

SESSION 6B – H1(55), Qn6.28

INCONSISTENCIES WITH THE NATIONAL PLANNING POLICY FRAMEWORK:



NPPF:

*“Habitats that have been degraded can be restored.
Species that have been isolated can be reconnected.
Green Belt land that has been depleted of diversity can be refilled by nature”*

H1(55) was a RICH habitat that has only been degraded AS A DIRECT RESULT of the inclusion of the land as proposed land for housing allocation. The land was heavily wooded, abundant with wildlife and only cleared of mature trees immediately after Maidstone Council’s “call for sites” and it’s late addition to the previous draft version of the plan.

Development of the land would close off the full width of the Wildlife Corridor that the land provides from the countryside to it’s north-east, to the Ancient Woodland to it’s south.

The land is Green Belt Land, wholly representing the continuation of the Southern Anti-coalescence Belt ENV32 from Coxheath to Langley – a SAVED Policy that explicitly according to the Secretary of State is not overridden or disposed of by the draft Local Plan or the NPPF.

REMOVING H1(55) from the Housing Allocation Sites WOULD accord with the NPPF. The degraded habitat would become restored. Isolated species become reconnected. Nature will refill the Green Belt with the diversity that once flourished.

NPPF:

Para 109: *“protect and enhance valued landscapes.....minimise impact on biodiversity”*
Para 118: *“conserve and enhance biodiversity....if significant harm cannot be avoided, then planning permission should be refused”*

NPPF:

“Our historic environment – buildings, landscapes, towns and villages – can better be cherished if their spirit of place thrives rather than withers”.

The purpose of the Southern Anti-coalescence belt, ENV32 is to prevent coalescence of the built areas and to retain individual identity and sense of place. And in accordance with the “*Landscape Character Area No. 29 Boughton Monchelsea to Chart Sutton Plateau*” where one of the summary of actions is “*improve the sense of place between swathes of development*”, development of this site would contravene this objective and merge development, withering it’s spirit of place.

The village of Boughton Monchelsea and it’s sense of place is that of an old and established village somewhere ‘off the Heath Road’, not that of a development ON the Heath Road.

The Boughton Monchelsea to Chart Sutton Plateau and it’s sense of place characterised by a hedgerow-lined, countryside ancient Ridge Road, interspersed with minor clusters of houses – not that of a road passing a housing estate.

The identity and spirit of place of the Historic Woodland and Parkland of Boughton Monchelsea Place is that of a Heritage Asset in the setting of neighbouring countryside and woodlands – not one that is sited opposite a housing estate.

NPPF:

“Planning must be a creative exercise in finding ways to enhance and improve the places in which we live our lives. This should be a collective enterprise. Yet... planning has tended to exclude rather than include, people and communities.... we are allowing people and communities back into planning”

Para 150: *“delivering sustainable development that reflects the vision and aspirations of local communities”*

It would be completely wrong then, according to the NPPF to completely ignore the community when they attempt to assist in the Local Plan consultation process. But contrary to the NPPF the Local Plan does exactly that:

“Larger Village”

Maidstone Borough Council incorrectly classified Boughton Monchelsea as a “Larger Village” and in doing so denied the protection that Small Villages deserve.

Representation was made by our Parish Council, Parishioners and our Borough Councillor. The full response was duly made under Consultation but wholly ignored by Maidstone Borough Council:

See the regulation 18 consultation website: **Boughton Monchelsea Parish Council (Mrs L Windless) (ID: 679842)**

In very small part, some of the content is reproduced below:

APPENDIX 1 ASSESSMENT ON WHETHER BOUGHTON MONCHELSEA SHOULD BE CLASSED AS A LARGER VILLAGE.

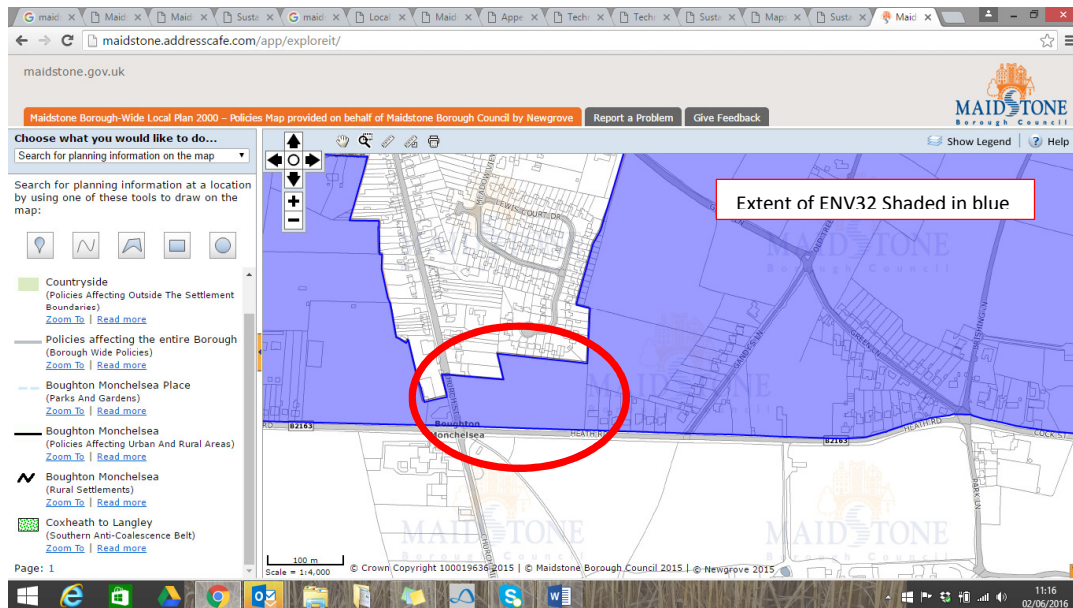
2. Boughton Monchelsea.... offers few services that meet the day-to-day needs of its local communities.

- a) No doctors’ surgery. Residents served by Coxheath, Parkwood and Sutton Valence.*
- b) No other health care service.*

- c) One form year entry Primary School which is 4.5 times over subscribed. Many primary aged children of the village unable to get a place at the school.
- d) Transportation. No railway connection. Inadequate bus service – service of 3 buses a day!
- e) No village centre pub.
- f) An inadequate village store.
- g) Few local job opportunities.
- h) The village church is located away from the centre of the village.

Accordingly Boughton Monchelsea fails to meet the definition of a Larger village unlike Coxheath and Yalding.

The Village envelope does not even have the physical space for development. The whole of H1(55) requires the settlement boundary to be moved into the Countryside, fully breaking in two the ENV32 Southern Anti-coalescence Belt:



NPPF:

- Para 79: *“the essential characteristics of Green Belts are their openness and their **permanence**”*
- Para 82: *“The general extent of Green Belts is **already established**”*
- Para 83: *“**Once established**, Green Belt boundaries **should only be altered in exceptional circumstances**”*
- Para 87: *“inappropriate **development** is, by definition, harmful to the Green Belt and **should not be approved**”*
- Para 89: *“**regard the construction of new buildings as inappropriate in Green Belt**”*

The very purpose of the Southern Anti-coalescence belt is to prevent coalescence of the built areas which can be clearly seen. And in accordance with the *Landscape Character Area No. 29 Boughton Monchelsea to Chart Sutton Plateau* where one of the summary of actions is *“improve the sense of place between swathes of development”*

Further, the Local Plan fails to address this location even if incorrectly termed a Large Village in accordance with the Larger Village policies:

NPPF:

- Para 158: *“ensure that the Local Plan is based on adequate, up to date and relevant evidence”*

From the regulation 18 consultation website:

Policy SP4 - Larger villages Boughton Monchelsea

5.50 Boughton Monchelsea It performs poorly in terms of healthcare, with no GP surgery or other health care service. ... public transport connections to Maidstone town centre are infrequent, ... Local employment opportunities in the settlement are also limited

At the designated larger villages of Boughton Monchelsea, ... the council will:

1. Focus new development **within the settlement boundaries**, when it is:
 - i. An allocated site in the local plan;
 - ii. **Minor development** such as infilling; or
 - iii. The redevelopment of previously developed land that is of a size appropriate to the role, character and scale of the village.
 - iv.

Despite the highlighted parts of Maidstone Borough Council's own Policy, and despite attempts made by the community to avoid such erroneous classification as a Larger Village, the Local Plan was developed failing to comply with the NPPF:

There is inadequate transport infrastructure, not conforming to the NPPF paragraph 31 & 162.

There is inadequate public transport, vastly less than the service required by the NPPF and contrary to NPPF paragraph 30.

There is no local employment or adequate services that can be accessed without increasing the need to travel in private road vehicles, contrary to the entire NPPF section on sustainable transport.

There is NO healthcare and no AVAILABLE education places as the school is vastly oversubscribed. Residents will need private motor vehicles and transport infrastructure to access such services.

The additional burden on the already inadequate transport infrastructure is both locally harmful within the village but additionally adds to and compounds the unacceptable transport and environmental problems arising from the Coxheath, Loose and other Boughton Monchelsea development sites on the Heath Road / Loose Road Crossroads and the Boughton Lane / Swan Junction. Then ALL of that problem merges and swells the already unacceptable Wheatsheaf junction traffic problem that cannot cope with the Sutton Road large scale development.

ALL development south of Maidstone compounds the traffic problem into one bottleneck of the A229 fed by the A274. NPPF paras 29, 30, 31, 32, 34, 35, 36, collectively 38, 39 are all contravened by development of this site.

The Local Plan Housing Allocation Site is NOT within the Settlement Boundary as defined on the existing Development Plan Policies Map. (as indicated in this submission). **The village is, literally, not large enough to provide the housing allocation required from a Large Village!**

Simply deleting protective policies and moving boundaries as proposed, to attempt to make a preconceived plan fit into an artificial and manufactured alternative reality is wholly contrary to the spirit of the NPPF and particularly the protection afforded by existing Green Belt.

Regardless of the Consultation responses, in the Local Plan that has been submitted for Examination, the above Policy has been re-packaged as SP11 and SP12:

(Where I have commented below I have used **bold red type** to differentiate from the *original text*)

Policy SP11 Larger villages

5.56 **The assessment of population, village services and facilities** identifies five villages that can be designated as larger villages, namely:

Boughton Monchelsea

5.57 Based on the analysis of **population, services and facilities**, **considered sustainable locations for limited new housing development**

Note – comments as SP4 above apply, but the principle of already having a population with inadequate services and facilities does not make a location sustainable, quite the opposite.

Policy SP 11 Larger villages

Within the designated larger villages of Boughton Monchelsea..... the council will:

1. Focus new **development within the settlements when it is:**

i. **An allocated site in the local plan;**

– **“within settlements”**. It does NOT own up to the policy abuse of moving settlement boundaries to wherever they choose in order to build outside the settlement boundaries that exist.

ii. **Minor development such as infilling;** or

–**huge difference between INFILLING (small scale development within a settlement boundary, between two houses, for example) and COALESCENCE (which merges two distinct built areas without regard to settlement boundaries).**

Policy SP12 Boughton Monchelsea Larger Village

5.59 **Boughton Monchelsea.....** is a village that comprises and is characterised by a number of distinct groups/clusters of dwellings.

– **“Characterised by distinct clusters of dwellings”**. Exactly what the Landscape Assessment No.29 holds in high regard, exactly what it wants to protect – the space between those clusters, the sense of place. Exactly what the Southern Anti-Coalescence Belt is intended to protect. Exactly what the NPPF says it will protect.

The settlement performs well in the audit in terms of education and childcare, with a primary school, play group, nursery and nearby secondary school.

– **the Primary School is vastly oversubscribed. It cannot be extended. More housing near the Primary School will worsen the demand, pushing existing residents away from the school, denying local schooling for existing local children, adding to the transport burden on the inadequate infrastructure for which again the Plan is going to do nothing about.**

There is inadequate bus service to the Secondary School and the KCC will be reducing if not withdrawing the subsidy so the 3 buses per day will become less or none. There is no plan to address this in the Plan

It performs poorly in terms of healthcare, with no GP surgery or other health care service.

It has NO healthcare provision at all. There is no plan to introduce any healthcare facility in the Infrastructure Delivery Plan

.... public transport connections to Maidstone town centre are infrequent...

There are only 3 buses to the urban area on school days – less / none at weekends. As above, the service is subsidised by the KCC and that is about to be cut. The available bus service is NOT in accordance with NPPF sustainability policy. It is over a mile to the nearest adequate bus service on inadequate footpaths.

Local employment opportunities in the settlement are also limited.

There isn't any local employment opportunity – all employment opportunity is elsewhere at a distance that requires use of motor vehicles to get there.

Policy SP 12 Boughton Monchelsea Larger Village

At the larger village of Boughton Monchelsea... key services will be retained and supported.

It is NOT a larger village. There are NO KEY SERVICES to retain.

1. In addition to minor development and redevelopment of appropriate sites in accordance with policy SP11, approximately 193 new dwellings will be delivered on six allocated sites (policies H1(52) to H1(57)).

WHY? There is absolutely NO LOGIC and NO SENSE applied in this policy! There is a settlement boundary around the village that is not big enough to build within. Outside of that boundary is protected countryside and Anti-coalescence belt. There are inadequate services and inadequate infrastructure as acknowledged and confirmed by MBC. There is no employment or available schooling or healthcare in the village. All access to services incurs the use of motor vehicles on an inadequate transport infrastructure. There is nowhere to park those motor vehicles either.

SO none of the boxes get ticked except the one that says “shall we build here?”.

3. Key infrastructure requirements for Boughton Monchelsea include:

i. Improvements to highway and transport infrastructure will be made in accordance with individual site criteria set out in policies H1(52) to H1(57). Key schemes include junction improvements and a variety of measures to improve sustainable transport infrastructure.

ABSOLUTELY NOTHING is planned in the Infrastructure Delivery Plan that forms part of the Local Plan to support this statement.

It should be noted that the H1(55) was NOT in the Draft Local plan at the 2014 stage.

Previously labelled H03-234 it was added later when Maidstone Borough Council were unable to find sites within a small village such as Boughton Monchelsea – that is how ridiculous this “Large Village” matter really is.....

“Call for Sites”

MBC invited Developers to come forward with more proposals for suitable Housing Land. This proposal came from DHA Planning to build on a heavily wooded site of natural habitat, **designated Countryside**, and **OUTSIDE of the settlement boundary** and on land which is **protected by Saved Policy ENV32 and ENV28**. In the **European Habitats Land Cover Data** it is designated **BROAD LEAVED FOREST**.

Policy ENV32 states: *WITHIN THE SOUTHERN ANTI-COALESCENCE BELT AS DEFINED ON THE PROPOSALS MAP, DEVELOPMENT WHICH SIGNIFICANTLY EXTENDS THE DEFINED URBAN AREA OR THE BUILT UP EXTENT OF ANY SETTLEMENT, OR WHICH, AS A RESULT OF INFILLING, CONSOLIDATES EXISTING AREAS OF DEVELOPMENT, WILL NOT BE PERMITTED.*

Policy ENV28 states: *THE COUNTRYSIDE IS DEFINED AS ALL THOSE PARTS OF THE PLAN AREA NOT WITHIN THE DEVELOPMENT BOUNDARIES SHOWN ON THE PROPOSALS MAP. IN THE COUNTRYSIDE PLANNING PERMISSION WILL NOT BE GIVEN FOR DEVELOPMENT WHICH HARMS THE CHARACTER AND APPEARANCE OF THE AREA OR THE AMENITIES OF SURROUNDING OCCUPIERS*

Lastly, just look at the way the site was poorly assessed, and the manner in which the previous views and conclusion of the Planning Inspectorate were wholly dismissed:

Housing Sites Assessment Proforma - 2014

1. SITE INFORMATION	
Reference number	HO3-234
Site name/address	Land at Church Street, Boughton Monchelsea
Landowner	Mr T Cook
Agent	Phillip J. Aelen, DHA Planning
Greenfield/PDL	Greenfield
Site area (ha)	1.27
Proposed yield	Not Specified
Is the site urban, adjacent to urban, rural settlement or rural	Adjacent to Boughton Monchelsea Village boundary
Site origin (call for sites/local plan rep?)	Call for Sites 2014

2. SITE ASSESSMENT/SUITABILITY	
Site description (including topography and surrounding land uses)	<p>The site is located in the NE corner of the junction of Church Street with Church Hill and Heath Road (B2163)</p> <p>The trees that previously existed on the site have recently been grubbed-up; it is now open and has been ploughed. There is a hedge to Church Street and along Heath Road. There is an existing gated access to the site from the B2163 Heath Road.</p> <p>The gardens of dwellings fronting Church Street and the rear gardens of dwellings located within Lewis Court Drive adjoin the site to the north. There are other dwellings that front Heath Road to the east of the site and the NE corner of the site adjoins an existing area of woodland.</p> <p>Opposite the site on the south side of Heath Road is the Registered Historic Park of Boughton Place (Grade II). To the west, on the opposite side of Church Street to the site is Boughton Monchelsea Village Hall and the recreation ground. Immediately SW of the adjacent Heath Road/Church Street junction is the village primary school.</p> <p>The site falls gently towards the north away from Heath Road.</p>
Current use	Open ploughed field any trees have recently been grubbed-up
Adjacent uses	Residential and community use
Planning and other designations (AONB, greenbelt etc)	<p>Within Southern Anti-Coalescence Belt (MBWLP 2000 policy ENV32)</p> <p>Land to the south of the site on the south side of the B2163 Heath Road is Grade II Historic Park of Boughton Monchelsea Place</p>
Planning history	<p>86/2022 (Land at the junction of Heath Road and Church Street, Boughton Monchelsea) - Outline application for 17 detached dwellings - Refused</p> <p>13/0994 (71, CHURCH STREET, BOUGHTON MONCHELSEA, MAIDSTONE, KENT, ME17 4HN) - Demolition of existing chalet bungalow and erection of 2no. 4 bedroom semi detached dwellings and 1no. 4 bedroom detached dwelling - Refused</p>
Has site previously been considered in Local Plan Inquiry, if so, record Inspectors recommendation	<p>YES</p> <p>H2 - Housing Land Allocations: North-east Corner of Junction of Church Street & Heath</p>

A902

Note that the woodland had been quickly bull-dozed in the short space of time between the call for sites and this assessment. Note the acknowledgement of the siting within the Green Belt of ENV32. Note this was a "Broad Leaved Forest" as far as European Habitat is concerned.

	<p>Road, Boughton Monchelsea Objection DH0579 - T Cook Issues Whether housing on this site would: (a) be contrary to the aim of reducing the need to travel set out in PPG13; or (b) harm the character and appearance of the area; and if so (c) whether any harm which may be identified would be overridden by the need to meet Structure Plan housing requirements.</p> <p>Conclusions 4.329 I note the discussions which were held on behalf of the objector with the Parish Council, and the subsequent consultative ballot in the Parish, all of which related to a scheme for this site which included housing, doctors' surgery and open space. However, I have dealt with this case as an objection to the Plan in the form in which it was made, that is seeking the allocation of the site housing under H2 in the period 1995 - 2001. In addition, it was agreed at the inquiry that provision for affordable housing would be made through the application of H20.</p> <p>4.330 Dealing with issue (a), Boughton Monchelsea has a limited range of local facilities perhaps typical of a village of this size: a Post Office/stores, a pub, recreation ground and primary school. In addition there is a secondary school nearby, and a small range of local employers. All these would be accessible to people living on the objection site. However, Maidstone town centre is 5km away and the nearest large employment area at Park Wood about 2km away. In these circumstances, I have no doubt that most people living on the site would rely on travel to Maidstone and elsewhere for most of their shopping trips, work and recreation.</p> <p>4.331 I note the existing level of bus service, and I accept that that this could be improved if there were greater demand. However, it seems likely to me that most of these trips would be by car, wholly contrary to the advice about the location of new housing in paragraphs 1.7 and 1.8 of PPG13. Paragraph 1.8 includes a reference to strengthening local centres in rural areas. However, I do not consider that Boughton Monchelsea is such a centre because it does not have a range of everyday shopping and employment opportunities. I also note the advice in PPG3 and PPG7 on the need for new housing in rural areas. However, I conclude that this does not override the harm to the aims of PPG13 caused by the allocation of this site.</p> <p>4.332 Turning to issue (b), I saw on my visits that, despite the ribbon of housing to the east, this part of Heath Road has a largely rural character and appearance with an extensive coppice area to the south of the site. The objection site, although unused, is in keeping with this character, and I have no doubt that housing would be seen as an intrusive extension of the village into Heath Road. My concern is reinforced by the urbanising effect of the proposed access and sight lines which would lead to the loss of much of the existing hedge on the Heath Road frontage of the site.</p> <p>4.333 Houses adjoin the site in Church Street, but</p>
--	--

A903

Note the Inspector's comments relative to HARM TO THE AIMS OF PPG13 on a previous consideration of this land. Note the Inspector's comment on the village NOT being a rural centre. Note in 4.332 the Inspector reinforces the policies of ENV28 and particularly ENV32 as especially applicable to this location. Note the Inspector's comments on HARM to the character of this special Landscape Area No.29. Those views remain perfectly applicable in full, today. Those policy intentions survive in the NPPF.

	<p>the recreation ground opposite determines the open character and appearance of this part of the Street. Again, the undeveloped nature of the objection site is wholly in keeping with this character, and I found on my visits that houses on it would be unacceptably intrusive.</p> <p>4.334 The site is within the area covered by ENV33. In Chapter 3 I have recommended modifications to this policy, but I have supported its principles in this location because of the scattered nature of development in the area, and the closeness of the villages to each other and to Maidstone. The Council will have to consider the form of ENV33 in the light of my recommendation, but it seems to me that housing on this site would lead to the coalescence of the village and the ribbon of houses on Heath Road to the east.</p> <p>4.335 For all these reasons I conclude that housing on the site would harm the character and appearance of the area.</p> <p>4.336 Finally on issue (c), I found in paragraph 4.238 that a further 940 dwellings are needed to meet Structure Plan requirements. I have also dealt with this Plan's general housing location strategy in paragraph 4.72, which covers the arguments made at the inquiry about this site and the location of new housing in the villages. However, I am satisfied that conflict with the aims of PPG13 and the reduction in the need to travel, and the harm which would be caused to the character and appearance of the area, override the need to provide additional dwellings. I therefore conclude that there is no justification for housing on this site.</p> <p>RECOMMENDATION 4.337 Do not modify the Plan in response to this objection.</p>
<p>Landscape/townscape impact – including reference to Landscape Character Assessment 2012 (inc. long distance views); cumulative landscape impact; existing screening</p>	<p>Landscape Character Area No. 29. Boughton Monchelsea to Chart Sutton Plateau</p> <p>KEY CHARACTERISTICS</p> <ul style="list-style-type: none"> • Plateau above the Greensand Ridge • Sweet chestnut coppice woodland • Orchards • Arable land • Recent infill development • Grid like road pattern <p>Condition Assessment - Very Poor Sensitivity Assessment - Very Low</p> <p>SUMMARY OF ACTIONS</p> <ul style="list-style-type: none"> • Consider the generic guidelines for Greensand Orchards and Mixed Farmlands • Conserve and improve the extent of woodland cover • Improve hedgerows and therefore habitat connectivity by gapping up where practicable • Improve the sense of place by maintaining remaining open space between swathes of development
<p>Ecological Impacts (inc. SSI & local wildlife sites within or adjacent to</p>	<p>KCC Ecology comments Area of rough grassland, scrub and mature trees.</p>



Note the Inspector's further comments on the need to avoid coalescence of the dispersed built areas. Note the Inspector reinforces the policies of ENV28 and particularly ENV32 as especially applicable to this location. Note the Inspector's comments on HARM to the character of this special Landscape Area No.29. Those views remains applicable in full, today.

Planning Inspector : "I therefore conclude there is no justification for housing on this site"

site)	<p>The site has good connectivity as it is directly adjacent to a woodland. Good potential for protected/notable species to be present including reptiles and bats. Ecological constraint level 2</p> <p>Subsequent comments as a result of the site clearance have reduced the constraint level to 3 – as there is still vegetation present within the boundary of the site.</p> <p>Officer comment Site has been cleared and ploughed. Site effectively sanitised ecologically except for the existing hedge to the Heath Road frontage and the adjacent woodland in NE corner.</p>
Trees (inc. TPO, ancient woodland within and adjacent to site)	<p>Comments from Landscape team are as follows:</p> <p>Tree protection status: Whilst there are currently no protected trees on site there appears to be significant coppice woodland present which could potentially merit a TPO.</p> <p>Ancient woodlands (<i>from 'a revision of the Ancient Woodland Inventory for Maidstone borough, August 2012'</i>) There is no designated ancient woodland.</p> <p>Hedgerow status: There are unlikely to be 'important' hedgerows on the site.</p> <p>Officer comment Since the above comments were received (based on a desk-top assessment) a site visit has confirmed that the site has been cleared of trees and ploughed. Clearly there is no longer any scope for a TPO to be made.</p>
Agricultural land quality	Grade 2
Heritage impacts (Listed building, conservation area)	<p>Adjacent to Grade II Historic Park MBC Conservation Officer</p> <p>Historic Buildings: None affected Conservation Areas: None affected Historic Parks and Gardens: The site lies directly opposite the Grade II Registered Park and Garden of Boughton Monchelsea Place. This part of the park was enclosed in 1818 as a northern extension to the original park, and at this time the main entrance to the estate was moved to its current location opposite this site and the lodge probably built. Development of this site would have some adverse impact on the significance of the historic park and garden by causing the loss of its current semi-rural setting.</p> <p>Archaeology: No known implications</p>
Archaeology (SAM etc.)	Within safeguarded Area of Archaeological Potential
PROW (within or near site)	None
Access (Highways) <ul style="list-style-type: none"> • Site access • Impact on wider highway network • Access to strategic/main 	<p>Kent Highways comments No apparent serious problem Access off Church Street</p> <p>Officer comment</p>

A905

Note the ecology requires to maintain connectivity of the Natural Environment. A “Wildlife Corridor” as the NPPF terms it. From the aerial photograph on a previous page, it can be clearly seen that the land serves as the only corridor between the undeveloped land to the North and the Ancient Woodland to the south. Prior to the clearance of the land BEFORE an ecological survey was conducted, the land was indeed a haven for bats, amphibians, birds, badgers, foxes, albino squirrels, rare beetles and insects. It is no longer woodland, but nature is currently doing it’s best to re-take the land. Note the comment on “unlikely to be important hedgerows” is ridiculously incorrect. The whole site boundary is vitally important hedgerow which flanks the whole length of the Heath Road and is a key consideration in the Landscape Area 29 Character Assessment.

<p>highway network</p> <ul style="list-style-type: none"> • Availability of public transport/walking/cycling 	<p>Access should only be from Church Street. However, the street is currently heavily parked both sides at school drop-off and pick-up times.</p>
<p>Access to services – distances from bus stop/rail station/shop/GP/school</p>	<p>Site is approx. 75m from the village Primary school in Church Hill south of B2163 Heath Road</p> <p>50-250m from other village facilities including Post Office and village hall</p> <p>Village is served by bus route 59</p> <p>Nearest doctors surgeries are in Coxheath (x2), Boughton Lane, Langley and Sutton Valence (x2) all in excess of 3km from the site</p> <p>Nearest railway station: Maidstone (x3) approximately 6.5km</p>
<p>Impacts on existing residential amenity (including access to open space)</p>	<p>The rear gardens of the properties in Lewis Court Drive are now significantly exposed with the site clearance that has taken place. However appropriate design and boundary treatment should be able to ensure appropriate levels of privacy and amenity</p>
<p>Availability of utilities infrastructure – e.g. water/gas/electric</p>	<p>Likely to be available given the site's location relative to existing development</p>
<p>Air quality/noise</p>	<p>Not in an AQMA</p> <p>Noise unlikely to be a problem. Possibly some noise from Heath Road</p>
<p>Land contamination</p>	<p>Unlikely</p>
<p>Flood Risk (zone/drainage)</p>	<p>Not in Flood Zone 2 or 3</p> <p>EA Comments:</p> <p>Boughton Monchelsea Drainage Strategy</p> <p>The area between Cliff Hill and Beresfords Hill of Boughton Monchelsea (NGR TQ773517) is at risk of flooding. The flooding mechanism of this area is complex and believed to be a combination of fluvial and groundwater flooding. Particular attention must therefore be given to means of surface water disposal from any new development upstream from Boughton Monchelsea, especially if infiltration of surface water drainage is being considered. This is because the structure of the underlying geology could allow rapid infiltration from a developed area to discharge to the watercourse to the south more rapidly than the natural greenfield rate, thereby increasing flood risk to existing properties.</p> <p>Furthermore, the reservoir at Brishing Lane is maintained and operated by the Boughton Monchelsea Parish Council for flood alleviation purposes. Significant expenditure is likely to be required in order to raise the standard of reservoir safety of this structure. We recommend the local authority consult the Parish Council and seek a financial contribution from all potential developers in this catchment upstream of this structure to secure funding for essential long term maintenance and improvements to this structure.</p>
<p>Suitability (assessment conclusion)</p>	<p>Suitable site for development well related to existing development and also village facilities.</p> <p>No apparent highway problems.</p>

A906

Note the assessment concurs that there is no healthcare within acceptable distance. Note that the village school is vastly oversubscribed and building right next to it is an adverse impact for the existing residents. Note Bus Route 59 is not to a level of service acceptable under the NPPF – there are only 3 buses per day on school days, no others. It is 8 times the maximum NPPF distance to an acceptable bus service available elsewhere. Note the assessment states that “Access should be from Church Street” but then points out this is not a good idea due to parking problems. Note the loss of privacy envisaged for neighbouring properties and the already adversely affected visual amenity.

3. AVAILABILITY	
Is the whole site available for the proposed use: e.g. <ul style="list-style-type: none"> No existing uses Willing landowner Willing developer Existing tenancy or lease agreement 	Available Unnamed developer has expressed an interest in the site
Availability conclusion	Available
4. ACHIEVABILITY	
Identification of any abnormal costs or other constraints to development which would prevent or delay this site being delivered	No immediately apparent issues
Achievability conclusion	Achievable
Timing (following assessment - when could the site be delivered?)	
now - 2016	Proposer has indicated this timescale
2016 - 2021	
2021 - 2026	
2026 - 2031	
5. CONCLUSIONS	
Suitable site for development well related to existing development and also village facilities	
No apparent highway problems	
ACCEPT YIELD - 40 units	

A907

Regarding the comment “No Apparent Highway Problems” : access from Church Street is a major problem and has since been agreed as such by all concerned. KCC Highways on the matter and the only alternative access on Heath Road is ALSO a major problem as visibility splays are not achievable.

NPPF:

Para 172: *“Public Safety from major accidents”*

To repeat the words of the Planning Inspector that previously reviewed this site:

“I therefore conclude there is no justification for housing on this site”

Applying the weight of the National Planning Policy Framework to this plan will achieve the same conclusion.