woodland. Unlikely to have a direct impact due to increase in noise/lighting etc. But consideration would have to be given to an impact due to an increase in recreational pressure and this may require an ecological survey of the site and any mitigation may involve a contribution to the management of the site.
	c.14 blocks of Ancient Woodland. Adjacent/within 50m to the site Need for botanical surveys to understand baseline, assess impact on woodland and inform the design of the buffer. There is a need for a minimum of a 15metre buffer but ideally larger and linked in to the open space and not adjacent to residential gardens. The baseline information will help inform management requirements. Need to ensure that connectivity to the

	woodland is maintained and enhanced - it must not be isolated by any development proposals. Not adjacent Need to consider connectivity to the site and ensure that the proposal will not result in a loss of connectivity to the site. Proposal must aim to increase connectivity.
SSSIs, SPAs, SACs, Ramsar sites within 10km	SSSI - Hollingbourne Downs
	SSSI - River Beult - assessment of indirect effects of water run-off/quality on river system downstream.
	SSSI - Hoad's Wood
	SSSI - Charing Beech Hangers
	SSSI - Hothfield Common
	SSSI - Hart Hill (designated for geology - no ecology)
	SSSI - Lenham Quarry (designated for geology - no ecology)
Other comments	

TPO/ Veteran Trees

TPOs- 0

Conservation areas- 0

Registered heritage trees (identified in Kent Heritage Trees Project)- 0

Other significant trees/ hedgerows- reduces developable area by 10%

Mitigation Required/ Impact on developable land area/capacity/site suitability

Reduces developable area by 10% in total

Heritage

- Historic farmsteads within the site and at its perimeter will be impacted. These include Royton Manor (GII*), Chapel Mill, Mount Castle Farm, Forstal House, Hubbards Farm, Bowley Farm – listed, curtilage listed, non-designated buildings of varying age and significance. Their rural setting generally contributes to their significance and therefore development is very likely to cause harm.
- Chilston Park listed buildings and registered Park and Garden are highly significant and immediately adjacent to the site (with potential overlap) – there is high potential for harm to the estate's extensive setting and rural outlook.
- Lenham village listed buildings and conservation area – potential harm due to loss of rural outlook at south-east edge, particularly in relation to Court Lodge Farm, Tithe barn and St Mary's Church.
- The setting of heritage assets in Ashford with the potential to be impacted should be assessed and considered.

Mitigation Required/ Impact on developable land area/capacity/site suitability

- Heritage will present challenges on parts of this site and will limit developable area.
- A detailed assessment of heritage assets and their settings across the site and at its perimeter is essential.
- Presumption of retaining heritage assets, having regard to their settings, and using them as opportunities for placemaking.
- Green buffers and heritage enhancements (e.g. re-use of redundant buildings, restoration of lost features, etc) might partially mitigate some harm.

Archaeology

High potential for extensive multiperiod buried archaeology, visible archaeological landscape features and pattern, historic buildings including buried and upstanding. There are some key known foci, such as field east of Chapel Farm, but based on present information significant archaeology may survive anywhere across the entire site. Chapel Farm site lies across the field to the east of Chapel Farm itself. There is evidence of Mesolithic activity, a possible ring ditch, a large enclosure with evidence of Iron Age and Romano-British remains, including settlement and industrial remains, suggestions of linear features which may be routeways; and there is known site of 1 if not 2 Medieval chapels associated with Royton Manor, which is itself a Medieval manorial complex with a mill and farm outbuildings. Also nearby is a possible WWII plane crash site which would be a protected and sensitive site.

Royton Manor, Mount Castle Farm, The Forstal are all of Medieval date and designated. There are other designated historic farm complexes within this site, usually isolated buildings set within their historic land holdings. Elsewhere within the wider 189 site, there are two possible industrial sites; one west of Chapel Farm and the other north of Lenham Forstal and scatters of PAS metal finds across the site.

Mitigation Required/ Impact on developable land area/capacity/site suitability

Recommendation: removal of the field to the east of Chapel Farm from development. Pre Allocation Archaeological DBA and Archaeological Landscape Assessment including field survey, required to inform decision on this site. Some targeted evaluation fieldwork should also be considered at this Pre Allocation stage, including geophysical survey and targeted trial trenches.

AQMA

No

Mitigation Required/ Impact on developable land area/capacity/site suitability

-

Flood Risk

2% Flood Zone 3.

Mitigation Required/ Impact on developable land area/capacity/site suitability

Site will need to pass the sequential and exceptions test. Due to the relatively small area of flood risk, and the large size of the site, this constraint can likely be suitably mitigated.

Drainage

There is potential for infiltration before discharge at greenfield runoff rates to OWC within the site. Areas of flood risk may constrain locations of surface water attenuation (not significant). It is important to consider how existing OWCs incorporated into masterplanning but does not significantly constrain site planning.

Contamination/ Pollution

5: (Lenham WWTW / Lenham / off Lenham Heath Road x2 / Brake Bros (Frozen Foods) Ltd)

Mitigation Required/ Impact on developable land area/capacity/site suitability

Land will need to be made safe for occupation as a part of any development.

Land Stability

No issues identified.

Mitigation Required/ Impact on developable land area/capacity/site suitability

-

Utilities (underground)

No issues identified.

Mitigation Required/ Impact on developable land area/capacity/site suitability

-

Public Rights of Way

Multiple PROWs cross the site.

Mitigation Required/ Impact on developable land area/capacity/site suitability

Walking routes should be upgraded as a result of any future development resulting in increased permeability throughout the local area.

Pylons

-

Mitigation Required/ Impact on developable land area/capacity/site suitability

-

Neighbour/ Residential Amenity

Is there a problematic neighbouring use that could constrain development?

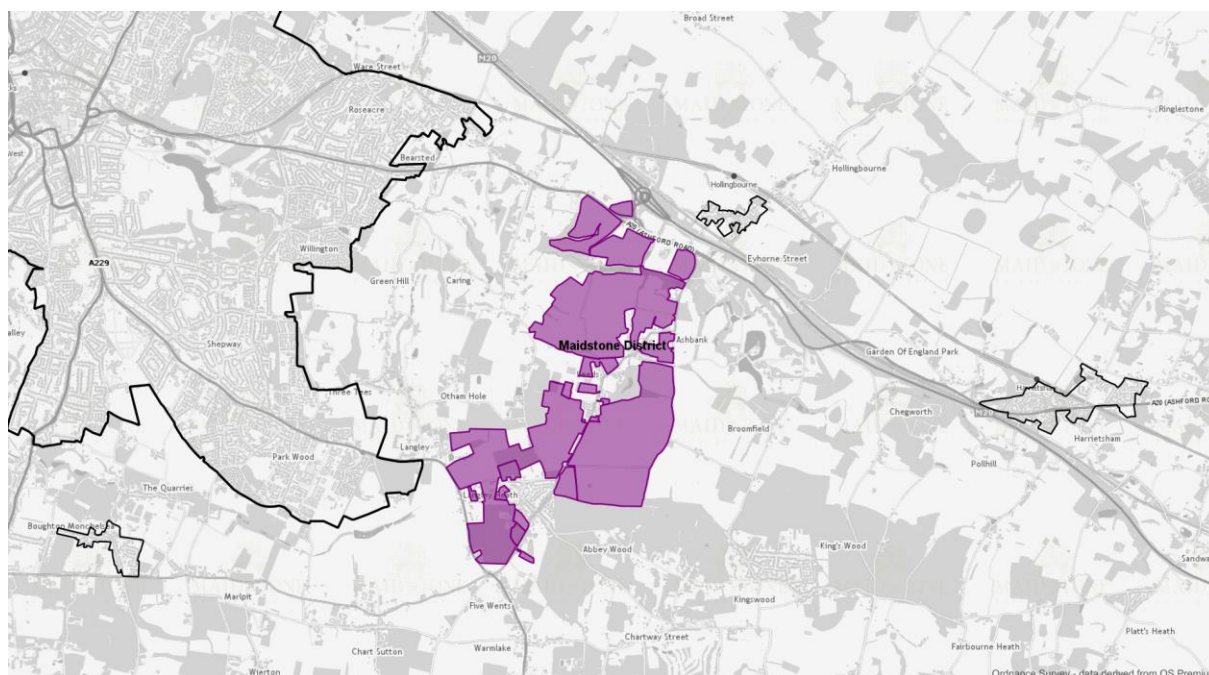
Mitigation Required/ Impact on developable land area/capacity/site suitability

Neighbouring Residential Use

There are 140 existing residences on this site.

DRAFT

Leeds-Langley Corridor



Planning History – Site 167

1970 – Approved double garage with modifications to access. 1971 – Approved two storey extension. 1975 - Approved two garages. Refused bungalow. Approved demolition of out-building and construction of new access drive. 1976 - Approved two garages and workshop, boundary fence and gates. Refused single storey dwelling. Refused Access for domestic use. 1980 – Approved extension and porch, as amended. 1981 - Approved two squash courts and changing room facilities, gymnasium with connecting covered way to glazed extension. Approved conversion of barn to a dwelling. Approved extension to existing hotel comprising 54 bedrooms and function room with cloakroom and ancillary facilities. 1982 - Approved provision of soil and clay dam across existing watercourse to form fishing lake to natural contours. Approved construction of sun room. Refused installation of roof windows as amended. 1983 - Refused New dwelling. Approved new driveway entrance incorporating new gate piers, dwarf wall and brick panelling. 1985 – Approved extension to swimming pool to provide additional facilities. 1986 - Approved outline application for the conversion of barn to dwelling. 1987 - Approved barn conversion into one dwelling. Approved Barn conversion into one dwelling. Approved replacement of mobile home with single storey dwelling for agricultural worker. 1988 - Approved conversion of oast to dwelling house. Approved Listed building consent for the conversion of oast to dwelling house. Approved Erection of 8 floodlights to 'all-weather tennis courts'. 1989 – Approved listed building consent for barn conversion. Approved conversion of existing barn to four-bedroom. 1990 – Approved demolition of existing storage building and erection of new building to provide ancillary accommodation. 1991 - Approved single storey extension to north-west wing and extension to existing kitchen. Approved construction of access road to Leeds Water Treatment Works. 1993 – Refused change of use of agricultural land to residential garden and the erection of a single storey building for use as a garage car port and studio/workshop. 1994 – Approved change of use of agricultural land to residential curtilage and erection of single storey detached double garage/workshop/studio building. 1996 – Approved erection of rear first floor conservatory on existing balcony and erection of external staircase. 1997 – Approved conversion of existing annexe to four bedroom house. Approved Listed Building Consent for conversion of existing annex to four bedroom house. Approved amended drawing showing eastern side elevation and detachment of proposed outbuilding from existing garage. Approved listed building consent for replacement of existing rear window serving lounge with French patio doors. Refused erection of 2x loose boxes and tack/hay. Approved listed building consent application to replace all existing metal windows. Approved listed building consent for the installation of additional/ repositioning of

windows and doors and installation of first floor partition wall. Approved listed building consent for the replacement of the front door and internal doors at ground floor, replacement first floor side window, replacement of hipped end of roof and revealing of previously enclosed inglenook fireplace. Approved installation of additional/repositioning of windows and doors. Approved listed building consent for replacement of existing rear window serving lounge with French patio doors. 2000 – Approved listed building consent for internal alteration. Approved listed building consent for the installation of a new window in the rear elevation. Approved listed building consent to re-open blocked-up access from kitchen and to infill existing opening in lounge. Approved listed building consent for erection of single storey rear extension, in replacement of existing conservatory. Approved listed building consent for the installation of 4 new windows in the side elevation. Approved listed building consent application to replace all existing metal windows, replace ground floor doors and insert Velux roof window and metal boiler flue in rear elevation. 2001 - Approved listed building consent for the removal of the existing conservatory, erection of new conservatory and movement of interior bathroom wall. Refused outline application for the erection of 1 dwelling. Approved listed building consent application to replace all existing metal windows, replace ground floor doors and insert Velux roof window and metal boiler flue in rear elevation. 2002 – Approved listed building consent for the installation of 2 new timber frame opening & 2 panel windows. 2003 – Refused conversion of existing building to residential dwelling for holiday use. Approved conversion of building to form residential holiday dwelling. Approved demolition of existing detached garage and erection of replacement single storey building and link extension. 2006 - Approved Erection of a two storey side extension to western side and single storey side extension to eastern side and removal of pitched roof on existing garage. 2008 - Approved erection of one replacement dwelling. 2009 - Approved erection of a two storey rear extension. Approved listed building consent for the demolition of rear conservatory and erection of a two storey rear extension. Alterations to fenestration to the west elevation. Approved erection of a two storey rear extension. Approved listed building consent for the demolition of rear conservatory and erection of a two storey rear extension. Alterations to fenestration and internal alterations. 2010 - Approved erection of single storey extension to south elevation, single storey extension to west elevation and installation of metal flue as shown on drawing. 2012 - Approved listed building consent for the erection of a two storey rear extension, single storey porch and internal alterations. Approved erection of a two storey rear extension and single storey porch. 2013 - Approved listed building consent for the installation of secondary glazing to 10 windows and 1 French window. 2014 – Approved two storey side extension and internal alterations. 2016 – Approved window replacement to front elevation, new south elevation ground floor window, and internal alteration to chimney breast kitchen. Approved listed building consent for window replacement to front elevation, new south elevation ground floor window, and internal alteration to chimney breast kitchen. 2017 – Approved listed building consent for replacement of existing secondary double glazing window panes on four windows at the front of the house: two upstairs and two downstairs. Replacing aluminium frames boxed by wooden surround glazing. Approved proposed new extension. Approved listed building consent for new extension.

Planning History – Site 177

1979 - Refused vehicular access and parking. 1980 - Approved vehicle access and parking space. 1981 - Approved car park. 1983 - Approved single storey front extension. 1990 - Approved conversion of barn to ancillary domestic accommodation. Approved listed building consent for conversion of barn to ancillary accommodation. 1992 - Refused hardstanding for two vehicles. Approved change of use of agricultural land to car park. 1993 - Approved construction of hardstanding for 2 vehicles. 2000 – Approved remedial stabilisation works involving the construction of 5 piers to north side elevation. 2017 - Approved change of use of the site to use as a venue for weddings; leisure functions; business conferences; and holiday lettings/bed and breakfast accommodation. Creation of a new overspill car park to the south east of the site off Burberry Lane. 2018 - Approved removal of existing lead capped decking to stub remnants of oast cowl. Approved listed building consent for removal of existing lead capped decking to stub remnants of oast cowl.

Planning History – Site 176

1982 - Refused change of use to recreational land. 1986 - Approved temporary car park and security fence. Refused use of land for a touring caravan and camping site. 1990 - Approved erection of shop/reception/laundry/toilet and shower building for touring caravan. 1991 - Refused outline application for erection of buildings for Multiscreen Cinema Tennis Centre etc. 1992 - Approved siting of 5 portacabins to provide office/reception/ toilets etc. 1993 - Approved change of use of touring caravan site to mixed use for caravan park and storage of a maximum of 20 caravans. 1994 - Approved erection of facilities block (showers w.c.'s laundry office restroom and reception area) and attached wardens' on-site residential accommodation.

1997 - Approved extension to existing reception shower and toilet block to form site manager/owner dwelling. 2002 - Refused residential development comprising 2 detached dwellings and 8 terraced dwellings. 2007 - Approved retrospective application for the relocation of storage area to Pine Lodge Touring Park. 2008 - Approved reorganisation of the site. 2010 - Approved erection of a single storey temporary GRP kiosk.

Planning History – Site 187

1978 - Approved change of use from agricultural land to operational land of a statutory gas undertaking and erection of three kiosks. 1981 - Approved two squash courts and changing room facilities, gymnasium with connecting covered way to glazed extension to games room. Approved extension to existing hotel comprising 54 bedrooms and function room with cloakroom and ancillary facilities. 1982 - Approved provision of soil and clay dam across existing watercourse to form fishing lake to natural contours. 1983 - Approved new driveway entrance incorporating new gate piers, dwarf wall and brick panelling. 1985 - Approved extension to swimming pool to provide additional facilities. 1991 - Approved single storey extension to north-west wing and extension to existing kitchen new glazed. 2010 - Approved planning application for erection of 2 kiosks and 2 cabinets to house gas regulators, heaters, standby generator, instrumentation and ancillary equipment to replace existing housing.

Planning History – Site 195

1981 - Approved two squash courts and changing room facilities, gymnasium. Approved extension to existing hotel comprising 54 bedrooms and function room with cloakroom and ancillary facilities. 1982 - Approved provision of soil and clay dam across existing watercourse to form fishing lake to natural contours. 1983 - Approved new driveway entrance incorporating new gate piers, dwarf wall and brick panelling. Approved completion and restoration of worked out quarry and retention of vehicle control and parking area. 1985 – Approved extension to swimming pool to provide additional facilities. 1986 - Approved retention and improvement of office accommodation and the continued use of the site for vehicles parking. 1994 - Approved single storey rear extension. Refused erection of rear conservatory. 2014 – Refused hybrid planning application (part outline-part detailed) for re-grading of site to form development platforms. Refused hybrid (part outline/part detailed) application for re-grading of the site to form development platforms

Planning History – Site 279

Approved semi-detached bungalows. Approved details of a bungalow. 1960 – Approved outline application for residential development. 1961 – Approved details of shop front and garage. Approved details of new lock up shop. 1962 – Refused outline application for a dwelling. 1966 – Refused outline application for dwelling and garage. 1967 – Refused outline application for erection of 10 dwellings. 1968 – Approved summerhouse. 1972 – Refused outline application for erection of 27 detached houses and a pair of shops. Approved conversion of garage and erection of new garage. 1975 – Refused twenty bungalows. Approved internal alterations to form extra bedroom and bathroom. 1976 – Refused removal of agricultural occupancy on existing dwelling. Refused outline application for 21 dwellings. Approved extension and vehicular access. Refused outline application for one dwelling. 1977 – Refused outline application for 25 dwellings. 1978 – Refused erection of 7 bungalows with 10 semi-detached houses. 1979 – Refused removal of agricultural occupancy condition. Refused residential development. Refused residential development. Approved renewal conversion of barn to bungalow. Refused residential development. 1980 – Approved sun lounge and patio. Refused outline application for residential development. Refused erection of 7 detached bungalows and 5 pairs of semi-detached houses. 1981 – Approved garage. 1981 – Refused outline application for 7 bungalows and 5 pairs of semi-detached houses. Approved conservatory. Approved dog boarding kennels. Approved details of eight boarding kennels. Approved extension. 1982 – Approved extension. Approved garage. 1983 – Approved garage. 1984 – Approved outline application for a replacement dwelling. 1985 – Refused outline application for residential development. Approved replacement dwelling and garage. Approved stable block. 1986 – Approved change of use of part from residential to industrial. 1987 – Approved extension. Refused outline application for erection of two detached dwellings. Approved garage and store. Refused outline application for erection of 10 elderly persons bungalow. 1988 – Approved garage block. Refused erection of a dwelling. Refused outline application for a new doctor's surgery. Approved extension and detached garage. Approved construction of a new vehicular access. 1989 – Approved change of use from surgery to offices and ancillary store. 1990 – Refused outline application for construction of detached 3 bed house and garage. Approved extension. Refused extension and room in roof. Refused extension to swimming pool. Refused residential development. Refused residential development. 1991 – Approved two storey extension. Refused extension. 1992 – Refused extension including two balconies. Refused erection of conservatory. 1994 – Refused rear extension and side conservatory. Approved erection of

three detached houses. 1995 – Approved change of use of land from agriculture to keeping of horsing and erection of a building for stables. Refused single storey extension. Approved erection of three detached houses. Approved extension. Refused erection of buildings to house 2 indoor shooting ranges. 1996 – Approved extension. Approved erection of single storey rear extension. 1997 – Approved mixed use of kennels, stabled horses, agriculture and shooting ground. Approved erection of rear conservatory. Approved erection of two storey extension. Approved erection of single storey extension. Approved single storey extension and front porch. 1998 – Approved erection of extension. Refused outline application for erection of 3 bedroom detached bungalow. Approved retrospective application for full enclosure of existing coffee shed. 1999 – Approved retrospective application for change of use and reconstructed south elevation. 2000 – Approved use as a shooting ground. Approved change of use of agricultural land to residential garden. Approved erection of single storey extension. Approved installation of sewage treatment plant. Approved erection of conservatory. 2001 – Approved change of use of 2nd floor of 2 cottages to 1 flat. 2002 – Approved use of converted oast house for ancillary accommodation as a separate dwelling. Approved demolition of existing outbuildings and erection of a double garage. Approved listed building consent for part demolition of a wall and demolition of existing outbuildings. Approved extension to 2 garages. Refused demolition of dwelling and erection of replacement dwelling. 2003 – Approved demolition of existing dwelling and erection of replacement dwelling (resubmission). Refused revised application demolition of dwelling and erection of replacement dwelling. Approved erection of conservatory. Approved demolition of dwelling and erection of replacement dwelling. Approved erection of extension. Refused erection of double garage. Approved demolition of existing dwelling and erection of replacement dwelling. 2004 – Approved demolition of existing dwelling and erection of replacement dwelling. Approved demolition of dwelling and erection of replacement dwelling (submission of details). Approved use of converted oast house provide ancillary accommodation to Shieling Hall as a separate dwelling. Approved extension. Approved erection of timber shed. Approved demolition of existing porch and erection of extension. 2005 – Approved change of use of land to keep horses and erection of stable building. Approved extension. 2006 – Refused certificate of lawfulness for existing development for residential dwelling and business use. Refused conversion of garage to residential annexe ancillary to dwelling. Approved demolition of existing garage and erection of detached single garage. 2007 – Approved conversion of a barn to form part residential accommodation. Approved conversion of barn to form residential accommodation. 2008 – Approved resubmission of rear conservatory. Approved erection of preplacement conservatory. Approved erection of single storey rear extension. Approved removal of existing base station and relocation to open land. Approved erection of two extensions. 2009 – Refused certificate of lawfulness for existing use of garage being part residential and part commercial. Approved retrospective application for a conservatory. Approved conversion of redundant clubhouse to form 2 holiday units. Approved lawful development certificate for existing use becoming mixed use of the outbuilding as part ancillary to use of adjacent dwelling. 2010 – Approved demolition of redundant clubhouse and kennels and erection of holiday units. Approved outline application for erection of 64 bed residential care home with 7 close care bungalows. 2011 – Approved lawful development certificate for erection of polytunnels. Approved certificate of lawfulness for existing use of first floor of granary building as a self-contained residential unit. 2012 – Approved lawful development certificate for use of land as additional residential garden. Approved lawful development certificate for use of land as additional residential garden and construction of a detached building on that land and use that building as ancillary residential accommodation. Refused erection of extension to bungalow for extra accommodation. Approved erection of extension. Approved lawful development certificate for erection of polytunnels. 2013 – Approved new planning permission for erection of 64 bed residential care home, 7 close care bungalows, 6 close care apartments and day centre. Approved listed building consent for partial demolition of existing ragstone boundary wall. Approved single storey extension. 2014 – Approved erection of single storey annexe for staff. Refused outline application for 50 retirement bungalows. Refused outline application for erection of 15 dwellings. Approved erection of detached garden annexe/home office. Approved hybrid application for redevelopment of Ledian Farm to provide Care Retirement Community scheme (C2). Demolition of existing buildings and erection of 16 Assisted Living Units. Listed building consent for partial demolition of existing ragstone boundary wall. Appeal against non-determination for provision of six new dwellings. 2015 – Refused erection of 3 detached houses. Refused outline application for 40 retirement bungalows. Approved part retrospective winter storage of 76 seasonal agricultural worker caravans. 2016 – Approved retrospective application for change of use of room into habitable room/annex. Approved listed building consent for part demolition of boundary to provide access. Approved new vehicular and pedestrian access. Approved erection of roof conversion over garage. 2017 – Approved reserved matters for 38 assisted living units. Appeal against non-determination refusal outline application for residential development. 2018 – Approved lawful

development certificate for extension. Approved single storey extension. 2019 – Refused listed building consent for erection of extension. Refused erection of rear extension.

SUITABILITY OF THE SITE

Access to Highway Network

Suitable access proposals, with good connectivity to the M20 (northern section only at present, whole of corridor if new road constructed. Capacity on A20 - This will be tested during transport modelling.

Mitigation Required/ Impact on developable land area/capacity/site suitability

Enhancements to connectivity to Hollingbourne Station and frequency of services at that station. A20 bus and cycle facility improvements.

Access to Public Transportation & Services

Bus opportunities	Bus constraints	Rail opportunities	Rail constraints	Active Travel opportunities	Active Travel constraints
Proposed enhancements to 10X service and bus prioritisation (though only specifying A20 / Wellington St junction)	Journey time reliability on A20 corridor - lack of suitable bus prioritisation.	Limited.	No rail facilities in close proximity - lack of suitable pedestrian / cycle infrastructure to Hollingbourne Station, as well as limited service frequency at Hollingbourne - Distance to Bearsted Station.	Proposed upgrading of A20 footpaths to shared use cycle lane.	Distance to urban areas and facilities outside the development.

Mitigation Required/ Impact on developable land area/capacity/site suitability

Residential Car Club proposed. Potential for a degree of trip internalisation, particularly in the context of the wider L&L GS proposals. Supports deliverability of a potential LLRR.

Utilities Access

No significant issues identified.

Mitigation Required/ Impact on developable land area/capacity/site suitability

-

Area of Outstanding Natural Beauty

No

Mitigation Required/ Impact on developable land area/capacity/site suitability

-

Ancient Woodland

South of Leeds:

Ancient Semi-Natural Woodland- 0 ha

Ancient Replanted Woodland- 0 ha

Additional buffer requirements (15m width)- 1000 Lm x 15m = 15000 sq.m

Mitigation required/ impact on developable land area/capacity/site suitability

Reduces developable area by 1.5 ha in total

M20 J8:

Ancient Semi-Natural Woodland- 0 ha

Ancient Replanted Woodland- 0 ha

Additional buffer requirements (15m width)- 450 m x 15m = 6750 sq.m (0.675 ha at edge of site)

Mitigation required/ impact on developable land area/capacity/site suitability:

Reduces developable area by 0.675 ha

Langley Heath:

None.

Sites of Special Scientific Interest

-

Mitigation Required/ Impact on developable land area/capacity/site suitability

-

Green Belt

No

Mitigation Required/ Impact on developable land area/capacity/site suitability

None required.

Landscape Character, including MBLP Landscapes of Local Value

Langley Heath Undulating Farmlands (30)- Conserve (encourage the conservation of distinctive features and features in good condition)

30-8 Langley Fruit Plateau- Conserve and reinforce (conserve distinctive features and features in good condition and strengthen and reinforce those features that may be vulnerable)

30-9 Leeds Farmlands- Restore and improve (restore distinctive features and the removal or mitigation of detracting features, whilst creating new features or areas where they have been lost or are in poor condition)

Landscape capacity study sensitivity assessment:**Langley Heath Undulating Farmlands (30)****Overall Landscape Sensitivity: High**

The Langley Heath Undulating Farmlands is an intimate small scale landscape and is assessed as sensitive to change.

Development should be focused around existing settlements and farmsteads. The effect on the visually sensitive valley sides and potential views to and from the Kent Downs AONB should be taken into consideration.

Guidelines and mitigation:

- Appropriate proposals that would enable fruit and hop production to continue should be promoted
- The conservation of the strong pattern of existing woodlands, hedgerows and shelterbelts and remaining hop gardens and orchards is important in maintaining the traditional landscape pattern and habitat connectivity
- Reinstatement of the historic hedgerow network, particularly in-between woodland areas, to improve habitat connectivity
- Conserve, and enhance through appropriate management, old orchards as a distinctive landscape feature, and for their nature conservation interest
- Conserve, restore, enhance and extend areas of relict heathland
- Encourage the planting of new community orchards around settlements, within large housing development schemes and on land of currently low biodiversity value to form part of the green infrastructure provision for strategic development schemes in the fruit belt. Such orchard planting would provide landscape, biodiversity and cultural benefits in addition to recreation and access

opportunities, which would constitute locally relevant examples of the multi-functional green infrastructure that is advised by the South East Green Infrastructure Framework

- New development should respect the local vernacular in scale, density and materials
- Conserve and enhance the species rich hedgerows
- Conserve the small scale, historic, enclosed field pattern and areas of fruit production
- Conserve the remote qualities of the Len Valley and its setting, and strengthen vegetation along the River Len and adjoining ditches to improve habitat connectivity
- Conserve the traditional, rural setting of vernacular style buildings and Conservation Areas
- Conserve and enhance poplar shelterbelts and other vegetation which softens polytunnels and large agricultural barns and provides a landscape framework
- Avoid junction improvements which detract from the distinctive narrow country lanes

Landscape capacity site assessments:

HO-16 Green Lane Cottages, Green Lane/HO3-207 The Brishings, Green Lane (site reference 317)

Capacity to accommodate housing: moderate

Landscape Character Sensitivity: Moderate

- Regenerating scrub amongst Christmas trees, mature trees along northern boundary and strong woodland boundary to the south provide strong pattern and extent of semi-natural habitat
- Landscape elements in a reasonable state of repair, although fencing along Green Lane is deteriorating slightly
- Commercial growth of Christmas trees is not representative of typical surrounding landscape character/land use

Visual Sensitivity: Moderate

- Partially enclosed site with dense woodland to south containing views from the south
- Filtered foreground views into the site from housing to the north on the edge of Langley Heath
- Foreground views into the site from housing along Green Lane to the south and west
- Some scope for mitigating potential visual impacts with planting

Landscape Value: Moderate

- Listed buildings in close proximity to site along Green Lane and Leeds Road
- Commonplace landscape that offers scenic quality as undeveloped landscape surrounding the original hamlet along Green Lane
- Sense of remoteness and tranquillity weakened slightly by proximity to housing to the north

Opportunities and Constraints

- Northern part of site relates well to existing development on southern edge of Langley Heath
- South western part of site provides the rural setting to the original hamlet along Green Lane and losing the undeveloped buffer around this would be undesirable in landscape terms
- Capacity to slightly extend medium density housing within northern part of site and along Leeds Road

Mitigation

- Retain and respect the narrow, rural character of Green Lane
- Retain an area of undeveloped land around the original hamlet along Green Lane and maintain physical separation between this and recent development to the north
- Redefine settlement edge and create sensitive urban/rural interface
- Respect the setting of listed buildings

HO2-175 Green Lane (site reference 279)

Capacity to accommodate housing: moderate

Landscape Character Sensitivity: Moderate

- Strong pattern and extent of semi-natural habitat within former plant nursery site with linear rows of trees and regenerating scrub and strong hedgerow boundary along Green Lane
- Hedgerow boundary along Green Lane is intact and in good condition, and contributes towards the rural character of Green Lane and the setting of the original hamlet to the south
- Nursery use is not representative of typical surrounding landscape character/land use

Visual Sensitivity: Moderate

- Site reasonably well visually contained by hedgerow along Green Lane and tree belt along public footpath to east
- Filtered foreground views into the site from housing to the north on the edge of Langley Heath, from housing along Green Lane to south and from public footpath along northern site boundary
- Some scope for mitigating potential visual impacts with planting

Landscape Value: Moderate

- Commonplace landscape that offers scenic quality as undeveloped landscape surrounding the original hamlet along Green Lane
- Sense of remoteness and tranquillity weakened slightly by proximity to housing to the north

Opportunities and Constraints

- Northern part of site relates well to existing development on southern edge of Langley Heath, although the urban/rural interface is currently sensitive and well defined
- Southern part of site provides the rural setting to the original hamlet along Green Lane and losing the undeveloped buffer around this would be undesirable in landscape terms
- Capacity to very slightly extend medium density housing within northern part of site only

Mitigation

- Retain and respect the narrow, hedgerow lined and rural character of Green Lane
- Retain an area of undeveloped land around the original hamlet along Green Lane and maintain physical separation between this and recent development to the north
- Redefine settlement edge and create sensitive urban/rural interface
- Consider views from, and character of, public footpath

HO3-210 Butlers Farm Horseshoes Lane (site reference 279)

Capacity to accommodate housing: high

Landscape Character Sensitivity: Moderate

- Attractive but commonplace landscape, characteristic of the area, comprising orchards and arable land in moderate condition

Visual Sensitivity: Low

- The structured landscape of hedgerows and shelterbelts provides screening in the wider landscape
- Views from residential properties limited to its immediate neighbours at Butlers Farm, and along Horseshoes Road and Heath Road
- Possible distant views from Kent Downs AONB

Landscape Value: Low

- No landscape designations
- Public right of ways linking to and from the playing field and countryside to the north

Opportunities and Constraints

- The site plays a role in providing separation between villages
- Opportunity to integrate community facilities of the village hall and playing field

Mitigation

- Create a landscape framework for the new development taking account of the cumulative effects of other potential development sites in the area – consider the impacts locally of the extension of the urban footprint and also on the views from the Kent Downs AONB, including lighting and infrastructure
- Create green links to accommodate the public rights of way and to connect to existing community facilities
- Maintain separation between Leeds, Langley and Otham, resisting coalescence of the settlements and responding to local distinctiveness in design to maintain individual character
- Respect the scale, density and materials of the local vernacular in the design of housing and boundaries

HO3-257 North of Langley (site reference 279)

Capacity to accommodate housing: high

Landscape Character Sensitivity: Moderate

- A large arable landscape, characteristic of the area, in moderate condition
- Loss of hedgerows to accommodate modern agricultural practices

Visual Sensitivity: Moderate

- Moderately visible in the wider landscape, due to the open character of the site and nearby fields
- Views from residential properties limited to its immediate neighbours
- Immediate views of site from public footpaths within northern part of site
- Possible distant views from Kent Downs AONB

Landscape Value: Low

- No landscape designations
- Leeds - Upper Street Conservation Area situated immediately to the north east of site
- Burnt Barn Farmhouse to east is listed
- Public right of way linking to and from the village to the west

Opportunities and Constraints

- The site plays a role in providing separation between villages

Mitigation

- Create a landscape framework for the new development taking account of the cumulative effects of other potential development sites in the area – consider the impacts locally of the extension of the urban footprint and also on the views from the Kent Downs AONB, including lighting and infrastructure
- Create green links to accommodate the public rights of way and to connect to existing community facilities
- Maintain separation between Leeds, Langley and Otham, resisting coalescence of the settlements and responding to local distinctiveness in design to maintain individual character
- Respect the scale, density and materials of the local vernacular in the design of housing and boundaries
- Respect the setting of Leeds – Upper Street Conservation Area and Burnt Barn Farmhouse

HO3-299 Land west of Ledian Farm, Leeds (site reference 207)

Capacity to accommodate housing: high

Landscape Character Sensitivity: Low

- Small site immediately adjacent to the village

Visual Sensitivity: Moderate

- Moderately visible in the wider landscape, due to the open character of the site and nearby fields
- Views from residential properties limited to its immediate neighbours

Landscape Value: Moderate

- No landscape designations within the site, although the eastern edge abuts Leeds - Upper Street Conservation Area and a number of listed buildings
- Public right of way linking to and from the village to the west

Opportunities and Constraints

- Village location that relates well to existing facilities

Mitigation

- Create green links to accommodate the public rights of way and to connect to existing community facilities
- Respect the scale, density and materials of the local vernacular in the design of housing and boundaries

Leeds Castle Parklands (49)- Conserve and restore (encourage the conservation of distinctive features and features in good condition, whilst restoring elements or areas in poorer condition and removing or mitigating detracting features)

49-2 White Heath Farmlands- Restore and improve (restore distinctive features and the removal or mitigation of detracting features, whilst creating new features or areas where they have been lost or are in poor condition)

49-3 Ashbank Fields- Restore and improve (restore distinctive features and the removal or mitigation of detracting features, whilst creating new features or areas where they have been lost or are in poor condition)

Langley Heath Undulating Farmlands (30)- Conserve (encourage the conservation of distinctive features and features in good condition)

30-7 Upper Len- Conserve and improve (conserve distinctive features and features in good condition, whilst creating new features or areas where they have been lost or are in poor condition)

30-9 Leeds Farmlands- Restore and improve (restore distinctive features and the removal or mitigation of detracting features, whilst creating new features or areas where they have been lost or are in poor condition)

Broomfield Undulating Farmlands (32)- Conserve (encourage the conservation of distinctive features and features in good condition)

32-1 Ashbank- Conserve and improve (conserve distinctive features and features in good condition, whilst creating new features or areas where they have been lost or are in poor condition)

Landscape capacity study sensitivity assessment:

Leeds Castle Parklands (49)

Overall Landscape Sensitivity: High

Leeds Castle Parklands are assessed as being of high overall landscape sensitivity and sensitive to change.

Development potential is limited to within and immediately adjacent to existing settlements and farmsteads in keeping with existing. Other development could be considered to support existing rural enterprises, although extensive, large scale or visually intrusive development would be inappropriate. To avoid further piecemeal degradation from the infrastructure network, opportunities should be sought to restore the landscape structure and pattern. Any new development should take account of the impact on potential views from and setting of the Kent Downs AONB, including seeking opportunities to mitigate existing impacts where practicable.

Guidelines and mitigation:

- Enhance rivers and associated tributaries, ditch and pond networks by promoting a 30m natural corridor along the length of a watercourse and large water bodies (extending 15m away from either side of the watercourse). For smaller streams, ditches and ponds the natural corridor should be 20m (extending 10m landward from each water margin)
- Conserve and enhance, through appropriate management, existing pockets of lowland dry acid grassland. Refer to Maidstone's Local Biodiversity Action Plan Phase 1: 2009–2014 HAP 2 Lowland Dry Acid Grassland and Heath
- Encourage the extension of lowland dry acid grassland within opportunity areas identified within the Kent Living Landscapes data (Kent Wildlife Trust)
- Conserve the rural skyline in views out of valleys
- Conserve traditional ragstone bridges and respect the setting of these key landmark features
- New development should respect the local vernacular in scale, density and materials
- Conserve the traditional parkland character of the landscape
- Conserve the remote qualities of the Len Valley and its setting, and strengthen vegetation along the River Len and adjoining ditches to improve habitat connectivity
- Conserve and restore tree cover, which helps to screen views of major infrastructure routes
- Ensure continuity of mature isolated trees through planting new stock
- Restore hedgerow boundaries where they have been removed
- Resist field segregation, avoiding fenceline boundaries

Langley Heath Undulating Farmlands (30)

Overall Landscape Sensitivity: High

The Langley Heath Undulating Farmlands is an intimate small scale landscape and is assessed as sensitive to change.

Development should be focused around existing settlements and farmsteads. The effect on the visually sensitive valley sides and potential views to and from the Kent Downs AONB should be taken into consideration.

Guidelines and mitigation:

- New development should respect the local vernacular in scale, density and materials
- Conserve and enhance the species rich hedgerows
- Conserve the small scale, historic, enclosed field pattern and areas of fruit production
- Conserve the remote qualities of the Len Valley and its setting, and strengthen vegetation along the River Len and adjoining ditches to improve habitat connectivity
- Conserve the traditional, rural setting of vernacular style buildings and Conservation Areas
- Conserve and enhance poplar shelterbelts and other vegetation which softens polytunnels and large agricultural barns and provides a landscape framework
- Avoid junction improvements which detract from the distinctive narrow country lanes

Broomfield Undulating Farmlands (32)

Overall Landscape Sensitivity: High

Broomfield Undulating Farmlands is assessed as being of high overall landscape sensitivity and is sensitive to change.

Development potential is limited to within and immediately adjacent to existing settlements and farmsteads in keeping with existing. Other development could be considered to support existing rural enterprises, although extensive, large scale or visually intrusive development would be inappropriate, and views from the Kent Downs AONB should be considered.

Guidelines and mitigation:

- Appropriate proposals that would enable fruit and hop production to continue should be promoted
- The conservation of the strong pattern of existing woodlands, hedgerows and shelterbelts and remaining hop gardens and orchards is important in maintaining the traditional landscape pattern and habitat connectivity
- Reinststate the historic hedgerow network, particularly in-between woodland areas, to improve habitat connectivity
- Conserve the species rich hedgerow boundaries and promote enhanced species diversity within hedgerows where this has been weakened
- Conserve, and enhance through appropriate management, old orchards as a distinctive landscape feature, and for their nature conservation interest
- Conserve, restore, enhance and extend areas of relict heathland
- Encourage the planting of new community orchards around settlements, within large housing development schemes and on land of currently low biodiversity value to form part of the green infrastructure provision for strategic development schemes in the fruit belt. Such orchard planting would provide landscape, biodiversity and cultural benefits in addition to recreation and access opportunities, which would constitute locally relevant examples of the multi-functional green infrastructure that is advised by the South East Green Infrastructure Framework
- Enhance rivers and associated tributaries, ditch and pond networks by promoting a 30m natural corridor along the length of a watercourse and large water bodies (extending 15m away from either side of the watercourse). For smaller streams, ditches and ponds the natural corridor should be 20m (extending 10m landward from each water margin)
- Improve, enhance and manage disused quarry sites for increased biodiversity, whilst respecting the surrounding landscape character
- New development should respect the local vernacular in scale, density and materials
- Conserve the wooded enclosure provided by woodland blocks and hedgerows
- Conserve the rural and traditional setting of vernacular style buildings
- Resist widening of distinctive narrow sunken lanes

Landscape capacity site assessments:

ED-6 Waterside Park, Ashford Road (site reference 195)

Landscape Character Sensitivity: Moderate

- The hilly landform rising up from the extensive water bodies, with adjoining wet woodland along the southern and eastern boundaries, forms an integral part of a wider pattern of undulations along the scarp foot of the Kent Downs
- The site is generally in good condition although the proximity of major transport corridors slightly detracts
- Although there are networks of vegetation around the edge of the site, the extensive arable use gives limited opportunity for wildlife within the site itself
- Oast house to the south west of the site gives some distinctiveness to the landscape
- The site's location at the foot of the Downs, its landform which is a continuation of the scarp foot topography and the large scale field pattern is distinctive and characteristic of the area

Visual Sensitivity: High

- The hill-form and lack of tree cover makes the upper portions of the site highly visible
- The public footpath across the site, and other surrounding public footpaths to the south and west are sensitive visual receptors
- Other visual receptors at close range include a few houses associated with Old Mill Farm near the south west corner, Old England Cottage to the north east and Mercure Maidstone Great Danes Hotel and grounds to the east
- Longer elevated views from the Kent Downs AONB
- An open landscape which has high visibility although mitigation with tree belts may be possible, but the hilly nature of the site and the elevated location of the Downs would make screening Problematic

Landscape Value: Moderate

- Rural feel despite the adjoining transport corridors
- Peripheral mature vegetation and water bodies to the south and east provide strong wildlife connectivity and are designated as a local wildlife site (River Len Millpond and Carr, Leeds)
- Woodland to the east of the site is recorded as ancient woodland
- Leeds Castle Registered Historic Park and Garden is situated approximately 500m to south east of site
- Old England Cottage (50m to north of site and on the opposite side of the A20) is listed
- Sensitive location close to and providing the setting of the nationally designated Kent Downs AONB

Overall landscape sensitivity capacity to accommodate economic development is low.

Opportunities and constraints

- Elevated views from the Downs would be difficult to mitigate
- Development would not be in keeping with the existing low density pattern of settlement in this area
- Sensitive location close to and forming the setting of the Kent Downs AONB
- Very remote and detached from other large scale developments on the edge of Maidstone
- Site is generally unsuitable for development

Mitigation

- Retain and conserve existing vegetation around the site
- Retain the rural landscape character and the distinctive landform which forms an integral part of a wider pattern of undulations along the scarp foot of the Kent Downs

- Respect the setting of surrounding heritage assets
- Respect views from, and the setting of, Kent Downs AONB

Kingswood Plateau (31)- Conserve and reinforce (conserve distinctive features and features in good condition and strengthen and reinforce those features that may be vulnerable)

Broomfield Undulating Farmlands (32)- Conserve (encourage the conservation of distinctive features and features in good condition)

Landscape character (detailed urban fringe areas)

Leeds Fields (31-1)- Conserve and improve (conserve distinctive features and features in good condition, whilst creating new features or areas where they have been lost or are in poor condition)

Leeds Slopes (32-2)- Conserve and improve (conserve distinctive features and features in good condition, whilst creating new features or areas where they have been lost or are in poor condition)

**Landscape capacity study sensitivity assessment:
Kingswood Plateau (31)**

Overall Landscape Sensitivity: Moderate

The Kingswood Plateau is assessed as being of moderate overall landscape sensitivity and to have scope for change with certain constraints.

There is scope for some housing infill within the wooded areas where visibility is low, although clearance of woodland for development should be resisted both for nature conservation and also as it forms a buffer/screen for views from the Kent Downs AONB. The expansion of the urban footprint into the open land north of Abbey Wood should be resisted as this area provides separation between Leeds and Langley, maintains the distinctiveness of the villages and prevents ribbon development.

Broomfield Undulating Farmlands (32)

Overall Landscape Sensitivity: High

Broomfield Undulating Farmlands is assessed as being of high overall landscape sensitivity and is sensitive to change.

Development potential is limited to within and immediately adjacent to existing settlements and farmsteads in keeping with existing. Other development could be considered to support existing rural enterprises, although extensive, large scale or visually intrusive development would be inappropriate, and views from the Kent Downs AONB should be considered.

Landscape capacity site assessments: N/a

Guidelines and Mitigation:

- The conservation of the strong pattern of existing woodlands, hedgerows and shelterbelts and remaining hop gardens and orchards is important in maintaining the traditional landscape pattern and habitat connectivity
- Reinstatement of the historic hedgerow network, particularly in-between woodland areas, to improve habitat connectivity
- Conserve the species rich hedgerow boundaries and promote enhanced species diversity within hedgerows where this has been weakened
- Conserve, and enhance through appropriate management, old orchards as a distinctive landscape feature, and for their nature conservation interest
- Conserve, restore, enhance and extend areas of relict heathland
- Encourage the planting of new community orchards around settlements, within large housing development schemes and on land of currently low biodiversity value to form part of the green infrastructure provision for strategic development schemes in the fruit belt. Such orchard planting would provide landscape, biodiversity and cultural benefits in addition to recreation and access opportunities, which would constitute locally relevant examples of the multi-functional green infrastructure that is advised by the South East Green Infrastructure Framework
- Enhance rivers and associated tributaries, ditch and pond networks by promoting a 30m natural corridor along the length of a watercourse and large water bodies (extending 15m away from either side of the watercourse). For smaller streams, ditches and ponds the natural corridor should be 20m (extending 10m landward from each water margin)
- Conserve the rural and traditional setting of vernacular style buildings
- New development should respect the local vernacular in scale, density and materials

- Conserve the ancient woodland and resist significant erosion for development, arable land and equestrian grazing
- Conserve the wooded enclosure provided by woodland blocks and hedgerows
- Conserve and reinforce the ecological integrity through promoting vegetation corridors within cleared areas
- Conserve and reinforce the range of ecological habitats provided through continued rotational coppice
- Reinforce the sense of place through encouraging use of local styles and materials
- Resist widening of distinctive narrow sunken lanes

Ecology, including Local Nature Reserves, Local Wildlife Sites, Special Areas of Conservation, ponds and hedgerows
Langley Heath

General Site Description	Site comprises primarily arable fields in the northern sections, with intensive orchards in the southern section. Some wide hedgerow field boundaries and pockets of scrub, woodland and grassland.	
Ecological Information Provided	None	
Current habitats	Habitat of Particular Value?	Habitats - Potential impacts/opportunities
Arable farmland		NVC surveys may be necessary if field boundary habitat looks particularly interesting for arable weeds.
Buildings		
Hedgerows	YES	Required: Hedgerow Regulations Assessment to establish whether hedgerows qualify as habitat of principle importance. Should be retained/enhanced and incorporated into GI
Orchards (intensively managed)		
Improved grassland		
Ponds (off-site)	YES	Aim to retain, enhance and improve connectivity to the ponds. Incorporate into green infrastructure.
Scrub		Aim to retain/enhance areas of semi-natural habitat and incorporate into green infrastructure
Semi-improved grassland		Aim to retain/enhance areas of semi-natural habitat and incorporate into green infrastructure
Woodland	YES	Aim to retain/enhance areas of semi-natural habitat and incorporate into green infrastructure
Species - Potential impacts/opportunities	Species - Potential impacts/opportunities	
Badgers	Surveys likely to be necessary. Preliminary ecological appraisal will identify specific requirements	
Bats - roosting and foraging/commuting	Surveys likely to be necessary. Preliminary ecological appraisal will identify specific requirements. Bat-sensitive lighting strategy must be incorporated.	
Birds	Surveys likely to be necessary, particularly in relation to farmland birds. Preliminary ecological appraisal will identify specific requirements. Need to ensure mitigation/compensation addresses opportunities for all affected bird species including farmland birds.	
Dormice	Surveys likely to be necessary. Preliminary ecological appraisal will identify specific requirements	
Great crested newts	Surveys likely to be necessary unless DLL is pursued. Preliminary ecological appraisal will identify specific requirements. Scale of site indicates potential to secure mitigation/compensation on site	

Hedgehogs/Brown Hares/Harvest Mice	Provides suitable habitat for the species - there is a need for a habitat assessment and may be a requirement for surveys.
Reptiles	Surveys likely to be necessary. Preliminary ecological appraisal will identify specific requirements. Opportunities - size of site and relative lack of suitable habitat indicates potential to incorporate appropriate mitigation/compensation within site.
Reptiles	Surveys likely to be necessary. Preliminary ecological appraisal will identify specific requirements. Opportunities - size of site and relative lack of suitable habitat indicates potential to incorporate appropriate mitigation/compensation within site.
GCN DLL Risk Zone	80% green, 20% amber
Designated sites (including ancient woodland) within boundary	None
Designated sites from boundary to 1km	Ancient woodland. Unlikely to have a direct impact due to increase in noise/lighting etc. But consideration would have to be given to an impact due to an increase in recreational pressure and this may require an ecological survey of the site and any mitigation may involve a contribution to the management of the site.
	Local Wildlife Site - MA08 King's Wood and Abbey Wood. Unlikely to have a direct impact due to increase in noise/lighting etc. But consideration would have to be given to an impact due to an increase in recreational pressure and this may require an ecological survey of the site and any mitigation may involve a contribution to the management of the site.
SSSIs, SPAs, SACs, Ramsar sites within 10km	North Downs Woodlands SAC Queendown Warren SAC 9 SSSIs within 10km
Other comments	

Leeds

General Site Description	the site comprises mainly arable farmed fields and improved grassland. Field sizes are relatively small with hedgerows and scrubby/wooded areas and some ditches present. The River Len flows through part of the site. Two Local Wildlife Sites are adjacent to/within the site boundary.	
Ecological Information Provided	Preliminary Ecological Appraisal, The Ecology Partnership, December 2019. Provides ecological information only for a little piece of land on the top right corner of the strategic site (called Penfold Hill)	
Current habitats	Habitat of Particular Value?	Habitats - Potential impacts/opportunities
Arable farmland		NVC surveys may be necessary if field boundary habitat looks particularly interesting for arable weeds.
Buildings		
Hedgerows	YES	Required: Hedgerow Regulations Assessment to establish whether hedgerows qualify as habitat of principle importance. Should be retained/enhanced and incorporated into green infrastructure for final site design
Improved grassland		
Ponds	YES	NVC surveys may be necessary. Aim to retain, enhance and improve connectivity to the ponds. Incorporate into green infrastructure of final site design
River/Stream	YES	
Wood Pasture Parkland	YES	Priority habitat. NVC surveys will be necessary
Woodland (including off-site ancient woodland)	YES	Ancient woodland must be subject to detailed assessment with mitigation proposals discussed/submitted early in the process. As

		the ancient woodland areas are small they are at much greater risk of deterioration/damage and it may not be possible to avoid so a compensation package may also be required if 'wholly exceptional reasons' for the development can be accepted by MBC
Species - Potential impacts/opportunities	Species - Potential impacts/opportunities	
Badgers	Survey required - outlier setts identified.	
Bats - roosting and foraging/commuting	Required - assessments for bat roosting potential of trees and buildings on and around the site, emergence surveys. Bat activity transects. Need for retention of roosting opportunities, foraging areas, dark corridors. Bat-sensitive lighting strategy must be incorporated. Opportunities - to enhance hedgelines; retain and enhance foraging areas and dark corridors (hedgerows, streams, ponds).	
Birds	Required - surveys for wintering and breeding birds, particularly farmland bird species Need to ensure mitigation/compensation addresses opportunities for all affected bird species including farmland birds.	
Great crested newts	Surveys likely to be necessary unless DLL is pursued. Preliminary ecological appraisal of the whole site will identify specific requirements. Scale of site indicates potential to secure mitigation/compensation on site	
Invertebrates	May be a need for specific invertebrate surveys.	
Reptiles	Surveys likely to be necessary. Preliminary ecological appraisal for the whole site will identify specific requirements. Opportunities - size of site and relative lack of suitable habitat indicates potential to incorporate appropriate mitigation/compensation within site.	
Water voles	Surveys likely to be necessary. Preliminary ecological appraisal of the whole site will identify specific requirements. Opportunities - retain and enhance suitable habitat and connectivity across site	
GCN DLL Risk Zone	85% green 15% amber	
Designated sites (including ancient woodland) within boundary	River Len Millpond & Carr, Leeds LWS. Must be retained. The LWS consists of the River Len with areas of standing water, marginal vegetation, reedbed and wet woodland, a priority woodland type. Breeding protected species present. Ecological surveys will be required and assessment of impacts will need to be designed in conjunction with drainage engineers and the SuDS schemes. Need to ensure that any design retains and enhances connectivity through the whole LWS and outside of the red line boundaries. Design must ensure that open space buffers the areas of LWS and residential boundaries must not be adjacent to the LWS.	
Designated sites from boundary to 1km	Ancient woodland directly adjacent to site. There is a need for botanical surveys to understand baseline, assess impact on woodland and inform the design of the buffer. There is a need for a minimum of a 15metre buffer but ideally larger and linked in to the open space. The baseline information will help inform management requirements. Need to ensure that connectivity to the woodland is maintained and enhanced - it must not be isolated by any development proposals. Ancient woodland not directly adjacent - Need to consider connectivity to the site and ensure that the proposal will not result in a loss of connectivity to the site. Proposal must aim to increase connectivity. Adjacent St Nicholas's Churchyard, Leeds LWS. It supports an important lichen assemblage. Botanical survey of the churchyard needed to understand the direct impact dust and lighting from the development will have on the lichen assemblage. There is a need for lighting and dust mitigation measures to be in place to avoid negatively impacting the lichen assemblage.	
	North Downs Woodlands SAC	

SSSIs, SPAs, SACs, Ramsar sites within 10km	Queendown Warren SAC 10 SSSIs within 10km
Other comments	

TPO/ Veteran Trees

Langley Heath:

TPOs- 0 (at 06/03/20)

Conservation areas- 0

Registered heritage trees (identified in Kent Heritage Trees Project)- 0

Other significant trees/ hedgerows- reduces developable area by 2.5%

Mitigation required/ impact on developable land area/capacity/site suitability: Reduces developable area by 2.5% in total

M20 J8:

TPOs- 2 (at 05/03/20): TPO No. 19 of 2007- Trees at Musket Lane & TPO No. 27 of 2008- Trees at the Tower House: reduces developable area by 0.5%

Conservation areas- 1: Leeds Lower Street- reduces developable area by 0.25%

Registered heritage trees (identified in Kent Heritage Trees Project)- 3: Reduces developable area by 0.212 ha

Other significant trees/ hedgerow- reduces developable area by 10%

Mitigation required/ impact on developable land area/capacity/site suitability: Reduces developable area by 10.75% plus 0.212 ha in total

South/ West of Leeds:

TPOs- 0 (at 06/03/20)

Conservation areas- 0

Registered heritage trees (identified in Kent Heritage Trees Project)- 0

Other significant trees/ hedgerows- reduces developable area by 7.5%

Mitigation required/ impact on developable land area/capacity/site suitability: Reduces developable area by 7.5% in total

Heritage

Langley Heath:

- Historic farmsteads which could be impacted include Langley Corner Farm, Fir Tree Farm, Newhouse Farm, Burn Barn Farm (all listed, curtilage listed or non-designated assets) – to varying degrees the historic rural setting contributes to the significance of these assets and development has high potential to cause harm.
- Other listed buildings which could be impacted include St Mary's Church, Sutton Road which is a local landmark visible in middle-distance views, and Rumwood Court to the west of New Road.
- The rural setting of Leeds Upper Street Conservation Area could be diminished by development, therefore causing harm to its significance.
- Non-designated heritage assets potentially include 20-22 Horsehoes Lane, Bleak House, Butlers Farmhouse, Potting Shed PH, 1 & 3 Sutton Road. Further assessment is required.

Mitigation Required/ Impact on developable land area/capacity/site suitability

- A detailed assessment of heritage assets (and their settings) across the site and at its perimeter should be undertaken.
- Presumption of retaining heritage assets, having regard to their settings, and using them as opportunities for placemaking.

-
- Green buffers and heritage enhancements (e.g. re-use of redundant buildings, restoration of lost features etc) might partially mitigate some harm.

South/ West of Leeds:

- Impact on setting of Leeds Castle buildings and landscape – there is a physical and visual relationship between the site and RPG, with potential views to and from the castle which need further assessment.
- Impact on setting of heritage assets including Leeds Abbey SAM (and non-designated landscape), Park Barn Farm.
- Impact on setting of Leeds Upper Street Conservation Area and listed buildings on east side – they have an open rural setting to the east which would be diminished by development
- New access and infrastructure around the site could have a major impact on the character of the area and consequently setting of heritage assets

Mitigation Required/ Impact on developable land area/capacity/site suitability

- A detailed assessment of heritage assets (and their settings) across the site and at its perimeter should be undertaken, including potential long and middle-distance views to and from Leeds Castle.
- Development should have regard to the setting of listed historic farmsteads and associated buildings. Green buffers might partially mitigate any harm to the setting of heritage assets.

M20 J8:

- Very high heritage sensitivity towards Leeds Castle, Leeds Abbey and Lower Street Conservation Area – development has considerable potential to cause harm.
- Leeds Castle GII* registered park and garden - setting to the west of the RPG is likely to be adversely affected; the overlap between site and RPG west of Battel Hall is highly contentious.
- Leeds village and castle highly graded listed buildings – setting including Battel Hall, St Nicholas Church, Leeds Castle estate, Leeds Abbey (scheduled ancient monument) – very high sensitivity to development; important relationship between assets.
- There are long and medium-distance views from within the site to St Nicholas Church and Leeds Castle.
- Listed buildings around Lower Street; Brogden Farmstead group; those along A20 – there is potential for harm to their settings.

- Non-designated heritage – positive CA buildings, archaeological remains, Old Mill Farm and associated historic mill buildings; Leeds Abbey Capability Brown landscape.

Mitigation Required/ Impact on developable land area/capacity/site suitability

- Very considerable heritage constraints and challenges, particularly to the Leeds Castle RPG, Battel Hall, Leeds Lower Street areas – development and associated infrastructure would likely result in a high level of harm. General heritage sensitivity across the area.
- Extensive buffers to Leeds designated heritage assets might partially mitigate harm in some parts of the site.

Archaeology

Site 167 - Leeds Wider landholding – two large sites north and south of Leeds. Mainly undeveloped rural land which has not been subject to formal archaeological investigation. As such there is potential for extensive and significant multi-period remains to survive anywhere within this site. There is a known focus of sensitive, Medieval heritage close to Leeds village and Leeds Priory. Leeds Priory is Scheduled Monument and is an Augustinian Priory founded in the 12th century. However, its foundation here could suggest an existing Early Medieval community.

In addition to multi period buried remains, the historic character of Leeds village is of a special nature due to the proximity of Leeds Priory and Leeds Castle. The historic development of the village, priory and castle are probably intertwined and the spatial and chronological developments are likely to be closely linked. The landscape around these highly significant heritage assets is a key part of their individual significance and their group value. The contribution made by the surrounding landscape to the significance of these heritage assets needs to be very carefully assessed in order to fully appreciate the impact of proposed development.

This site 167 essentially joins Leeds village through to Langley and the M20. The cumulative impact of this proposal on the wider historic environment and the quintessential historic character of Leeds is a major issue to address. This scheme not only needs to consider Leeds village and priory but the impact on Leeds Castle as well.

Recommendations: Pre Allocation Archaeological DBA and Archaeological Landscape Assessment needed with particular regard to Leeds village, Leeds Priory and Leeds Castle. Discussions with Historic England essential. Detailed assessments need to be taken in to account for the Masterplanning process.

Site 177 Land between Lower Street and George Street Leeds – this site is in very sensitive area close to St Nicholas Church and Battel Hall with Leeds Priory and Leeds Castle nearby. The Church is considered to be of 11th century date but it may contain Early Medieval building remains. There is high potential for Early Medieval settlement and burial remains on this site.

In addition, the impact of this proposal on the setting of the church and Battel Hall and on the wider historic landscape is likely to be considerable. The wider landscape would include the relationship of the church to the village and to Leeds Castle, through spaces, routeways and views. Furthermore, if this site is combined with the other LDF proposals, such as Site 167, the cumulative impact on Leeds and its heritage is massive.

Recommendations: Pre Allocation Archaeological DBA and Archaeological Landscape and Buildings Assessments would be essential to ensure full understanding of the heritage issues arising from this proposal in itself and as part of the cumulative Leeds Wider development proposals. There should also be consideration of PreAllocation fieldwork, probably a geophysical survey and targeted trial trenching. Results of heritage assessments and fieldwork need to feed in to Masterplanning process.

Site 176 Land north and south of Ashford Road Maidstone; site 187 Land at Penfold Hill and Ashford Road Leeds; Site 195 Waterside Park - these sites have either known or the potential to contain sensitive and significant buried archaeology and visible archaeological landscape features. They are situated within a multi period ritual landscape with known Bronze Age barrows and AS burials. Opposite White Heath are known BA barrows and Early Medieval burials. Waterside Park may contain remains of a Romano-British or later mill complex close or on the site of the existing

historic mill at Old Mill Farm. There are cropmarks and PAS metal finds to suggest much of these sites may contain extensive buried archaeology.

Recommendation: Pre Allocation Archaeological DBA and Archaeological Landscape and Buildings Assessments needed to ensure the impact of these sites is fully understood. The submitted DBA by WSP is not acceptable because it does not reflect an adequate understanding of the potential for sensitive archaeology on the site.

Site 279 Langley Heath – strategic settlement – This proposed site abuts the southern area of Leeds village and extends down the western side of Upper Street to skirt Langley on its north and south western side. This is a large expanse of historic farmland with several designated historic buildings adjacent. This large site area has not been subject to formal archaeological investigation and there is potential for as yet unknown archaeology to survive.

There are a considerable number of designated historic buildings to consider as well as their setting and historic landscape context which will contribute to their perceived significance.

Recommendation: Pre Allocation Archaeological and Archaeological Landscape assessments needed to inform decisions. Special regard for impact on Leeds village and the historic buildings a priority.

AQMA

-

Mitigation Required/ Impact on developable land area/capacity/site suitability

-

Flood Risk

There is generally a low level of fluvial flood risk across the area.

Mitigation Required/ Impact on developable land area/capacity/site suitability

Various parcels may be subject to the sequential and exceptions test, but the risk is not significant as a whole across the wider area. A FRA should be completed to support future masterplanning work.

Drainage

There is potential for infiltration before discharge at greenfield runoff rates to OWC. As this is upper catchment, the downstream system could benefit from surface water management in this area. The Loose Stream flows through Maidstone. Risks associated with infiltration to Hythe Formation will need to be managed and accommodated within any layout. This requires appropriate separation distances for foundations from any soakaways. Masterplanning should be able to accommodate surface water management easily but it is advised that this is informed by ground investigation giving ground stability risks.

Contamination/ Pollution

1: (close to Larch Croft), 1: (off Old Mill Road),

Mitigation Required/ Impact on developable land area/capacity/site suitability

All areas of contamination will need to be addressed prior to new development being completed.

Land Stability

-

Mitigation Required/ Impact on developable land area/capacity/site suitability

-

Utilities (underground)

No significant issues identified.

Mitigation Required/ Impact on developable land area/capacity/site suitability

-

Public Rights of Way

Numerous PROWS cross the area.

Mitigation Required/ Impact on developable land area/capacity/site suitability

Development should have a positive impact on the PROW network including increasing permeability across the wider area.

Pylons

-

Mitigation Required/ Impact on developable land area/capacity/site suitability

-

Neighbour/ Residential Amenity

-

Mitigation Required/ Impact on developable land area/capacity/site suitability

-

Neighbouring Residential Use

There are 19 residential properties on the Langley Heath Garden Settlement site, and 1 on the adjacent land rear of Lavebnder Cottage. There are no residences on the adjacent Green Lane Farm, North of Thorn View, Shangri-La, East of Upper St, Ledian Farm, East of Yew Tree, Land rear of Butlers Farm, Langley South of Heath Rd, or Kent House B&B sites.

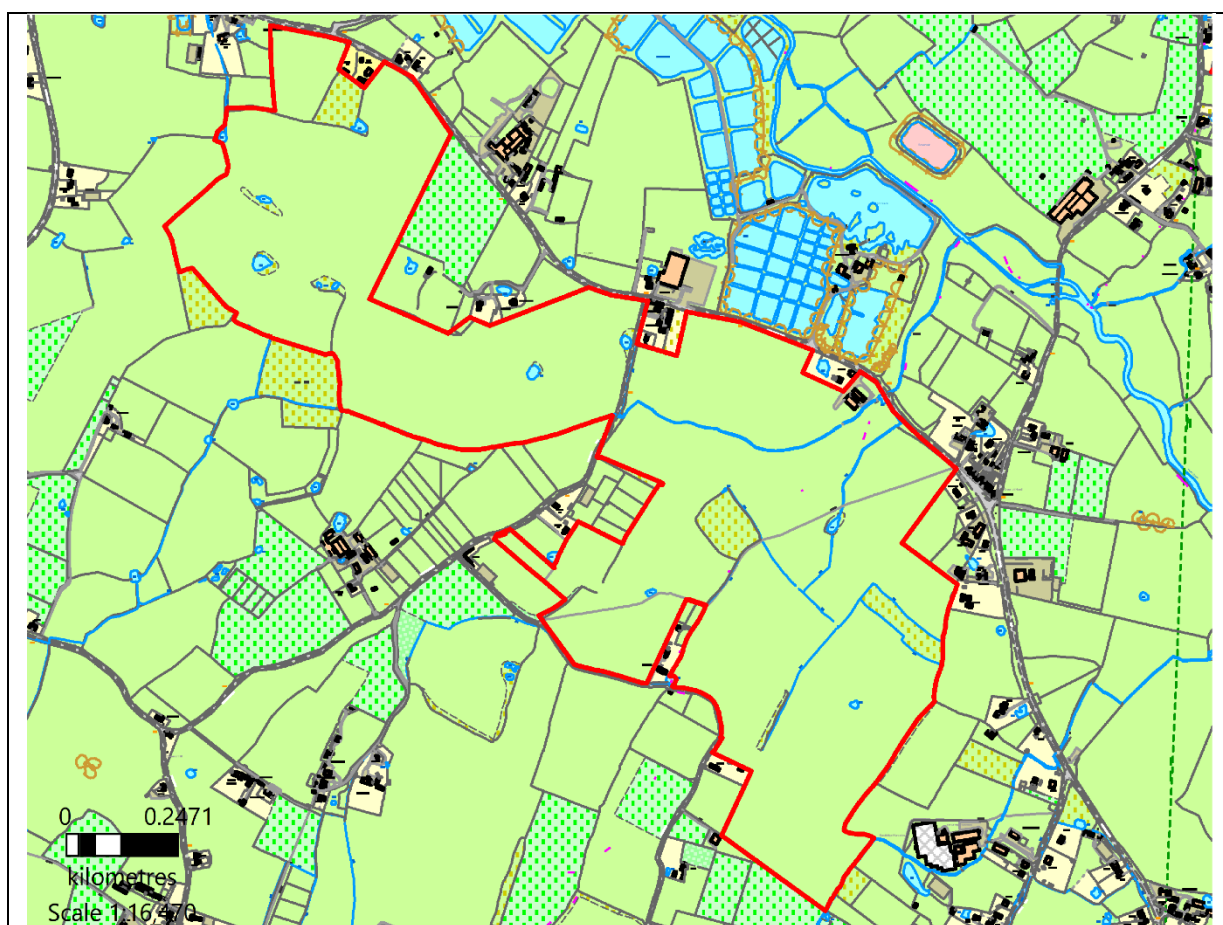
There are 5 residences on the land North & West of Leeds. There are none on the land at Forge Lane, Land north & south of Ashford Rd, land between Lower St & George St, land at Penfold Hill & Ashford Rd, or Waterside Park.

Mitigation Required/ Impact on developable land area/capacity/site suitability

Development would need to either address the setting of existing residences, unless options to redevelop them can be secured/ acquired.

DRAFT

North of Staplehurst



Planning History

1975 – Approved garage and extension. 1976 – Refused mobile home on smallholding. 1977 – Refused conversion of oast and dwelling into dwelling. Approved extension to bungalow and erection of double garage. 1978 – Approved conversion of oasthouse to dwelling. Approved conversion of oast house to dwelling. 1979 – Approved demolition of existing bungalow and replacement with new bungalow. Refused demolition of existing and construction of new bungalow. 1981 – Approved details of conversion of barn and oast house into dwelling. 1982 – Approved erection of garage. 1983 – Approved detached treble garage. 1986 – Approved extension and alterations to bungalow and garage. Refused extension. 1987 – Approved construction of detached garage. Refused stationing of agricultural workers mobile home. 1991 – Refused section 64 determination for erection of field shelter. Refused hardstanding and siting of a shelter and feed store. 1991 – Refused conversion of redundant barn to office (B1) use. 1992 – Prior Approval Granted for agricultural permitted development to relocate existing barn. Approved rear two storey extension. 1993 – Refused conversion of redundant barns to light industrial (B1c) including provision of parking and relocation of access. Approved conversion of a barn into two 4 bedroomed dwellings. 1994 – Refused erection of agricultural dwelling to replace existing mobile home. Approved single storey rear conservatory extension. 1995 – Approved construction of 18 hole golf course and club house. 1996 – Approved erection of a replacement propagation glasshouse. Refused erection of single storey building to provide four stables and tack room and change of use of land from agriculture to keeping of horses. Approved erection of single storey extension and partial demolition of existing garage and erection of double garage. Approved erection of single storey building for three stables and tack room. Change of use of land from agriculture to keeping of horses. Approved use of land for siting a residential mobile home. 1997 – Approved conversion of barn to dwelling. Approved single storey rear extension. 1998 – Approved renewal of temporary planning permission for siting a residential mobile home. Approved retrospective application for erection of polytunnels. Approved erection of polytunnels. 2000 – Approved conversion of a barn into 1 dwelling with garage. Approved renewal of permission for temporary siting of a residential mobile home. 2003 – Refused erection of detached agricultural dwelling to replace mobile home. Approved demolition of existing garage and erection of new

garage. Change of use of land from grazing to keeping of horses. Refused outline application for erection of a dwelling with all matters reserved. 2004 – Refused erection of detached agricultural dwelling to replace existing mobile home. 2006 – Approved removal and relocation of garage. Approved erection of detached agricultural dwelling to replace mobile home. 2007 – Approved single storey side extension, single storey wrap around extension and single storey kitchen extension. 2012 – Approved change of use of land from agriculture to keeping of horses, erection of horse livery building, machinery storage building and horse training area. Approved erection of single storey extension. 2014 – Approved first floor side extension and rear porch. Approved Listed Building Consent for reinstatement of roundel to converted oast. Approved reinstatement of roundel to converted oast. 2015 – Approved construction of rear extension and partial change of use to include restaurant facilities. 2016 – Approved lawful development certificate for existing use as a single dwelling with outbuildings and amenity land. Approved construction of agricultural glasshouse. 2017 – Approved conversion of existing garage to form extended residential accommodation from existing house. Prior Approval Granted for change of use of 1 residential unit. 2018 – Approved demolition of existing dwelling and 2 outbuildings and erection of replacement dwelling and garage. Approved erection of single storey extension and porch extension. 2019 – Prior Approval Granted for change of use from office to a dwelling.

SUITABILITY OF THE SITE

Access to Highway Network

Suitable access achievable due to the frontage onto the A229. Capacity of A229 corridor - This will be tested during transport modelling.

Mitigation Required/ Impact on developable land area/capacity/site suitability.

Provision of pedestrian and cycle connections to the station and local facilities. Enhanced bus services (more services on the existing route, for example)

Access to Public Transportation & Services

Bus opportunities	Bus constraints	Rail opportunities	Rail constraints	Active Travel opportunities	Active Travel constraints
Existing service along the A229 corridor (the number 5 bus) is already a regular service and could be enhanced with relative ease.	Capacity on the number 5 is limited, so an increase in services would be required to provide a sufficient service.	Relative proximity to Staplehurst station, though this is over the desired distances for encouraging active travel. Staplehurst station has step free access to both platforms.	Lack of pedestrian connection to Staplehurst station and distance to the station.	Limited proposals (outside of the site area) for active travel connections.	There are no suitable cycle routes nearby for active travel and no proposals, outside the site area, other than using existing country lanes.

Utilities Access

No significant issues identified.

Mitigation Required/ Impact on developable land area/capacity/site suitability

-

Area of Outstanding Natural Beauty

No

Mitigation Required/ Impact on developable land area/capacity/site suitability

-

Ancient Woodland

Ancient Semi-Natural Woodland- 3.16 ha

Unnamed- 0.95 ha

Unnamed- 1.24 ha

Unnamed- 0.97 ha

Ancient Replanted Woodland- 0 ha

Additional buffer requirements (15m width)- 1500 Lm x 15m = 22500 sq.m (2.25 ha)

Mitigation required/ impact on developable land area/capacity/site suitability

Reduces developable area by 5.41ha

Sites of Special Scientific Interest

-

Mitigation Required/ Impact on developable land area/capacity/site suitability

-

Green Belt

No

Mitigation Required/ Impact on developable land area/capacity/site suitability

None required.

Landscape Character, including MBLP Landscapes of Local Value

Landscapes of Local Value- N/a

Landscape character

Staplehurst Low Weald (44)- Conserve (encourage the conservation of distinctive features and features in good condition)

Landscape capacity study sensitivity assessment:

Overall Landscape Sensitivity: High

Staplehurst Low Weald is assessed as being of high overall landscape sensitivity and is sensitive to change.

Housing development potential is limited to within and immediately adjacent to existing settlements and farmsteads in keeping with existing. Other development could be considered to support existing rural enterprises and existing commercial parks, although extensive, large scale or visually intrusive development would be inappropriate.

Guidelines and mitigation:

- Conserve the intimate small scale Medieval field pattern, and the species rich hedgerow boundaries
- Promote enhanced species diversity within hedgerows where this has been weakened
- Avoid the use of single species hedgerows and shelterbelts within this landscape, where species rich hedgerows are so prevalent
- Conserve and increase extent of clean water ponds and small farm reservoirs
- Conserve, enhance and extend the riparian habitat contained within the Rivers Medway, Beult, Teise and Sherway and their associated tributaries, streams, canals, ditches and drains
- Avoid widening of characteristic narrow lanes and ensure retention and appropriate management of floristically diverse verges and banks
- Conserve the largely undeveloped landscape with its scattered development pattern and isolated farmsteads
- Consider views towards any proposals across the Low Weald from the elevated Greensand Ridge which rises to the north and the High Weald which rises to the south west
- New development should respect the local vernacular in scale, density and materials and promote the use of local materials including chequered red and grey brickwork, weatherboarding, timber framed buildings and ragstone
- Conserve the abundance of oak as a dominant species, and plant new isolated oaks within pasture and oak standards within hedgerows to replace ageing species
- Conserve and enhance the hedgerows, ensuring that they are correctly managed and gaps replanted
- Conserve the pastoral land and orchards and resist conversion to arable land
- Conserve and enhance the small scale field pattern and sense of enclosure, encouraging restoration and management of historic field boundaries
- Conserve the landscape setting of historic settlements
- Conserve the largely undeveloped rural landscape and the remote quality of isolated farmsteads and hamlets
- Resist further linear development and intrusive elements along the A229
- Soften the visual prominence of large agricultural barns through native planting and encourage native hedgerows around commercial and housing developments
- Enhance habitat opportunities around water bodies and ditches by promoting and managing a framework of vegetation in these areas

Landscape capacity site assessments: N/A

Ecology, including Local Nature Reserves, Local Wildlife Sites, Special Areas of Conservation, ponds and hedgerows

General Site Description	The site is mainly arable fields with ancient woodland blocks, ponds and ditches. Some field boundary hedgerows and trees present.	
Ecological Information Provided	Ecological Constraints and Opportunities Assessment (Ecology Solutions, May 2019) - Desk study, extended phase 1 habitat survey, protected species assessment (identification of obvious faunal activity and potential use of the site by protected or notable species)	
Current habitats	Habitat of Particular Value?	Habitats - Potential impacts/opportunities
Arable farmland		
Broadleaved woodland (including ancient woodland)	YES	Ancient woodland must be subject to detailed assessment with mitigation proposals discussed/submitted early in the process. As the ancient woodland areas are small they are at much greater risk of deterioration and/or damage and it may not be possible to avoid so a compensation package may also be required if 'wholly exceptional reasons' for the development can be accepted by MBC.
Buildings / Hardstanding		
Ditches		NVC surveys may be necessary. Aim to retain/enhance ditches
Hedgerows	YES	Should be retained/enhanced and incorporated into GI
Mature trees	YES	
Ponds	YES	NVC surveys may be necessary.
Semi-improved grassland		
Species - Potential impacts/opportunities	Species - Potential impacts/opportunities	
Badgers	No setts recorded, need for ongoing monitoring as habitat suitable	
Bats - roosting and foraging/commuting	Required - assessments for bat roosting potential of trees and buildings on and around the site, emergence surveys. Bat activity transects. Need for retention of roosting opportunities, foraging areas, dark corridors. Bat-sensitive lighting strategy must be incorporated. Opportunities - to 'join up' fragmented woodland pockets, enhance hedgelines	
Birds (wintering and breeding)	Required - surveys for wintering and breeding birds, particularly farmland bird species Need to ensure mitigation/compensation addresses opportunities for all affected bird species - may be a need for strategic approach to farmland bird compensation across Maidstone Borough	
Dormice	Required - surveys of woodlands and hedgerows to confirm presence/likely absence. Early identification will allow opportunity to retain habitat network. Opportunities - to 'join up' fragmented woodland pockets, enhance hedgelines	

Great crested newts	DLL - Majority of site within amber risk zone. Extensive strategic opportunity area present within site. Required (If DLL not pursued) - surveys for GCN. Opportunities - size of site and relative isolation of pond habitats mean opportunities for enhancement and habitat creation within site that could effectively mitigate/compensate for impacts
Hedgehogs	Assumed presence - No specific surveys necessary. Opportunities - retain/create habitat opportunities and ensure connectivity across site
Invertebrates	Limited suitable habitats outside of woodlands. Would need to be considered within assessment of impacts to ancient woodland and development of appropriate mitigation/compensation measures. Specific surveys likely not necessary, but somewhat dependent on details of development proposal
Otters	Required - otter surveys Opportunities - retain and enhance suitable habitat and connectivity across site
Reptiles	Required - reptile surveys of suitable habitats. Opportunities - size of site and relative lack of suitable habitat indicates potential to incorporate appropriate mitigation/compensation within site
Toads	Assumed presence - No specific surveys necessary. Opportunities - retain/create habitat opportunities and ensure connectivity across site
Water voles	Required - water vole surveys Opportunities - retain and enhance suitable habitat and connectivity across site
GCN DLL Risk Zone	Amber 95% green 5%
Designated sites (including ancient woodland) within boundary	Ancient woodland. Must be retained. Need for botanical surveys to understand baseline, assess impact on woodland and inform the design of the buffer. There is a need for a minimum of a 15metre buffer but ideally larger and linked in to the open space and not adjacent to residential gardens. The baseline information will help inform management requirements. Need to ensure that connectivity to the woodland is maintained and enhanced - it must not be isolated by any development proposals.
Designated sites from boundary to 1km	Ancient woodland - adjacent to site. Must be retained. Need for botanical surveys to understand baseline, assess impact on woodland and inform the design of the buffer. There is a need for a minimum of a 15metre buffer but ideally larger and linked in to the open space and not adjacent to residential gardens. The baseline information will help inform management requirements. Need to ensure that connectivity to the woodland is maintained and enhanced - it must not be isolated by any development proposals. SSSI - River Beult. As a result of reviewing OS Maps there appears to be connectivity from the site and the SSSI via ditches/streams. Therefore any submission would have to consider the impact the proposal would have on the SSSI due to increase in nutrients/silt etc. Impacts would have to be assessed in conjunction with SuDS.
SSSIs, SPAs, SACs, Ramsar sites within 10km	SSSI - River Beult SSSI - Oaken Wood SSSI - Watlingtonbury SSSI - Marden Meadows SSSI - Sissinghurst Park Wood SSSI - Spot Lane Quarry
Other comments	

TPO/ Veteran Trees

TPOs- 1 (at 05/03/20)

TPO No. 9 of 1991- Land off Maidstone Road]- reduces developable area by 2.5%

Conservation areas- 0

Registered heritage trees (identified in Kent Heritage Trees Project)- 0

Other significant trees/ hedgerows- reduces developable area by 2%

Mitigation required/ impact on developable land area/capacity/site suitability

Reduces developable area by 4.5% in total

Heritage

- Historic buildings which could potentially be impacted by development on the site include Home Farm, Whites [farm], Clapper Farm, Branden Farm (all include listed, curtilage listed and potential non-designated heritage assets).
- To varying degrees the rural setting of historic farmsteads contributes to their significance and should be taken into account. There is potential for some harm where this setting is diminished.

Mitigation Required/ Impact on developable land area/capacity/site suitability

- A detailed assessment of heritage assets (and their settings) near the site should be undertaken.
- Development should have regard to the setting of listed historic farmsteads and associated buildings. Green buffers might partially mitigate harm to heritage assets.

Archaeology

large site mainly comprises Post Medieval agricultural land with comparatively good survival of historic field boundaries and some historic farm complexes adjacent including 16th century Home Farmhouse and Swatlands. There is record of a rectangular enclosure cropmark in the northern part of the site but generally the HER does not provide an indication of high potential for buried archaeology. This may reflect the limited nature of formal archaeological investigation in this area and there is potential for as yet unknown multiperiod archaeology to survive within this large site. There may be areas of higher potential related to geology and topography with gravel islands of drier land and access to water channels for post medieval or earlier industrial activity. Place-name evidence – Bogden and Burying Ground Farm – may be of relevance.

Recommendations; Archaeological Landscape Assessment needed to ensure full understanding of the significance of the historic landscape and to inform sympathetic consideration, retention and integration of the historic landscape pattern. Archaeological Assessment of some areas, such as the enclosure close to River Terrace Gravels, would be useful. Results of archaeological assessments need to feed in to Masterplanning process.

AQMA

-

Mitigation Required/ Impact on developable land area/capacity/site suitability

-

Flood Risk

36% of the site is Flood Zone 3, and a further 13% flood zone 2.

Mitigation Required/ Impact on developable land area/capacity/site suitability

This is a significant constraint upon the site. It is likely that the area in flood zone 2 could be contained within the open space offer within the site, but the area within flood zone 3 is likely to be unsuitable for allocating development.

Drainage

Typical constraints for areas of Weald Clay, will require sufficient space for surface water attenuation with controlled discharge to OWC at greenfield rates (or further reduced rates). Unfortunately, the area of flood risk on the site is significant. Any attenuation will be required outside of this area and will further reduce the developable area. It is not clear that the indicative masterplan accounts for the full extent of the area of flood risk.

Contamination/ Pollution

-

Mitigation Required/ Impact on developable land area/capacity/site suitability

-

Land Stability

-

Mitigation Required/ Impact on developable land area/capacity/site suitability

-

Utilities (underground)

-

Mitigation Required/ Impact on developable land area/capacity/site suitability

-

Public Rights of Way

Multiple PROWs pass through and adjacent to the site.

Mitigation Required/ Impact on developable land area/capacity/site suitability

Development should improve permeability by foot and other sustainable uses through the site and the wider area.

Pylons

-

Mitigation Required/ Impact on developable land area/capacity/site suitability

-

Neighbour/ Residential Amenity

-

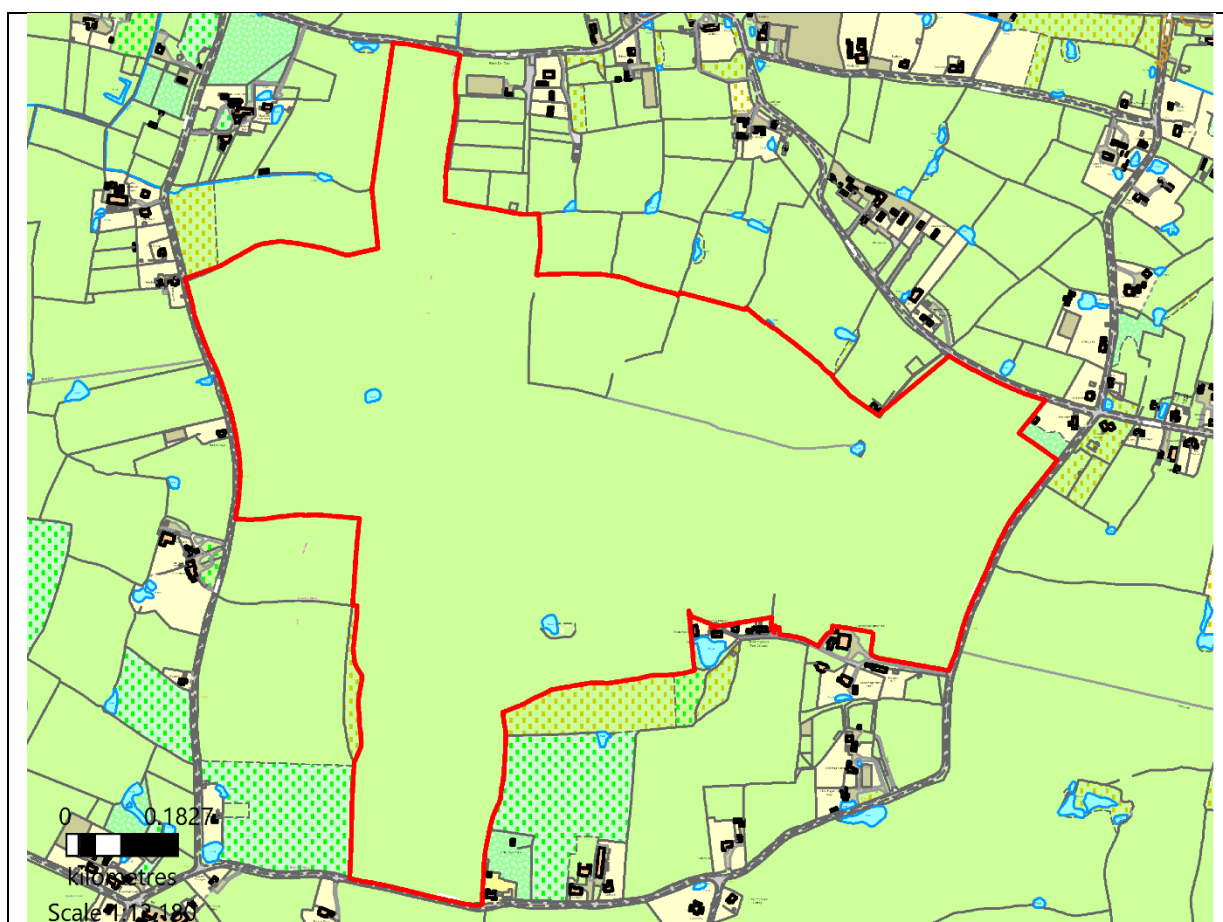
Mitigation Required/ Impact on developable land area/capacity/site suitability

-

Neighbouring Residential Use

There are no residences on the N of Staplehurst site, or any other proposed adjacencies.

Pagehurst Farm



Planning History

1974 – Approved construction of covered way and porch. Refused conversion of barn to dwelling. 1976 – Refused outline application for holiday park for touring and static caravans. 1982 - Approved two storey extension. Approved extension. Refused outline application for erection of detached dwelling. 1983 – Restoration of Little Doorn to dwelling. Approved detached single garage. 1988 – Approved renewal of permission for two storey extension. 1990 – Refused change of use from detached barn to 2 bedroom house. 1993 – Approved erection of 3 polytunnels and agricultural building. 1994 – Refused erection of single storey building for keeping goats. 1995 – Approved single storey extension for lobby, dining room and sitting rooms. 1997 – Approved extension of residential curtilage and erection of garage/store. 2001 – Approved renovation and extension of existing garages. 2003 – Approved erection of single storey extension. 2008 – Refused erection of an agricultural building. 2009 – Approved erection of detached barn and 3 polytunnels. Refused erection of an agricultural building. 2011 – Approved revised application for change of use and extension to public house/restaurant to 2 residential dwellings. Approved listed building consent for replacement doors and windows. Refused change of use and extension to existing public house/restaurant building to 2 residential dwellings with garage. Approved lawful development for use of land for keeping of horses. 2012 – Approved resiting of existing agricultural barn and polytunnels. Approved erection of purpose built stable block. 2013 – Approved ground floor extension and roof extension to create first floor. 2014 – Prior Approval Granted for stone surfaced track. Approved design of building for change of use of building and land into single residential dwelling. Approved design for change of use of a building and land to single residential dwelling. Refused change of use of agricultural building to a dwelling. Approved demolition of existing public house and erection of 2 detached dwellings. Approved change of use of agricultural building to a dwelling. 2015 – Approved change of use of The Dairy to a dwelling. Approved replacement front porch and front material change. 2016 – Refused solar farm.

SUITABILITY OF THE SITE

Access to Highway Network

Limited detail on access proposals. No direct connectivity to the strategic road network. Capacity on the A229 corridor, but more immediately at the crossroads in Staplehurst, where junction capacity improvement options are limited. Mitigation Required/ Impact on developable land area/capacity/site suitability

Local highways improvements, including pavement and junction enhancements, would be required. The viability of enhancements providing sufficient mitigation is uncertain, however. Enhancements to provide high quality public transport facilities would be required.

Access to Public Transportation & Services

Bus opportunities	Bus constraints	Rail opportunities	Rail constraints	Active Travel opportunities	Active Travel constraints
None promoted.	No regular services within proximity.	No proposals presented.	No direct link to a rail station, however a shuttle service could be created between the site and Staplehurst station.	None promoted.	Limited opportunities for cycle connections outside of the development, connecting to the urban area.

Utilities Access

No significant issues identified.

Mitigation Required/ Impact on developable land area/capacity/site suitability

-

Area of Outstanding Natural Beauty

No

Mitigation Required/ Impact on developable land area/capacity/site suitability

-

Ancient Woodland

Ancient Semi-Natural Woodland- 0 ha

Ancient Replanted Woodland- 0 ha

Additional buffer requirements (15m width)- 300 Lm x 15m = 4500 sq.m

Mitigation Required/ Impact on developable land area/capacity/site suitability

Reduces developable area by 0.45 ha in total

Sites of Special Scientific Interest

-

Mitigation Required/ Impact on developable land area/capacity/site suitability

-

Green Belt

No

Mitigation Required/ Impact on developable land area/capacity/site suitability

None required.

Landscape Character, including MBLP Landscapes of Local Value

Landscape character

Staplehurst Low Weald (44)- Conserve (encourage the conservation of distinctive features and features in good condition)

Landscape capacity study sensitivity assessment:

Staplehurst Low Weald (44)- conserve

Overall Landscape Sensitivity: High

Staplehurst Low Weald is assessed as being of high overall landscape sensitivity and is sensitive to change.

Housing development potential is limited to within and immediately adjacent to existing settlements and farmsteads in keeping with existing. Other development could be considered to support existing

rural enterprises and existing commercial parks, although extensive, large scale or visually intrusive development would be inappropriate.

Guidelines and Mitigation:

- Promote enhanced species diversity within hedgerows where this has been weakened
- Avoid the use of single species hedgerows and shelterbelts within this landscape, where species rich hedgerows are so prevalent
- Conserve and promote pastoral land use and avoid agricultural intensification
- Promote the conversion of intensively managed grassland and arable land to species rich neutral grassland where there is potential
- Conserve, enhance and extend the frequent pattern of small ponds, and encourage good water quality within these and the larger water bodies at the foot of the Greensand Ridge through the promotion of sensitive management
- Conserve and increase extent of clean water ponds and small farm reservoirs
- Conserve, enhance and extend the riparian habitat contained within the Rivers Medway, Beult, Teise and Sherway and their associated tributaries, streams, canals, ditches and drains
- Conserve and promote the extension of areas of floodplain and wetland
- Avoid widening of characteristic narrow lanes and ensure retention and appropriate management of floristically diverse verges and banks
- Consider views towards any proposals across the Low Weald from the elevated Greensand Ridge which rises to the north and the High Weald which rises to the south west
- New development should respect the local vernacular in scale, density and materials and promote the use of local materials including chequered red and grey brickwork, weatherboarding, timber framed buildings and ragstone
- Conserve the abundance of oak as a dominant species, and plant new isolated oaks within pasture and oak standards within hedgerows to replace ageing species
- Conserve and enhance the hedgerows, ensuring that they are correctly managed and gaps replanted
- Conserve the pastoral land and orchards and resist conversion to arable land
- Conserve and enhance the small scale field pattern and sense of enclosure, encouraging restoration and management of historic field boundaries
- Conserve the landscape setting of historic settlements
- Conserve the largely undeveloped rural landscape and the remote quality of isolated farmsteads and hamlets
- Resist further linear development and intrusive elements along the A229
- Soften the visual prominence of large agricultural barns through native planting and encourage native hedgerows around commercial and housing developments
- Enhance habitat opportunities around water bodies and ditches by promoting and managing a framework of vegetation in these areas

Landscape capacity site assessments: N/A

Ecology, including Local Nature Reserves, Local Wildlife Sites, Special Areas of Conservation, ponds and hedgerows

General Site Description	Almost entirely arable farmed field, with some field margin/pond/ditch/habitat. Part of the site is designated as a Local Wildlife Site.	
Ecological Information Provided	None	
Current habitats	Habitat of Particular Value?	Habitats - Potential impacts/opportunities
Arable farmland		NVC surveys may be necessary if field boundary habitat looks particularly interesting for arable weeds.
Ditches		NVC surveys may be necessary. Aim to retain/enhance ditches
Hedgerows		Required: Hedgerow Regulations Assessment to establish whether hedgerows qualify as habitat of principle importance. Should be retained/enhanced and incorporated into GI

Ponds	NVC surveys may be necessary
Species - Potential impacts/opportunities	Species - Potential impacts/opportunities
Birds	Surveys likely to be necessary, particularly in relation to farmland birds. Preliminary ecological appraisal will identify specific requirements. Need to ensure mitigation/compensation addresses opportunities for all affected bird species including farmland birds.
Great crested newts	Surveys likely to be necessary unless DLL is pursued. Preliminary ecological appraisal will identify specific requirements. Scale of site indicates potential to secure mitigation/compensation on site
Hedgehogs/Brown Hares/Harvest Mice	Provides suitable habitat for the species - there is a need for a habitat assessment and may be a requirement for surveys.
Reptiles	Surveys likely to be necessary. Preliminary ecological appraisal will identify specific requirements. Opportunities - size of site and relative lack of suitable habitat indicates potential to incorporate appropriate mitigation/compensation within site.
Water Voles	Surveys likely to be necessary. Preliminary ecological appraisal will identify specific requirements. Opportunities - retain and enhance suitable habitat and connectivity across site
GCN DLL Risk Zone	c. 60% green and 40% amber
Designated sites (including ancient woodland) within boundary	Marden Arable Field (LWS) An assessment of the LWS must be undertaken . Any proposal must ensure that the design incorporated/enhances/mitigates for the loss of the LWS. From commenting on previous application it's unclear if the LWS is in good condition/still present.
Designated sites from boundary to 1km	Widehurst Wood, Marden Thorn (LWS). Due to distance from site unlikely to have direct impact from lighting/noise etc but consideration would have to be given to an impact due to an increase in recreational pressure and this may require an ecological survey of the site and any mitigation may involve a contribution to the management of the site.
	Marden Meadows (SSSI) - Will be a need for an assessment of impacts of any development on the SSSI. The ecologist must carry out a site visit and any impact assessments must be carried out in conjunction with air quality specialist , Drainage engineers, noise specialist and traffic engineers etc to ensure that any impact on the SSSI can be fully assessed and understood. Mitigation can be only considered once the impact is understood. Increase in recreation is likely to be a significant impact as it has been designated due to it's botanical interest and an increase in recreational pressure is likely to have a negative impact.
	Claypit Wood (AW) -directly adjacent to the boundary. Must be retained. Need for botanical surveys to understand baseline, assess impact on woodland and inform the design of the buffer. There is a need for a minimum of a 15metre buffer but ideally larger and linked in to the open space and not adjacent to residential gardens. The baseline information will help inform management requirements. Need to ensure that connectivity to the woodland is maintained and enhanced - it must not be isolated by any development proposals.
	Ponds and Pasture, Wanshurst Green (LWS) and Ancient Woodland. The majority of the LWS is to the north of the railway line and therefore unlikely to have direct impact from lighting/noise etc but consideration would have to be given to an impact due to an increase in recreational pressure and this may require an ecological survey of the site and any mitigation may involve a contribution to the management of the site.
	Field Farm Meadows, Staplehurst (LWS). Due to distance from site unlikely to have direct impact from lighting/noise etc but consideration would have to be given to an impact due to an increase in recreational pressure and this may require an ecological survey of the site and any mitigation may involve a contribution to the management of the site.

	Bridgehurst Wood (AW). It is to the north of the railway line and therefore unlikely to have direct impact from lighting/noise etc but consideration would have to be given to an impact due to an increase in recreational pressure and this may require an ecological survey of the site and any mitigation may involve a contribution to the management of the site.
SSSIs, SPAs, SACs, Ramsar sites within 10km	SSSI - River Beult - Consider impact to water run-off/quality if
	SSSI - Robins Wood
	SSSI - Marden Meadows
	SSSI - Scotney Castle
	SSSI - Combwell Wood
	SSSI - Sissinghurst Park Wood
Other comments	North Downs Woodlands SAC

TPO/ Veteran Trees

TPOs- 0 (at 06/03/20)

Conservation areas- 0

Registered heritage trees (identified in Kent Heritage Trees Project)- 0

Other significant trees/ hedgerows- reduces developable area by 2%

Mitigation required/ impact on developable land area/capacity/site suitability

Reduces developable area by 2% in total

Heritage

- Historic buildings which could potentially be impacted by development on the site include Pagehurst Farm, Little Pagehurst, Dourne Farm, Marden Thorn Farm, Park Farm, Mountain Farm, Little Mountain Farm (all include listed, curtilage listed and potential non-designated heritage assets).
- To varying degrees the rural setting of historic farmsteads contributes to their significance and there is potential for development to cause some harm.

Mitigation Required/ Impact on developable land area/capacity/site suitability

- A detailed assessment of heritage assets (and their settings) near the site should be undertaken.
- Development should have regard to the setting of listed historic farmsteads and associated buildings. Green buffers might partially mitigate harm to the setting of heritage assets.

Archaeology

this large site has not been subject to formal archaeological investigation and as such there is potential for as yet unknown multiperiod remains. There is a recorded Iron age industrial site to the north and there are historic farmsteads adjacent, including Great Pagehurst Farm itself. There is also a Farman F63 Goliath airplane crash site and these are considered protected sites of great sensitivity. The site is also considered to contain the route of PLUTO, the WWII fuel pipeline extending across West Kent towards Dungeness and on to France.

Recommendations: Archaeological DBA and Archaeological Landscape Assessment useful to inform decision process. Of particular focus should be identifying site of WWII plane crash, PLUTO route and the possible cropmark of a moated site toward Pagehurst Farm, as well as providing a framework of archaeological landscape features of interest, including hedgerows and routeways. Impact on the nearby historic farmsteads needed.

AQMA

-

Mitigation Required/ Impact on developable land area/capacity/site suitability

-

Flood Risk

-

Mitigation Required/ Impact on developable land area/capacity/site suitability

-

Drainage

Typical constraints for areas of Weald Clay, will require sufficient space for surface water attenuation with controlled discharge to OWC at greenfield rates (or further reduced rates). Surface water flow routes are the only constraint. It would appear given magnitude that these could be accommodated within master planning.

Contamination/ Pollution

-

Mitigation Required/ Impact on developable land area/capacity/site suitability

-

Land Stability

-

Mitigation Required/ Impact on developable land area/capacity/site suitability

-

Utilities (underground)

-

Mitigation Required/ Impact on developable land area/capacity/site suitability

-

Public Rights of Way

Multiple PROWS within and adjacent to the site.

Mitigation Required/ Impact on developable land area/capacity/site suitability

Development should ensure that walking networks are improved across the wider area, including through the site.

Pylons

-

Mitigation Required/ Impact on developable land area/capacity/site suitability

-

Neighbour/ Residential Amenity

-

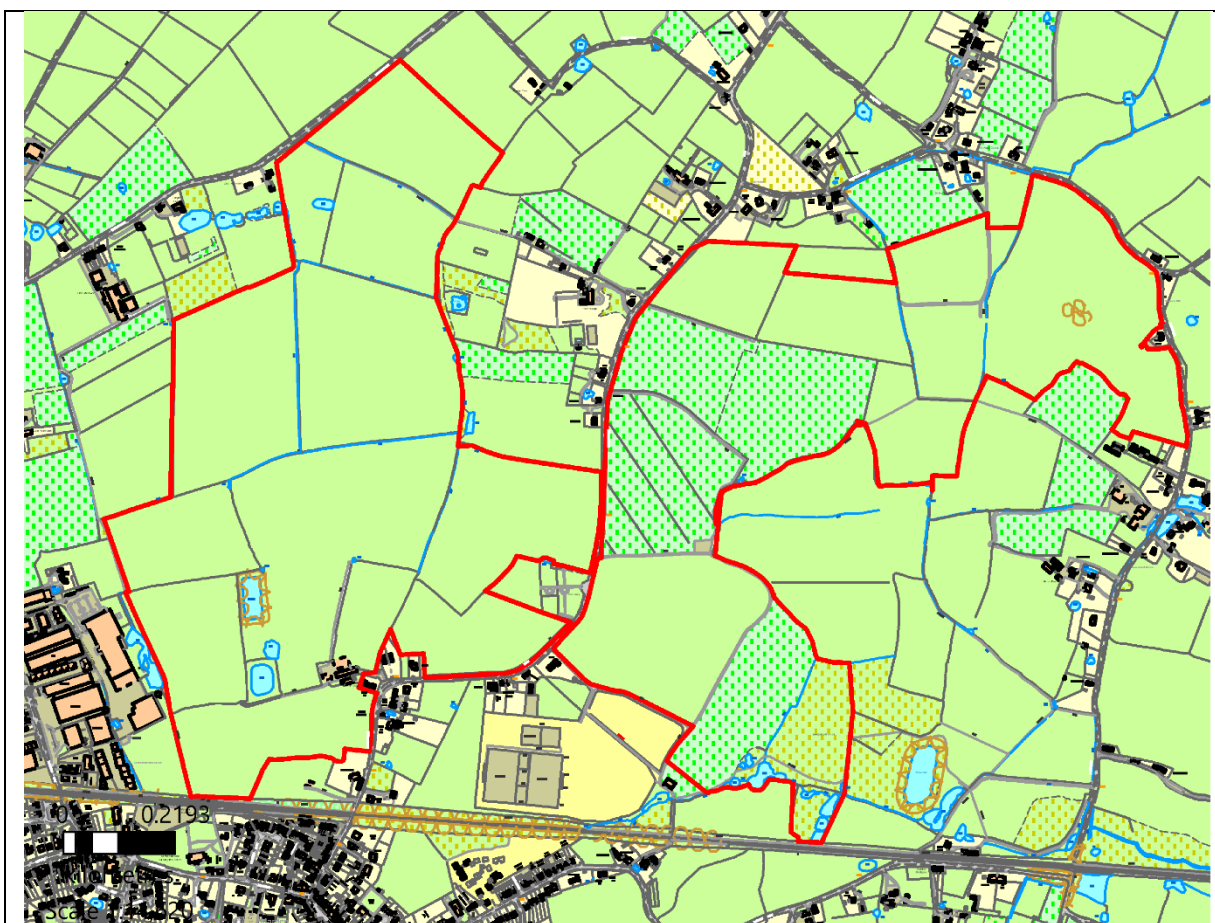
Mitigation Required/ Impact on developable land area/capacity/site suitability

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Neighbouring Residential Use

There are no residential properties on this site.

North of Marden



Planning History

1975 – Approved change of use of dwelling to Girls Finishing School. 1977 – Approved porch. 1978 – Approved conversion of workshop and hayloft to living accommodation. 1980 – Refused outline application for warehousing and parking. 1981 – Approved extension to farmhouse. Refused siting of caravan for 2 years. Refused outline for agricultural dwelling. 1985 – Approved extension. 1986 – Approved erection of stock building. 1991 – Approved listed building consent for extension to existing dwelling. Approved extension to existing dwelling. 1992 – Refused change of use of land to light industrial purposes. 1997 – Prior Approval Granted for agricultural development – irrigation reservoir. 1998 – Approved erection of double garage. 2011 – Approved planning permission for erection of detached garage. 2012 – Refused outline application for provision of new sports club. 2013 – Approved outline application for provision of new sports club ground. 2015 – Approved prior notification for change of use of agricultural building to C3. Approved prior notification for construction of winter storage reservoir. Prior Approval Granted for change of use from agricultural building to C3. Approved reserved matters for sports facilities. 2016 – Prior Approval Granted for change of use of two agricultural buildings to 2 dwellings. 2016 – Refused outline for 150 residential dwellings. Approved demolition of existing conservatory. Approved listed building consent for demolition of existing conservatory. 2017 – Approved change of use of land to additional residential garden and 2 car ports. Approved construction of agricultural storage barn. 2018 – Approved erection of single storey gym building.

SUITABILITY OF THE SITE

Access to Highway Network

Suitable access proposals, with Stage 1 RSA complete. Capacity on A229 corridor. This will be tested during transport modelling.

Mitigation Required/ Impact on developable land area/capacity/site suitability.

Sustainable transport connectivity, reliability and regularity enhancements, particularly for bus connections

Access to Public Transportation & Services

Bus opportunities	Bus constraints	Rail opportunities	Rail constraints	Active Travel opportunities	Active Travel constraints
Acknowledgement of the importance of a high quality bus service with a minimum of 2 services per hour. Discussions referenced with operators. Bus route throughout proposed to provide suitable access to bus facilities. Links to transport interchange.	Journey time on A229 corridor - lack of bus prioritisation.	Direct access to Marden Station (Ashford to London Charing Cross) proposed, with additional parking, drop off facilities, etc. Also, proposal for step free access at Marden Station.	None.	Shared footway / cycleways proposed throughout the site. Improvements to pedestrian access to the village, across the rail bridge, proposed.	Limited opportunities for cycle connections outside of the development, connecting to the urban area.

Potential for trip internalisation from proposed schools, care home and retail. Potential for sustainable local trips to Pattenden Ln industrial area.

Utilities Access

No significant concerns identified.

Mitigation Required/ Impact on developable land area/capacity/site suitability

-

Area of Outstanding Natural Beauty

No

Mitigation Required/ Impact on developable land area/capacity/site suitability

-

Ancient Woodland

Ancient Semi-Natural Woodland- 3.54 ha

Unnamed wood- 0.24 ha

Bridgehurst Wood- 3.3 ha

Ancient Replanted Woodland- 0

Additional buffer requirements (15m width)- 350 Lm x 15m = 5250 sq.m (0.525 ha)

Mitigation Required/ Impact on developable land area/capacity/site suitability

Reduces developable area by 4.065 ha

Sites of Special Scientific Interest

-

Mitigation Required/ Impact on developable land area/capacity/site suitability

-

Green Belt

No

Mitigation Required/ Impact on developable land area/capacity/site suitability

None required.

Landscape Character, including MBLP Landscapes of Local Value

Landscapes of Local Value- N/a

Landscape character

Staplehurst Low Weald (44)- conserve

Landscape capacity study sensitivity assessment:

Staplehurst Low Weald (44)

Overall Landscape Sensitivity: High

Staplehurst Low Weald is assessed as being of high overall landscape sensitivity and is **sensitive to change**.

Housing development potential is limited to within and immediately adjacent to existing settlements and farmsteads in keeping with existing. Other development could be considered to support existing rural enterprises and existing commercial parks, although extensive, large scale or visually intrusive development would be inappropriate.

Guidelines and Mitigation:

- Conserve, enhance and extend the frequent pattern of small ponds, and encourage good water quality within these through the promotion of sensitive management
- Conserve and increase extent of clean water ponds and small farm reservoirs
- Avoid widening of characteristic narrow lanes and ensure retention and appropriate management of floristically diverse verges and banks
- Consider views towards any proposals across the Low Weald from the elevated Greensand Ridge which rises to the north and the High Weald which rises to the south west
- New development should respect the local vernacular in scale, density and materials and promote the use of local materials including chequered red and grey brickwork, weatherboarding, timber framed buildings and ragstone
- Conserve the abundance of oak as a dominant species, and plant new isolated oaks within pasture and oak standards within hedgerows to replace ageing species
- Conserve and enhance the hedgerows, ensuring that they are correctly managed and gaps replanted. Avoid the use of single species hedgerows and shelterbelts and promote enhanced species diversity within hedgerows where this has been weakened
- Conserve the pastoral land and orchards and resist conversion to arable land
- Conserve and enhance the small scale field pattern and sense of enclosure, encouraging restoration and management of historic field boundaries
- Conserve the landscape setting of historic settlements
- Conserve the largely undeveloped rural landscape and the remote quality of isolated farmsteads and hamlets
- Resist further linear development and intrusive elements along the A229
- Enhance habitat opportunities around water bodies and ditches by promoting and managing a framework of vegetation in these areas

Landscape capacity site assessments:

HO-151 Church Farm, Maidstone Road (west of site)

Overall landscape sensitivity: moderate

Landscape Character Sensitivity: Moderate

- Semi-natural habitat and ecological connectivity provided by hedgerow boundaries with mature oak trees and reservoirs

- Arable fields with hedgerows create a coherent landscape

- Field and enclosure pattern, as well as mature oaks within hedgerows, are representative of typical surrounding Low Weald landscape

Visual Sensitivity: Moderate

- Expansive long distance views towards site from elevated Greensand Ridge to north

- Foreground views of site from public footpath along western site boundary and from public footpaths along eastern site boundary/crossing north eastern part of site

- Foreground views of site from residents at Church Farm and residents in properties to the south east along Maidstone Road

- Foreground views into site from employees at industrial estate to west and from people at Marden train station to south

- Some scope for mitigating potential visual impacts with planting and sensitive design

Landscape Value: Moderate

- Former orchards have been removed, although historic field boundaries retain some cultural association

- Listed buildings to south east along Maidstone Road

- Adjacent industrial estate detracts slightly from rural character

Moderate capacity to accommodate housing

Opportunities and Constraints

- Scale of site is disproportionate to existing extent of Marden

- Location of site north of railway line does not relate well to existing settlement pattern - railway line currently forms a strong physical boundary to the northern residential extent of Marden
- Poor connectivity between site and Marden centre
- Some capacity to accommodate housing within southern part of site

Mitigation required/ impact on developable land area/capacity/site suitability

- Respect scale of Marden
- Create a landscape framework for any further development to sit within, and retain field structure and mature oaks
- Create strong boundaries to further development
- Create landscape buffer between industrial development and site
- Consider views from, and character of, public footpaths
- Strengthen connectivity between site and Marden centre/train station
- Respect setting of listed buildings to south east

Ecology, including Local Nature Reserves, Local Wildlife Sites, Special Areas of Conservation, ponds and hedgerows

General Site Description	Almost entirely arable farmed field/intensive orchard. The features of greatest ecological interest are considered to be the networks of ditches and hedgerows across the site, the ponds, the field margins and an area of ancient woodland	
Ecological Information Provided	Draft Preliminary Ecological Appraisal Report, Corylus Ecology, 27th July 2018 - includes an extended Phase 1 Habitat survey	
Current habitats	Habitat of Particular Value?	Habitats - Potential impacts/opportunities
Arable farmland		
Ditches		NVC surveys may be necessary. Aim to retain/enhance ditches
Hedgerows	YES	Required: Hedgerow Regulations Assessment to establish whether hedgerows qualify as habitat of principle importance. Should be retained/enhanced and incorporated into GI
Improved grassland		
Orchards (intensively managed)		
Ponds	YES	Aim to retain, enhance and improve connectivity to the ponds. Incorporate into green infrastructure.
Scrub		
Tall ruderal habitat		
Traditionally managed orchard	YES	Very small pocket identified. Retain and enhance, explore opportunities for habitat restoration.
Woodland (Ancient woodland)	YES	Ancient woodland must be subject to detailed assessment with mitigation proposals discussed/submitted early in the process. Should be possible to avoid risk of deterioration and/or damage with adequate buffer zone - much greater than minimum 15 metre buffer should be sought. If not possible to avoid impacts a compensation package will also be required if 'wholly exceptional reasons' for the development can be accepted by MBC.
Species - Potential impacts/opportunities	Species - Potential impacts/opportunities	
Badgers	Required - ongoing monitoring surveys for badger activity	
Bats - roosting and foraging/commuting	Required - emergence survey assessments for bat roosting potential of trees and buildings on and around the site. Bat activity surveys. Need for retention of roosting opportunities, foraging areas, dark corridors (hedgerows, ditches, ponds). Bat-sensitive lighting strategy necessary Opportunities - retain and enhance hedgerows, ditches	

Birds	Surveys likely to be necessary, particularly in relation to farmland birds. Preliminary ecological appraisal will identify specific requirements. Need to ensure mitigation/compensation addresses opportunities for all affected bird species including farmland birds.
Dormice	Required - surveys of suitable habitats (ancient woodland and hedgerows) to confirm presence/likely absence. Retain suitable habitat with buffer zone. Opportunities - enhance hedgerows for better connectivity across the site.
Great crested newts	Required (if DLL not pursued) - surveys for GCN on all on-site ponds and off-site to assess impact on metapopulation in local area Need for the retention and the open ditch, hedgerow and pond network Opportunities - enhancement and habitat creation within site that could effectively mitigate/compensate for impacts and link the on-site ponds to off site ponds where GCN are known to be present
Invertebrates	Required - Surveys for terrestrial and aquatic invertebrates Opportunities available to provide mitigation/compensation, including enhancement of existing habitats (particularly ditches)
Reptiles	Required - reptile surveys of suitable habitats. Retention/Enhancement of field margins and ditches Opportunities - currently limited optimal habitat indicates potential to incorporate appropriate mitigation/compensation areas within site
GCN DLL Risk Zone	45% amber and 55% green
Designated sites (including ancient woodland) within boundary	Ancient woodland. Must be retained. Need for botanical surveys to understand baseline, assess impact on woodland and inform the design of the buffer. There is a need for a minimum of a 15metre buffer but ideally larger and linked in to the open space and not adjacent to residential gardens. The baseline information will help inform management requirements. Need to ensure that connectivity to the woodland is maintained and enhanced - it must not be isolated by any development proposals.
Designated sites from boundary to 1km	Ancient Woodland adjacent to red line boundaries. Must be retained. Need for botanical surveys to understand baseline, assess impact on woodland and inform the design of the buffer. There is a need for a minimum of a 15metre buffer but ideally larger and linked in to the open space and not adjacent to residential gardens. The baseline information will help inform management requirements. Need to ensure that connectivity to the woodland is maintained and enhanced - it must not be isolated by any development proposals.
	Ancient woodland not adjacent - Need to ensure that connectivity to the woodland is maintained and enhanced - it must not be isolated by any development proposals.
	SSSI - Marden Meadows. To the southeast of the railway therefore unlikely to have a direct impact. Consideration will need to be given to any recreational impact.
	LWS - MA38 Ponds and Pasture, Wanshurst Green. Site visit must be carried out by the ecologist as consideration will have to be given to increase in recreational pressure. Need to ensure the LWS is connected with the onsite Ancient woodland.
	LWS - MA48 Marden Arable Field. To the southeast of the railway therefore unlikely to have a direct impact. Consideration will need to be given to any recreational impact.
SSSIs, SPAs, SACs, Ramsar sites within 10km	SSSI - River Beult
	SSSI - Oaken Wood
	SSSI - Wateringbury
	SSSI - Marden Meadows
	SSSI - Scotney Castle
	SSSI - Sissinghurst Park Wood
	SSSI - Spot Lane Quarry

Other comments	
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TPO/ Veteran Trees

TPOs- 1 (at 05/03/20)

Church Farm- TPO No. 32 of 1981 (negligible portion of site)

Conservation areas- 0

Registered heritage trees (identified in Kent Heritage Trees Project)- 0

Other significant trees/hedgerow- Reduces developable area by 2.5%

Mitigation required/ impact on developable land area/capacity/site suitability

Reduces developable area by 2.5% in total

Heritage

- Historic farmsteads at the site's perimeter including Church Farm, Little Mill Cottages, Target Farm, Copt Hall Farm, Milebush Farm, Summerhill Farm (listed, curtilage listed and non-designated heritage assets) – to varying degrees the rural setting of the farmsteads contributes to their significance, and development has the potential to cause some harm.
- There are potential non-designated heritage assets at Bumpers Hall and Bumpers Hall Cottages on Maidstone Road which require further assessment.
- Impact on Marden Conservation Area is likely to be limited due to the separation of the railway line; the modern evergreen hedging north of the church could allow for longer distance views of the church tower if it were lost in future.

Mitigation Required/ Impact on developable land area/capacity/site suitability

- A detailed assessment of heritage assets (and their settings) across the site and at its perimeter should be undertaken.

Development should have regard to the setting of listed historic farmsteads and associated buildings. Green buffers might partially mitigate any harm to the setting of heritage assets.

Archaeology

this large site is located within the post medieval agrarian landscape of mid Kent with many historic field boundaries, routeways and farm outbuildings. There are some indications of prehistoric and later activity, especially industrial activity, in the general area although nothing is known. This lack of HER data may reflect the limited nature of formal archaeological investigations rather than a lack of buried archaeology. PLUTO, the WWII pipeline, may extend across the western side of this site.

Recommendation: Archaeological DBA and Archaeological Landscape Assessments needed to ensure understanding of potential for prehistoric remains and to clarify location of PLUTO.

AQMA

-

Mitigation Required/ Impact on developable land area/capacity/site suitability

-

Flood Risk

Approximately 2% of the site is within Flood Zone 2.

Mitigation Required/ Impact on developable land area/capacity/site suitability

Development will need to be considered by the Sequential Test and produce a Flood Risk

Assessment showing how flood risk will be managed. The size of the site, and relatively low flood risk do not present a significant challenge to the suitability of development however.

Drainage

Surface water management will require attenuation with controlled outflow to OWC; depth to groundwater may restrict design; overland flow paths and OWCs should be incorporated within OS design. These constraints should be able to be managed within open space provision.

Contamination/ Pollution

1: (off Battle Lane)

Mitigation Required/ Impact on developable land area/capacity/site suitability

Contaminated land will need to be made safe prior to development being completed on the site.

Land Stability

-

Mitigation Required/ Impact on developable land area/capacity/site suitability

-

Utilities (underground)

-

Mitigation Required/ Impact on developable land area/capacity/site suitability

-

Public Rights of Way

There are PROWS which cross the site.

Mitigation Required/ Impact on developable land area/capacity/site suitability

Development should improve the overall permeability of the wider area through the site.

Pylons

-

Mitigation Required/ Impact on developable land area/capacity/site suitability

-

Neighbour/ Residential Amenity

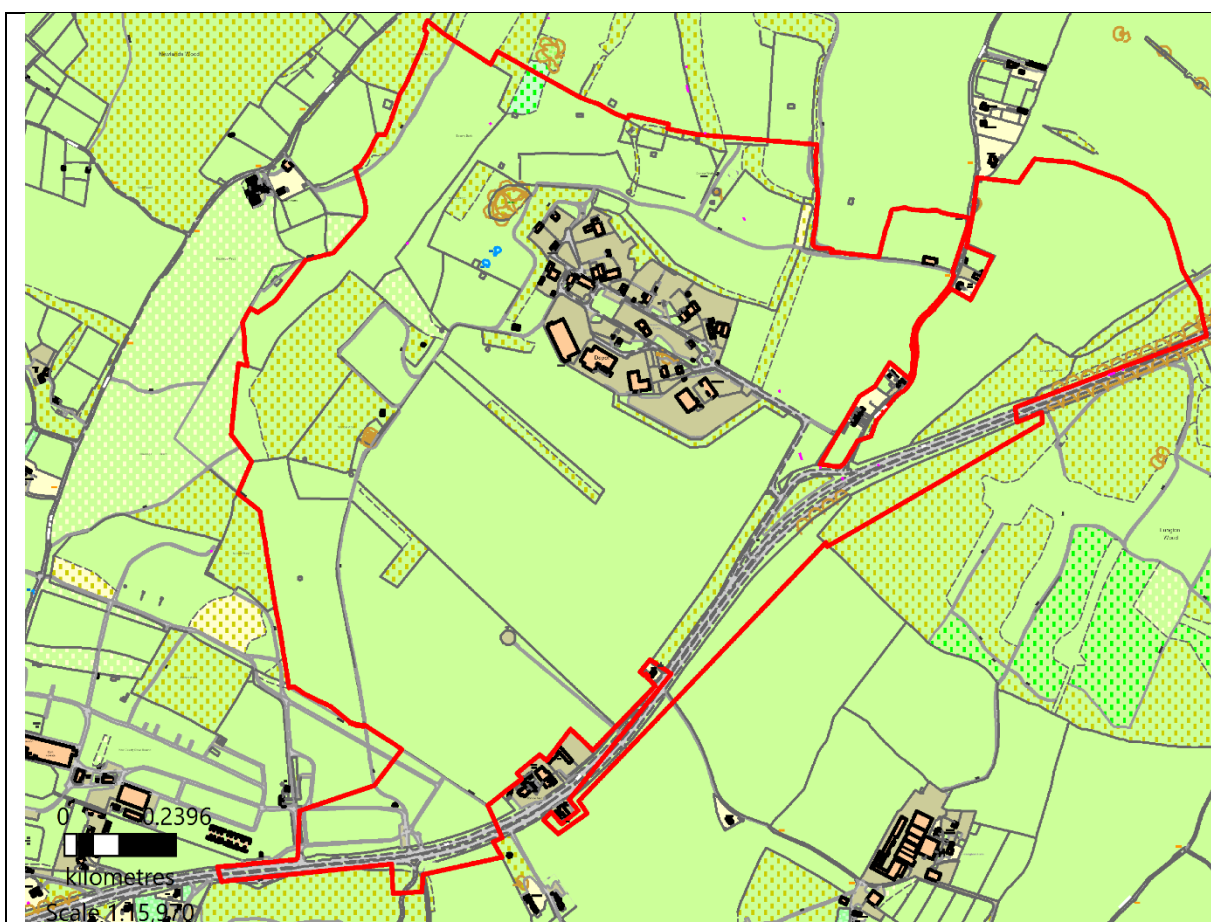
Is there a problematic neighbouring use that could constrain development?

Mitigation Required/ Impact on developable land area/capacity/site suitability

Neighbouring Residential Use

There is one residential property on the North of Marden site, and one on the adjacent Old Cherry Orchard site.

Binbury Park



Planning History

1949 – Refused erection of farm buildings and temporary bungalow. 1960 – Approved new dwelling to replace existing one. 1962 – Refused outline application for petrol filling station. 1974 – Refused restaurant with 60 seater catering unit. 1975 – Refused warehousing and parking. 1976 – Objection to retention and continued use of office building. 1979 – Approved erection of double garage. Approved change of use to purposes ancillary. 1980 – Refused administrative site office. 1981 – Approved 3 clay shooting trap houses. Approved change of use of existing car showroom to restaurant. 1982 – Approved 4 mobile toilet blocks. Approved reinstatement of fire damaged buildings for general industrial use. 1983 – Approved extension. 1983 – Approved use of existing premises as timber yard. Approved siting of portable office. Approved retention of a portacabin, erection of a shed and formation of bunkers. Approved redevelopment of existing petrol filling station and erection of new retail sales building. Approved continuation of commercial uses. Approved stationing of portacabin for office. 1984 – Approved replacement workshop. Refused stationing of mobile snack bar. Approved front lobby extension. 1985 – Approved use of land for open storage. Approved construction of sanitary accommodation. Refused redevelopment of petrol station. 1986 – Approved change of use to open storage of plant and machinery. Approved erection of cold store. Refused erection of glasshouse extension. 1987 – Approved erection of building to provide vehicle storage. Approved erection of conservatory extension. Approved demolition of existing building and erection of industrial building. Approved erection of coldstore. Approved erection of industrial building. Approved use of land for stationing a portacabin. 1988 – Approved extension. Approved extension. Approved extension to storage area. Approved replacement of storm damaged building. Approved provision of open storage area. Approved extension of existing coldstore. 1989 – Refused new storage area with portacabin. Refused outline application for relocation of B8 class. 1990 – Approved new storage building. Approved replacement storage building. Refused siting of portacabin for office. Approved erection of attached industrial/warehouse building. 1991 – Refused stationing of 3 portacabins. 1992 – Approved single storey office building. Refused erection of 6 light industrial units. Approved restaurant. Refused erection of outbuilding for security of garden equipment. Approved renewal consent for siting portacabin. Approved demolition of existing garage and erection of

double garage. 1993 – Approved demolition of existing office accommodation extension of workshop and construction of new office. Approved use of land for siting of a portacabin. Approved use of land for siting of a portacabin for office use. Appeal Against Non-Determination erection of workshop building and stationing of a portacabin. Approved erection of workshop building and use of land for stationing a portacabin. Approved erection of building for security gatehouse. Approved use of land for siting of a portacabin. Approved erection of industrial building. 1994 – Refused outline application for erection of buildings for General Industrial use (B2). Refused outline application for erection of buildings for General Industrial use (B2). Approved erection of security gatehouse and its mixed use as hot and cold food takeaway. Approved erection of office building. Approved renewal permission for temporary consent for stationing a portacabin for office use. Approved use of land for siting of storage container and three portacabins. Refused change of use from agriculture to mixed use. 1995 – Appeal Against Non Determination use of land for open storage purposes and site ancillary office block. Approved use of land for purposes of a market. Approved erection of extension. Approved extension and conversion of loft for accommodation. 1995 – Approved use of land for open storage purposes and site ancillary office block. 1996 – Approved use of land for leasing and rental of articulated semi-trailers with portacabin. Approved erection of extension. Approved use of land for international caravan rally. Approved conservatory. 1997 – Approved erection of portacabin. Refused provision of MOT bay. Approved retrospective application for siting of a portacabin. 1998 – Approved side extension. Approved change of use of cold store (B8) to mixed use as B8 and B2 together with 4 portacabins. Appeal Against Non-Determination Change of use of existing building to B1 or B2 or B8. 1998 – Refused change of use of existing building to B1 or B2 or B8. Approved change of use to regional depot. Refused change of use to regional depot. Refused change of use to regional depot. 1999 – Approved stationing of portacabin for office. Approved renewal of permission for erection of office building. Approved erection of replacement office block. 2000 – Approved erection of garage/workshop building. Approved siting of 3 temporary portacabins during replacement of offices. No objection to change of use from agricultural woodland to recreational use. Refused siting of snack trailer. Approved erection of a garage/workshop building. 2001 – Approved creation of a hire and maintenance depot. 2002 – Approved outline application for demolition of existing warehouse and erection of a coldstore with ancillary offices and parking facilities. Refused demolition of existing porch and replacement with erection of two storey extension. 2003 – Approved erection of vehicle wash facility. Approved removal of existing conservatory and outbuildings and erection of conservatory and garage. Refused erection of a bungalow. Refused permanent stationing of mobile snack bar. 2004 – Refused change of use of land to stationing a mobile catering unit. Approved erection of metal clad modular building. Approved renewal of permission erection of attached industrial/warehouse building. 2005 – Refused change of use of land to stationing of mobile catering unit. 2006 – Refused stationing of a portacabin for retail shop. Approved erection of workshop and ancillary building for small office. 2007 – Approved retrospective application for change of use from agriculture to mixed use of agriculture and storage. Approved retrospective application for stationing a portacabin for use as café/sandwich bar. 2008 – Approved erection of temporary storage building. 2009 – Approved erection of extension. 2011 – Approved erection of cold storage building ancillary to existing cold storage. 2015 – Approved two storey extension. 2017 – Approved change of use and conversion of former agricultural store building. Approved retrospective application for re-siting and replacement office. 2018 – Refused retrospective application for erection of home office. Refused retrospective application for erection of home office. Approved retrospective application for erection of home office. No objection for outline application for erection of 1750 dwellings.

SUITABILITY OF THE SITE

Access to Highway Network

Suitable access proposals, with direct access onto the A249 providing routes to the M20 and M2 without increasing trips on the local highway network. Proposals to improve access to the county showground and proposed financial contribution towards the M20 J7 signalisation proposals.

Mitigation Required/ Impact on developable land area/capacity/site suitability

None at this stage. Viability of proposed enhancements needs to be confirmed, however. Proposals include measures to address rat running issues experienced in Detling village. Potential for a degree of trip internalisation.

Access to Public Transportation & Services

Bus opportunities	Bus constraints	Rail opportunities	Rail constraints	Active Travel opportunities	Active Travel constraints
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Proposed new Park & Ride service from the site. Proposed bus priority measures, including a bus lane.	Relative distance from the town centre.	None	No rail facilities in proximity.	Proposal for an enhanced footway / cycleway along the A249. Proposals for new pedestrian connectivity to the county showground from Detling village.	The elevation of the site and distance to services / facilities outside the site minimises the potential for active travel.
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Utilities Access

No significant issues identified.

Mitigation Required/ Impact on developable land area/capacity/site suitability

-

Area of Outstanding Natural Beauty

Yes

Mitigation Required/ Impact on developable land area/capacity/site suitability

Ancient Woodland

Ancient Semi-Natural Woodland- 23.66 ha

Beaux Aires/Sherway Wood- 9.04 ha

Squirrels Farm Wood- 6.5 ha

Polly Field Wood- 0.29 ha

Charlton Plantation- 1 ha

Murrain Wood- 6.83 ha

Ancient Replanted Woodland- 1.4 ha

Squirrels Farm Wood- 1.2 ha

Unnamed wood- 0.2 ha

Additional buffer requirements (15m width)- 4600 Lm x 15m= 69000 sq.m (6.9 ha)

Mitigation Required/ Impact on developable land area/capacity/site suitability

Reduces developable area by 31.96 ha

Sites of Special Scientific Interest

-

Mitigation Required/ Impact on developable land area/capacity/site suitability

-

Green Belt

No

Mitigation Required/ Impact on developable land area/capacity/site suitability

None required.

Landscape Character, including MBLP Landscapes of Local Value

Landscape of Local Value

N/A

Landscape Character

Bredhurst and Stockbury Downs* (1)- restore and improve (restore distinctive features and remove or mitigate detracting features, whilst creating new features or areas where they have been lost or are in poor condition)

Bredhurst Dry Valleys (3)- restore and improve (restore distinctive features and remove or mitigate detracting features, whilst creating new features or areas where they have been lost or are in poor condition)

Hucking Dry Valleys (5)- conserve (encourage the conservation of distinctive features and features

in good condition)

Bredhurst and Stockbury Downs* (1)

- Bredhurst and Stockbury Downs is situated within the Kent Downs AONB. The Kent Downs AONB is a nationally important designation which offers a high level of development constraint
- Land management policies for the conservation, management and enhancement of this landscape are set out within the Kent Downs AONB Management Plan 2009 – 2014.
- Improve the condition of field boundaries, through the introduction of mixed native hedgerows and by avoiding the use of barbed wire
- Valleys are frequently tranquil and largely undeveloped. They are distinct features of the natural landscape that should be conserved
- Woodlands should be linked through replacing post and wire fences with species rich hedgerows. Similarly, existing developed areas within these valleys often create demands to expand or change the nature of management on the valley sides that is detrimental to landscape character and leads to loss of species-rich chalk grassland. This should be avoided and opportunities to restore/create chalk grassland sought
- Avoid further built development which is out of context in terms of materials and design
- Conserve the blocks of ancient woodland area by improving management within historical coppice and introducing greater woodland structural diversity
- Improve, manage and enhance the remnant orchards
- Improve the management of fields and land generally by reducing over-grazing, removing rubbish and caravans and discouraging fly tipping
- Restore and improve the network of hedgerows, filling in gaps where there are no boundaries and improving the management generally

Bredhurst Dry Valleys (3)

- Bredhurst Dry Valleys is situated within the Kent Downs AONB. The Kent Downs AONB is a nationally important designation which offers a high level of development constraint
- Land management policies for the conservation, management and enhancement of this landscape are set out within the Kent Downs AONB Management Plan 2009 – 2014
- Valleys are frequently tranquil and largely undeveloped. They are distinct features of the natural landscape that should be conserved
- Woodlands should be linked through replacing post and wire fences with species rich hedgerows. Similarly, existing developed areas within these valleys often create demands to expand or change the nature of management on the valley sides that is detrimental to landscape character and leads to loss of species-rich chalk grassland. This should be avoided and opportunities to restore/create chalk grassland sought
- Conserve and enhance the large blocks of ancient woodland and improve the management in areas of historical coppice to enhance structural diversity
- Conserve and enhance the areas of species rich chalk grassland
- Restore and improve the condition of chalk grassland which is not species rich
- Improve land management by removing dumped rubbish, tractors and caravans and discouraging fly tipping
- Restore and improve the network of hedgerows, filling in gaps and improving management generally
- Conserve the historical buildings within the area and distinctive yellow brick walls
- Discourage further new settlements that are not in keeping with traditional settlements

Hucking Dry Valleys (5)

- Hucking Dry Valleys is situated within the Kent Downs AONB. The Kent Downs AONB is a nationally important designation which offers a high level of development constraint
- Land management policies for the conservation, management and enhancement of this landscape are set out within the Kent Downs AONB Management Plan 2009 – 2014
- Woodlands should be linked through replacing post and wire fences with species rich hedgerows. Similarly, existing developed areas within these valleys often create demands to expand or change the nature of management on the valley sides that is detrimental to

- landscape character and leads to loss of species-rich chalk grassland. This should be avoided and opportunities to restore/create chalk grassland sought
- Conserve the woodlands and enhance structural diversity, particularly where ancient woodland is present
- Conserve and enhance the areas of chalk grassland pasture and relict chalk grassland by ensuring that an appropriate grazing regime continues
- Conserve and appropriately manage pockets of dry acid grassland and lowland heathland at Squirrel Wood. Refer to Maidstone's local Biodiversity Action Plan Phase 1: 2009 – 2014 HAP 2 Lowland Dry Acid Grassland and Heath
- Gap up the hedgerows in the few locations where this is needed
- Conserve the parkland trees and plant new specimens to succeed ageing examples
- Conserve and manage the remnant orchards
- Conserve the rural setting to scattered settlements
- Conserve the heritage buildings within the area
- Conserve the narrow and winding lanes
- Seek to extend native woodland cover within areas of intensively farmed landscape

Landscape capacity study sensitivity assessment- N/a

Landscape capacity study site assessments, January 2015:

ED3- Detling Airfield Industrial Estate (south of site)

Landscape Character Sensitivity: High

- *Open arable landscape on gently undulating downland plateau typical of Mid Kent Downs character, with a mosaic of woodland blocks and large scale arable fields*

Visual Sensitivity: Moderate

- *The open nature of the site, with little vegetation cover and its high plateau location on the North Downs makes this area visually sensitivity*
- *There are few residential properties in the area which limits the number of highly sensitive visual receptors, however the proximity to the A249 means that this area is highly visible to vehicle travellers*

Landscape Value: High

- *Site falls within Kent Downs AONB which is afforded a high level of landscape protection*

Mitigation Required/ Impact on developable land area/capacity/site suitability

Opportunities and Constraints

- *AONB status is an overriding constraint in the absence of a case of greater need for development*

Mitigation

- *If a need for development is proven, it should be set within a landscape framework to give the outward impression of typical clay-with-flints woodland that are a numerous and distinctive feature of the Mid Kent Downs*
- *Supporting infrastructure, including highway access, lighting, fencing and signage should be kept to a minimum to limit the impact on the Kent Downs AONB*

**Predominant area*

Ecology, including Local Nature Reserves, Local Wildlife Sites, Special Areas of Conservation, ponds and hedgerows

General Site Description	Primarily arable and grassland fields with areas of Ancient Woodland/LWS within the east and the west of the site. There is an industrial area within the north of the site. There is connectivity through the north of the site via pockets of woodland and dense hedgerow/woodland strips - this links up to the areas of AW/LWS to the North, East and West of the site.	
Ecological Information Provided	Detailed ecological surveys submitted as part of MA/18/504836/EIOUT	
Current habitats	Habitat of Particular Value?	Habitats - Potential impacts/opportunities
Arable farmland		

Buildings		
Hedgerows	YES	Aim to retain and enhance hedgerows.
Plantation Woodland (ancient replanted woodland PAWS)	YES	Ancient woodland must be subject to detailed assessment with mitigation proposals discussed/submitted early in the process. As the ancient woodland areas are small they are at much greater risk of deterioration/damage and it may not be possible to avoid so a compensation package may also be required if 'wholly exceptional reasons' for the development can be accepted by MBC
Ponds	YES	Aim to retain, enhance and improve connectivity to the ponds. Incorporate into green infrastructure.
Scattered trees (including mature trees)	YES	Aim to retain trees and ensure they are protected within the development
Scrub		
Semi-improved Grassland		Aim to retain/enhance areas of semi-natural habitat and incorporate into green infrastructure
Semi-natural woodland (ancient woodland)	Yes	Ancient woodland must be subject to detailed assessment with mitigation proposals discussed/submitted early in the process. As the ancient woodland areas are small they are at much greater risk of deterioration and/or damage and it may not be possible to avoid so a compensation package may also be required if 'wholly exceptional reasons' for the development can be accepted by MBC
Tall ruderal habitat		
Species - Potential impacts/opportunities	Species - Potential impacts/opportunities	
Amphibians	Smooth newts and common frogs recorded within the ponds on site. Opportunities to increase aquatic and terrestrial habitat and increase connectivity through the site.	
Badger - 6 setts recorded within the site and surrounding area.	Required - site usage may have changed since the previous surveys were carried out. Need for retention of setts and foraging area. Opportunities - to increase foraging/commuting opportunities throughout the site.	
Bats - at least 5 species recorded during the surveys	Required - assessments for bat roosting potential of trees and buildings on and around the site - previous surveys assessed a building and the Pill box as having low - moderate potential. Interest may have changed since the surveys were carried out. May be a need for updated emergence surveys / bat activity transects. Need for retention of roosting opportunities, foraging areas, dark corridors. Bat-sensitive lighting strategy necessary. Opportunities - to increase foraging/commuting opportunities throughout the site.	
Birds (breeding)	25 species were recorded breeding within the survey area and 42 species were recorded. Species were mainly associated with the woodland habitat but ground nesting birds were recorded within the site. There is a need for a habitat assessment and may be a requirement for updated surveys. The site will result in a loss of ground nesting birds habitat and there may be a requirement for off site mitigation. Opportunities to increase habitat for breeding birds through landscaping.	
Dormice	Dormice recorded within the site. Need for retention and enhancement of habitat and to increase connectivity to the surrounding area.	
Hedgehogs/Brown Hares/Harvest Mice	Suitable habitat for these species - there is a need for a habitat assessment and may be a requirement for surveys.	
Invertebrates	Woodland, Parkland, grassland and hedgerows may support notable or rare invertebrates. There may be a need for specific surveys. Opportunities to enhance the site for the species group.	

Reptiles	Slow worms recorded within the site. There is a need for a habitat assessment and may be a requirement for updated surveys. Opportunities to increase aquatic and terrestrial habitat and increase connectivity through the site.
GCN DLL Risk Zone	Green
Designated sites (including ancient woodland) within boundary	LWS - Cox Street Valley Woods, Yalsted. Surveys and mitigation proposed as part of MA/18/504836/EIOUT. Need to ensure that the area is retained and enhanced. The site plan for MA/18/504836/EIOUT indicated that sports pitches would be created within part of the site - this would be considered loss and must be avoided. where the LWS is outside the proposed boundary MA/18/504836/EIOUT indicates that a buffer is proposed.
	Ancient Woodland - adjacent A229. MA/18/504836/EIOUT details that part of the woodland will be lost and a compensation strategy proposed. We highlight that in the first instance loss of ancient woodland must be avoided and where the LPA are satisfied that it is appropriate a suitable compensation strategy must be agreed. We raised concerns with the submitted compensation strategy as more could be done including the long term management of retained woodland.
	LWS - StockburyWood, Surveys carried out as part of MA/18/504836/EIOUT. Need to ensure that the LWS is retained and enhanced as part of any proposal - even when the majority of the site is offsite.
	MA06 Roadside Nature Reserve. Surveys carried out as part of MA/18/504836/EIOUT. Need to ensure that the LWS is retained and enhanced as part of any proposal - even when the majority of the site is offsite.
Designated sites from boundary to 1km	North Downs Woodlands SAC. No direct loss and unlikely to be impact due to lighting. Would expect submitted information to assess impact due to recreational pressure and increase in traffic (nitrogen deposition)
	Wouldham to Detling Escarpment SSSI No direct loss and unlikely to be impact due to lighting. Would expect submitted information to assess impact due to recreational pressure and increase in traffic (nitrogen deposition)
	7 x Ancient woodland blocks (at least) where the AW is outside the proposed boundary MA/18/504836/EIOUT indicates that a buffer is proposed
	MA06, MA07 MA12 and MA01 Roadside Nature Reserves. Need to ensure that the LWS is retained and enhanced as part of any proposal - even when the majority of the site is offsite. Need to consider access to the site and ensure that damage will not be carried out indirectly.
	LWS - Squirrel Wood, Stockbury Valley. No direct loss but there will be a need to consider impacts due to increase in recreation/lighting/traffic.
SSSIs, SPAs, SACs, Ramsar sites within 10km	Medway Estuary & Marshes SPA/Ramsar site/SSSI North Downs Woodlands SAC Peters Pit SAC Queendown Warren SAC SSSI - Hollingbourne Downs SSSI - Allington Quarry SSSI - Purple Hill SSSI Wouldham to Detling Escarpment SSSI Aylesford Pit SSSI Spot Lane Quarry
Other comments	This site is outside of the identified zone of influence (6km) of the Medway Estuary and Marshes SPA/Ramsar site, but within the zone (10km) for which contributions to strategic mitigation may be required for large scale developments. The strategic approach (North Kent Strategic Access Management and Monitoring Strategy) has been developed to mitigate the likely increase of recreational disturbance on wintering birds that are features of the SPA/Ramsar site as a result of increases in dwellings. This is coordinated by BirdWise on

	behalf of the North Kent local planning authorities. A need for the developer(s) to make a financial contribution to the SAMMS may be identified in the Habitats Regulations Assessment and if so, a detailed Appropriate Assessment will also be necessary, following recent case law.
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TPO/ Veteran Trees

TPOs- 5

Beaux Aires Woodland- TPO No.14 of 1998]	
Detling Aerodrome Site- TPO No. 1 of 1992]	
Land at Thurnham- TPO No. 1 of 1975]	Reduces developable area by 5%
Land at Sittingbourne Road, and Scragged Oak Lane- TPO No. 4 of 1964]	
Trees at Charlton Plantation- TPO No. 6 of 1976]	

Conservation areas- 0

Registered heritage trees (identified in Kent Heritage Trees Project)- 0

Other significant trees/hedgerows- Reduces developable area by 5%

Mitigation Required/ Impact on developable land area/capacity/site suitability

Reduces developable area by 10% in total

Heritage

- Binbury Castle scheduled ancient monument and Bimbury Manor listed building – fabric, setting and views very sensitive to development; it is highly likely development would result in harm.
- Beaux Aires House and Beaux Aires Cottage listed buildings – some harm to their historic rural farmstead setting is likely as this contributes to their significance.
- Extensive non-designated heritage (including wartime structures and archaeology) across the site – Historic England suggest this is of national importance, not fully assessed to date, and may limit development – see their response to 18/504836/EIOUT

Mitigation Required/ Impact on developable land area/capacity/site suitability

- Based on Historic England formal advice and current available information, heritage will present major challenges for development of this site.
- A detailed assessment of designated and non-designated heritage assets across the site and a presumption of their retention and conservation.
- Repair works to castle and manor house and a long-term management strategy for their conservation; historic interpretation and improved public access across the site; and landscape buffers to heritage assets might mitigate some harm.

Archaeology

Large site with potential for multiperiod buried archaeology, archaeological landscapes, above ground historic structures and historic designated buildings.

This site has general potential for archaeology from the Prehistoric Period onwards but the main known archaeology, based on present information, relates to the Scheduled Monument Binbury Castle and Medieval manorial manor site, and to the WWI and WWII remains. As Binbury Castle is a Scheduled Monument, consultation with Historic England is essential. Part of this site is within the Allocation site and part is still within the central, excluded industrial area. There are suggestions that this castle site was the focus of a Medieval settlement and as such the potential for associate buried

remains is high. The setting of Binbury Castle needs to be thoroughly considered along with its associated historic landscape.

Much of this site occupies the extensive Detling Airfield, which was in use during WWI and much more extensively in WWII. There are numerous, widespread, known military structures, linear buried features and cultural material across this site but there is also likely to be a large number of assets not yet identified. Assessment so far suggests there is a network of military structures still reflecting their original, intentional relationships and functions.

Some associated WWI and WWII features are more widely spread, for example, Site 113, with a WWI strong point site, and as such the full scale and nature of the heritage assets forming part of the historic Detling Airfield are not fully understood or appreciated.

As assessment of the significance of Detling Airfield is essential and this should feed into the Pre Allocation decision making process and in to Masterplanning.

Mitigation Required/ Impact on developable land area/capacity/site suitability

PreAllocation extensive and detailed Archaeological DBA, archaeological landscape and historic buildings assessments are needed to inform the LDF decision making process. Current evidence suggests Detling Airfield and the extent and quality of the military features surviving merit preservation in situ and national recognition. If the significance of Detling Airfield is recognised, development of this site may be severely restricted.

Beaux Aires Farm – this site has potential to contain multi period remains, similar to Binbury Park to the south. There may be Prehistoric remains across this site and there are several PAS findspots just to the north. Medieval and Post Medieval remains are possible but it is known that the site contains WWI and WWII structures, including a WWI redoubt and trenching.

Recommendation: Pre Allocation Archaeological DBA and Archaeological Landscape Assessment needed to inform LDF decision making process. WWI features could be considered to be of national importance and merit preservation in situ, thereby being a constraint on development.

AQMA

No

Mitigation Required/ Impact on developable land area/capacity/site suitability

-

Flood Risk

None

Mitigation Required/ Impact on developable land area/capacity/site suitability

-

Drainage

BGS Desk information indicates that underlying soluble rock is a constraint on use of infiltration (usual for sites underlain by Chalk); yet no sewers or OWCs in area which suggests locally surface water infiltrates. As no other significant development exists in the locality it is difficult to assess the approach to surface water management. The expectation is that it will require attenuation on site with infiltration. This will need ground investigation but may require infrastructure investment.

Contamination/ Pollution

6: (Aerodrome Estate x3 / close to Aerodrome Estate / off Detling Hill / Detling Hill Landfill (MA13))

Mitigation Required/ Impact on developable land area/capacity/site suitability

Land contamination will need to be addressed prior to occupation of the site for new uses.

Land Stability

No issues identified

Mitigation Required/ Impact on developable land area/capacity/site suitability

-

Utilities (underground)

No issues identified

Mitigation Required/ Impact on developable land area/capacity/site suitability

-

Public Rights of Way

Yes, numerous PROWS pass through the site.

Mitigation Required/ Impact on developable land area/capacity/site suitability

Development proposals should enhance the walking network into, out of, and through the site and it's local area.

Pylons

-

Mitigation Required/ Impact on developable land area/capacity/site suitability

-

Neighbour/ Residential Amenity

The current industrial estate in the centre of the site is likely to be a sensitive use for residential to be developed alongside.

Mitigation Required/ Impact on developable land area/capacity/site suitability

Any residential built adjacent to this use will need to be screened. It remains to be seen how the employment uses will be affected by the value changes arising from a potential development at this location.

Neighbouring Residential Use

There are no existing residential properties on the Binbury Park site, and 2 on the adjacent Beaux Aires Farm site.

DRAFT

Appendix B Schedule of information provided

	Binbury Park	Heathlands	LLRR			Lidsing Urban Extension	North of Marden	North of Staplehurst	Pagehurst Farm
			Langley Heath	Leeds	M20 J8				
Basics									
Map	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Submission Form	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Technical Reports									
Transport & Highways	Yes	Yes	No	No	Yes	Yes	Yes	Yes	No
Ecology & Protected habitats & species	Yes	No	No	No	Yes	No	Yes	Yes	No
Arboriculture & hedge surveys	Yes	Yes	No	No	Yes	No	Yes	No	No
Heritage - including archaeology	Yes	No	No	No	Yes	No	Yes	No	No
Flood Risk assessment and hydrology	Yes	No	No	No	No	No	Yes	No	No
Ground conditions and contamination	Yes	No	No	No	No	No	Yes	No	No
Air quality	Yes	No	No	No	No	No	Yes	No	No
Utilities & services	Yes	No	No	No	No	No	Yes	No	No
Topography	Yes	Yes	No	No	Yes	No	Yes	No	No
Additional Requirements									
Justification of Settlement Boundary	Yes	Yes	No	No	Yes	Yes	Yes	Yes	No
Structured Design Principles	Yes	Yes	No	No	No	Yes	Yes	Yes	No
Infrastructure Provision Estimate	Yes	Yes	Yes	No	No	Yes	Yes	Yes	No
Proposed Governance Arrangements	Yes	Yes	No	No	No	No	Yes	No	No