

Staplehurst Parish Council

Public Meeting

Tuesday 25th February 2020

Questions

There will be opportunities for questions and comments at the end of this presentation

Call for Sites

Maidstone Borough Council

*“The Call for Sites was an important early step in the Review of the **MBC Local Plan** which was open between March and May 2019.”*

Call for Sites

Maidstone Borough Council

*“The purpose of the Call for Sites is to establish what land is **potentially** available in the Borough.”*

Call for Sites

Maidstone Borough Council

“These sites have been put forward by landowners and/or prospective developers to the council as part of its local plan review process.”

Call for Sites

Maidstone Borough Council

*At the point of release (4 November 2019) **no decisions have been taken** on these sites.*

Not all sites will be needed** for the local plan review **and many will be deemed unsuitable.

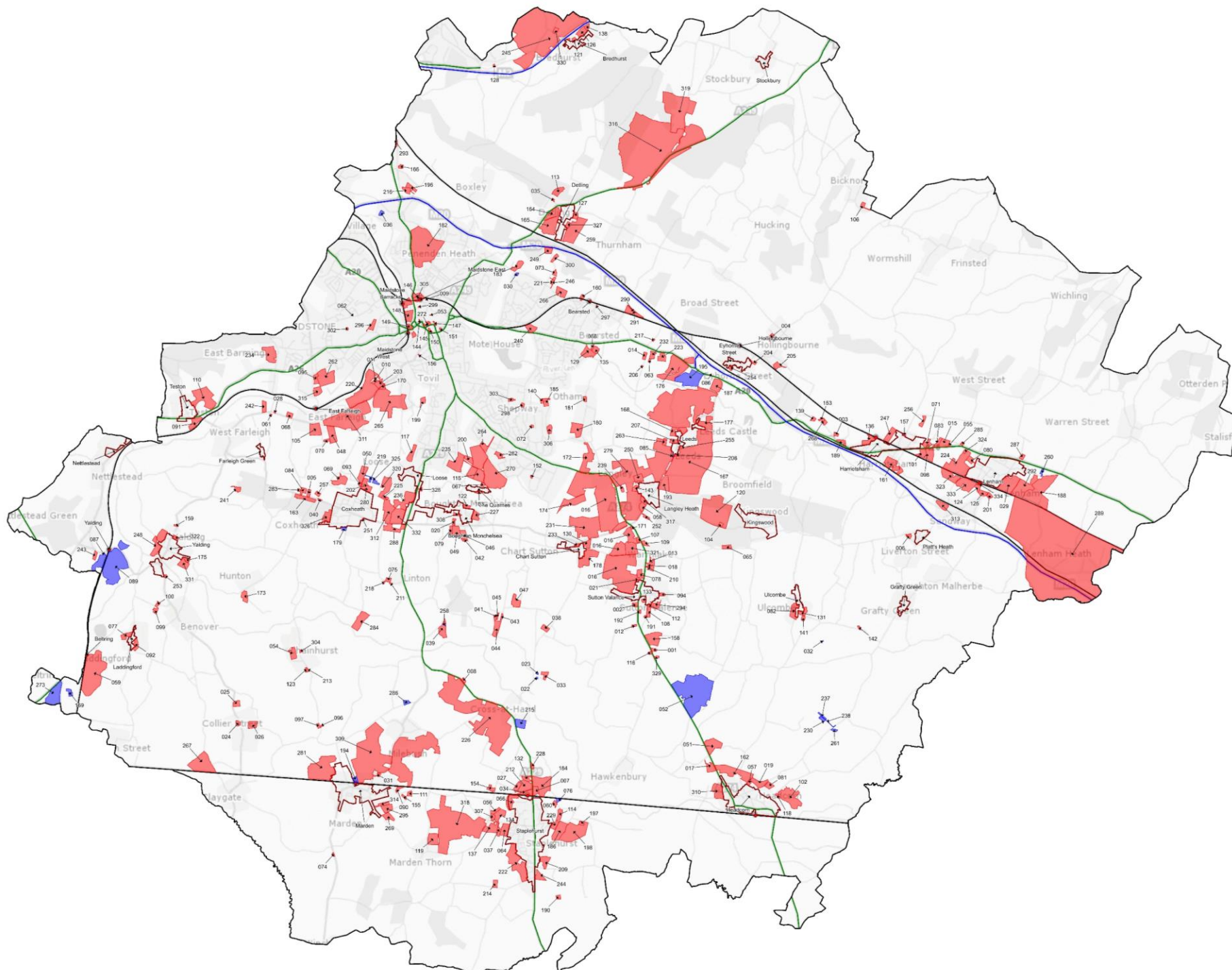
Call for Sites

Maidstone Borough Council

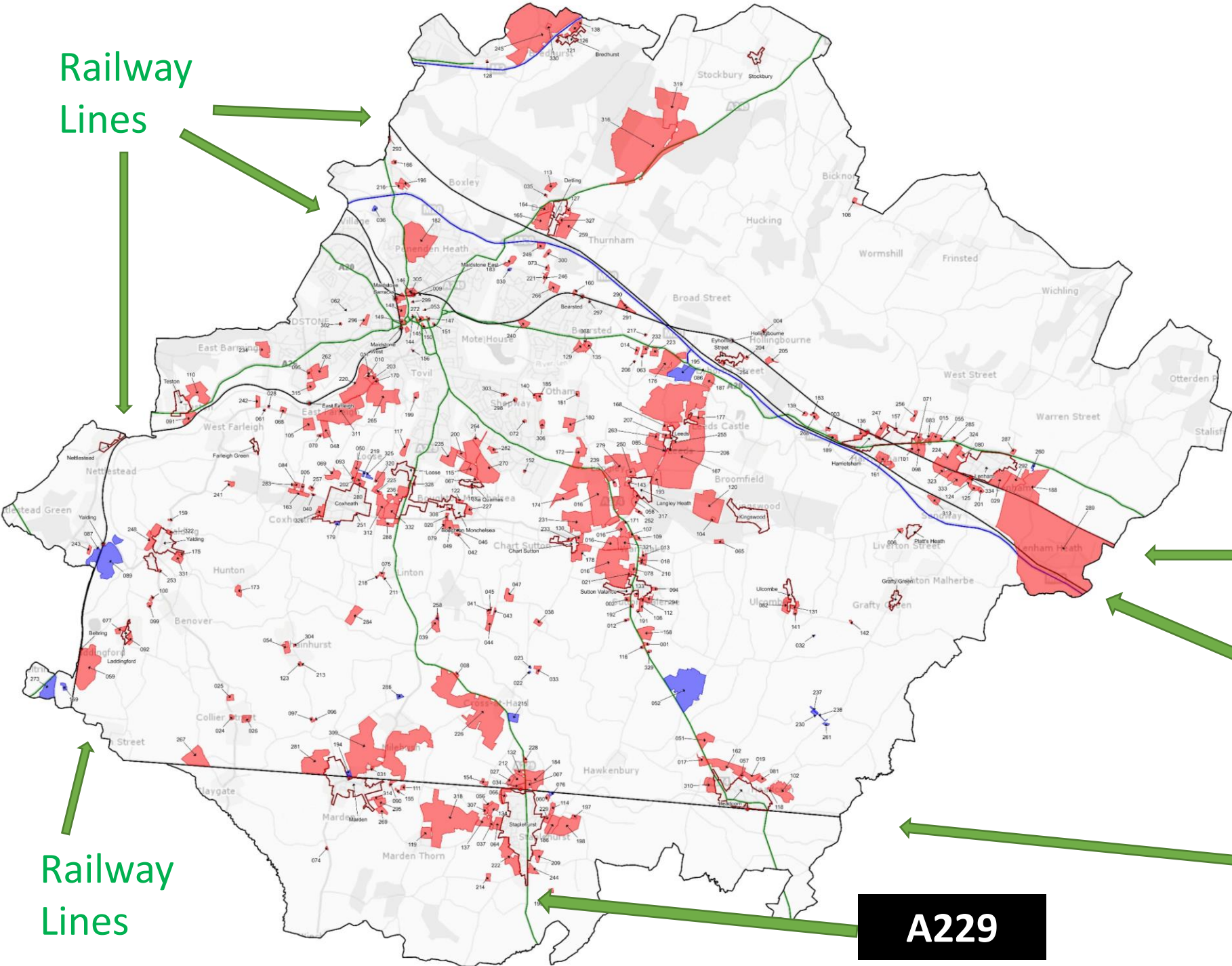
We *requested information* about sites which might be suitable for the following:

- *Housing*, including specialist housing such as housing for the elderly
- *Employment* including offices, research and development, industrial, storage and distribution
- *Retail*
- *Leisure* including hotels, gyms and cinemas
- *Gypsies, Travellers and Travelling Show-people*
- *Nursing and care homes*

land offered
for
development



Maidstone Borough Call for Sites



Railway
Lines

Railway Lines

M20 Motorway

Railway
Lines

A229

Railway Lines
Dover to London

MBC answers its own questions

Are all these sites going to be developed?

No.

*The land that has been submitted is very much more land than will be needed for the **1,236 new homes/year which the Government says** needs to be built in our borough from 2022 and which the Local Plan Review needs to plan for.*

**** Current plan is 883/annum = about 40% increase ****

MBC answers its own questions

Have any new Garden Community proposals been submitted?

Several Garden Community-scale proposals have been submitted to the Call for Sites and these are all included in the public information on the website. The Council will assess all the submitted proposals and **decide whether any, or none,** of the Garden Community proposals should be included in the draft Local Plan Review.

MBC answers its own questions

Is this a public consultation?

No, we are releasing the information we have received for transparency and to give you early information about which sites have been submitted. In the meantime, **the Council will work to assess the suitability of each site**. Along with other work areas, this work will feed into Maidstone Borough Council's Local Plan Review, which will be subject to future public consultations and an independent examination by an Inspector appointed by the Secretary of State.

MBC answers its own questions

What are the next stages in the progress of the Plan?

*We are currently **gathering evidence**. The sites from the Call for Sites are evidence of potential land supply. We are also analysing the results of the Themes, Issues & Choices scoping **consultation held in July - Sep** this year, as well as gathering other evidence on issues such as housing need, employment land need, retail need, amongst others. This information will feed into a **future consultation on the Local Plan Review**.*

*“If you wish to register to be **kept informed** of the Local Plan Review’s progress please [sign up](#) or [email](#).”*

This is one way of showing MBC that residents of **Staplehurst care and are keeping a close watch on developments!**

Staplehurst Parish Council

– your 15 elected Councillors

and the

Neighbourhood Plan Review Group

– formed with some Councillors
and some Residents

have sent in their responses

Staplehurst Parish Council's Initial Response

All 30 Housing Site
Allocations are
rejected by SPC

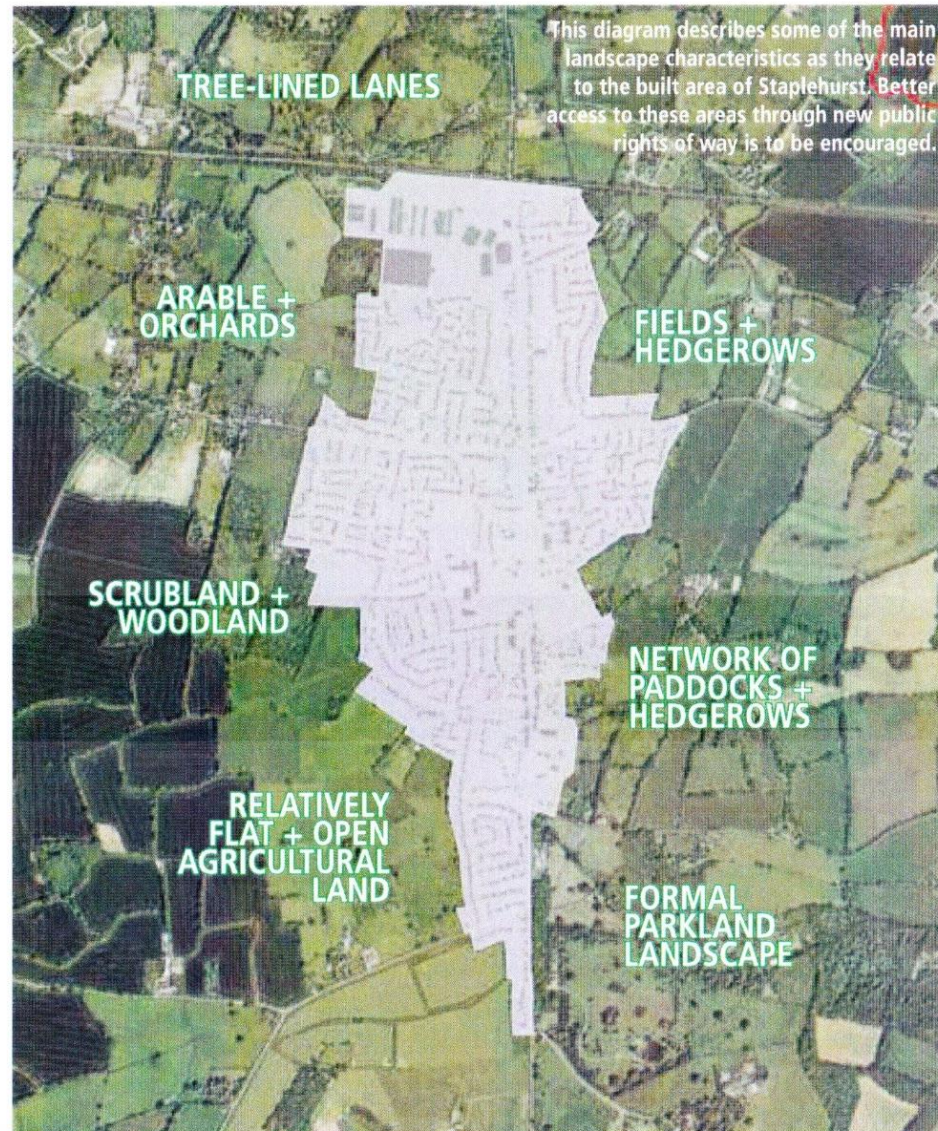
Why? 1 Staplehurst Neighbourhood Plan (SNP)

- Community trust - SNP the way forward to give us control until 2031 (92%)
- SPC worked with MBC throughout the SNP
- Map page 19 - extent of development – surrounding area is open protected countryside

RURAL CHARACTER

How the countryside informs the village setting

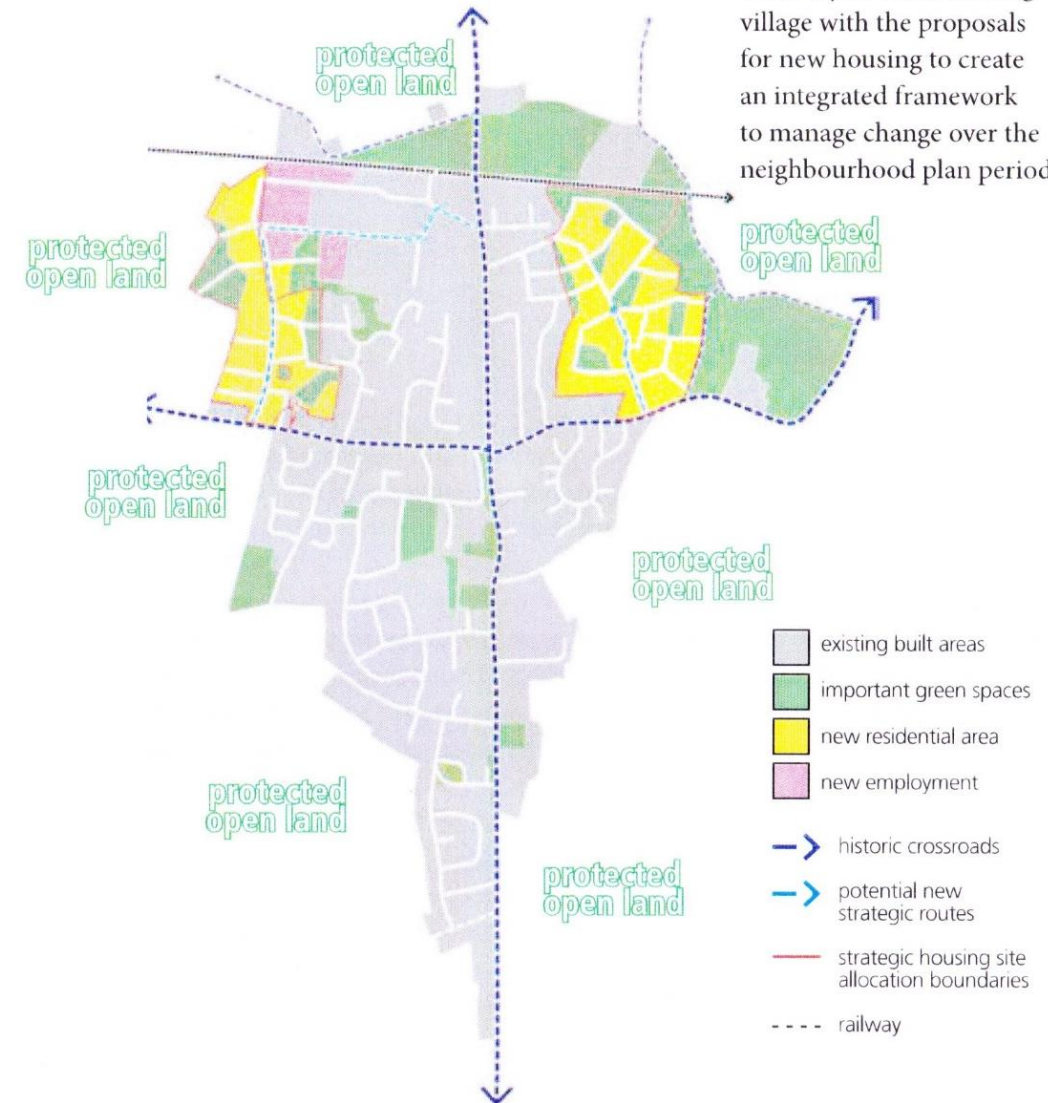
4.17 The immediate rural area comprises different areas of character. Their relationship with the built form of the village gives a particular sense of place.



FRAMEWORK DIAGRAM

Bringing It All Together

4.18 This plan brings together the analysis of the existing village with the proposals for new housing to create an integrated framework to manage change over the neighbourhood plan period.



Why? 1 Staplehurst Neighbourhood Plan (SNP)

- Housing - 700 dwellings in SNP – about 60 occupied
- impact to come
- Windfall sites (about 100) – *Appendix A*
- MBC - Duty to Cooperate - Tunbridge Wells Borough
Draft Local Plan
- Inadequacy of inherited infrastructure - absence of
plans to address this

2 Sewerage Issues

Why?

Marden Road area - sewerage in their gardens and toilets backing up - December 2019

New occupants of David Wilson Homes - toilets have been bubbling

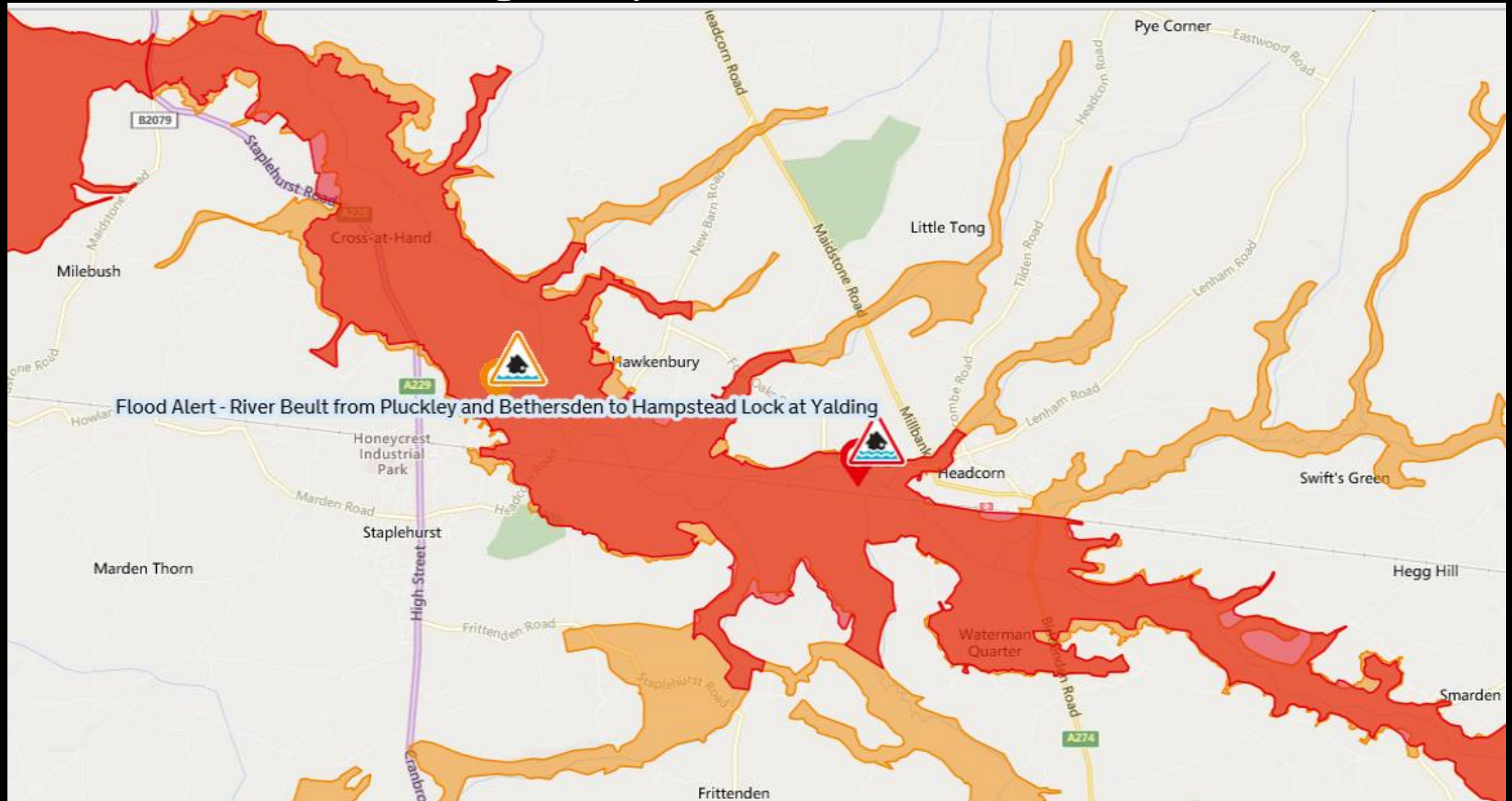
3 Surface water Issues

December 2019 - lanes impassable - properties needing last-resort sandbag protection

Wealden Clay retains water and then on drying it cracks -

Appendix B

Environment Agency **Flood Alert** – 22nd Dec 2019



Pictures or videos
could be very helpful



River Beult at Cross-at-Hand

Why?

4 Cuckolds Corner Crossroads

Major constraint – increasingly congested at peak times
as more development comes on board

5 Tunbridge Wells' Borough Development

Dramatically add to traffic along the A229

Homes allocated are

* Hawkhurst 706

* Cranbrook 697

* Sissinghurst 108

* Frittenden 28

* Benenden 90

* Sandhurst 24

Total of **1,653 additional families** using this road

Number 5 bus route - a long history of breakdowns and cancellations

- an hourly service at best – some residents report failures - *Appendix C*

Appendix C

Arriva Bus Summary

Since August 2018 there have been 39 buses involved in reports from Staplehurst residents

20 - late arrivals

17 - buses not arriving

9 - bus break-downs during journeys

4 - dangerous standing on single-deckers

Why?

7 Primary Route A229

Getting busier - only 8% of our housing already allocated occupied

All other connection routes are unclassified lanes or residential streets

Poor accident record with numerous “minor” collisions as well as fatalities

Traffic survey - November 2018 - showed volume of traffic movements and many other issues – ***Appendix D***

Appendix D

Nov 2018 Traffic Survey

	north	bound	south	bound	totals
	numbers	% speeding	numbers	% speeding	
Cranbrook Road	35,246	39.90	35,264	16.20	70,510
Church Hill	39,714	72.66	39,238	58.21	78,952
Station Road	36,443	40.24	37,182	54.28	73,625
Maidstone Road	30,289	46.50	30,648	47.14	60,937

8 Poorly sited

Why?

access to **motorways** - other major roads

A229 links - M20 via County Town

All East-West travel - narrow twisting country lanes

9 Air Pollution

caused by - increased traffic and longer queues

will impact greatly on more homes along these roads

(See – Maidstone Local Plan SP23 xii DM6 Air Quality Policy)

10 Listed Buildings and a Conservation Area

Why?

Detrimentially affected by noise, air and particle emissions
Settings around rural Listed Buildings need careful protection

11 Against Policies

All of these new housing sites are against policies in the
SNP, **Maidstone's Local Plan,** **Building For Life 12**
and the **National Planning Policy Framework (NPPF)**

All of the new housing
site allocations

are rejected by

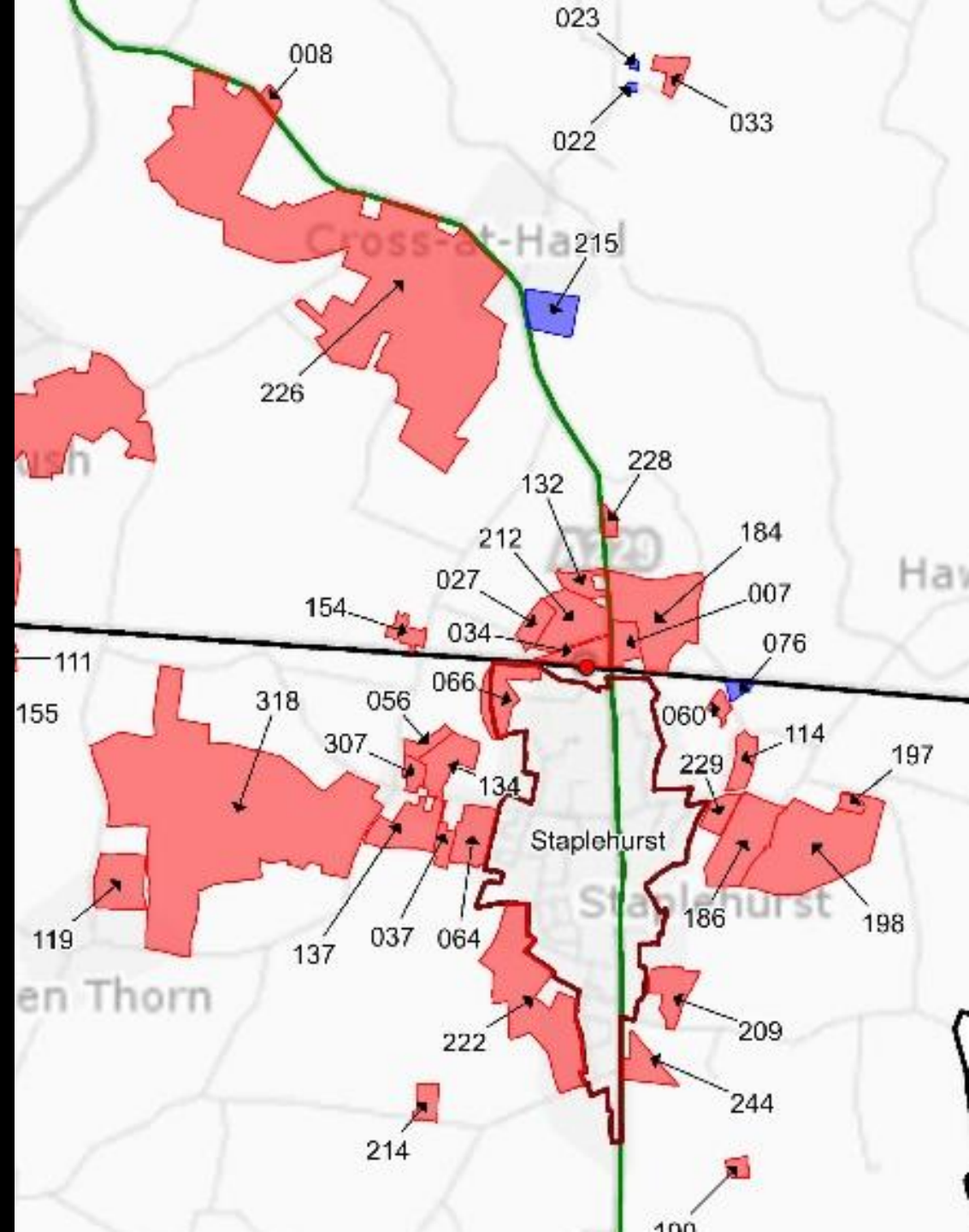
Staplehurst Parish Council

Offers of land in Staplehurst

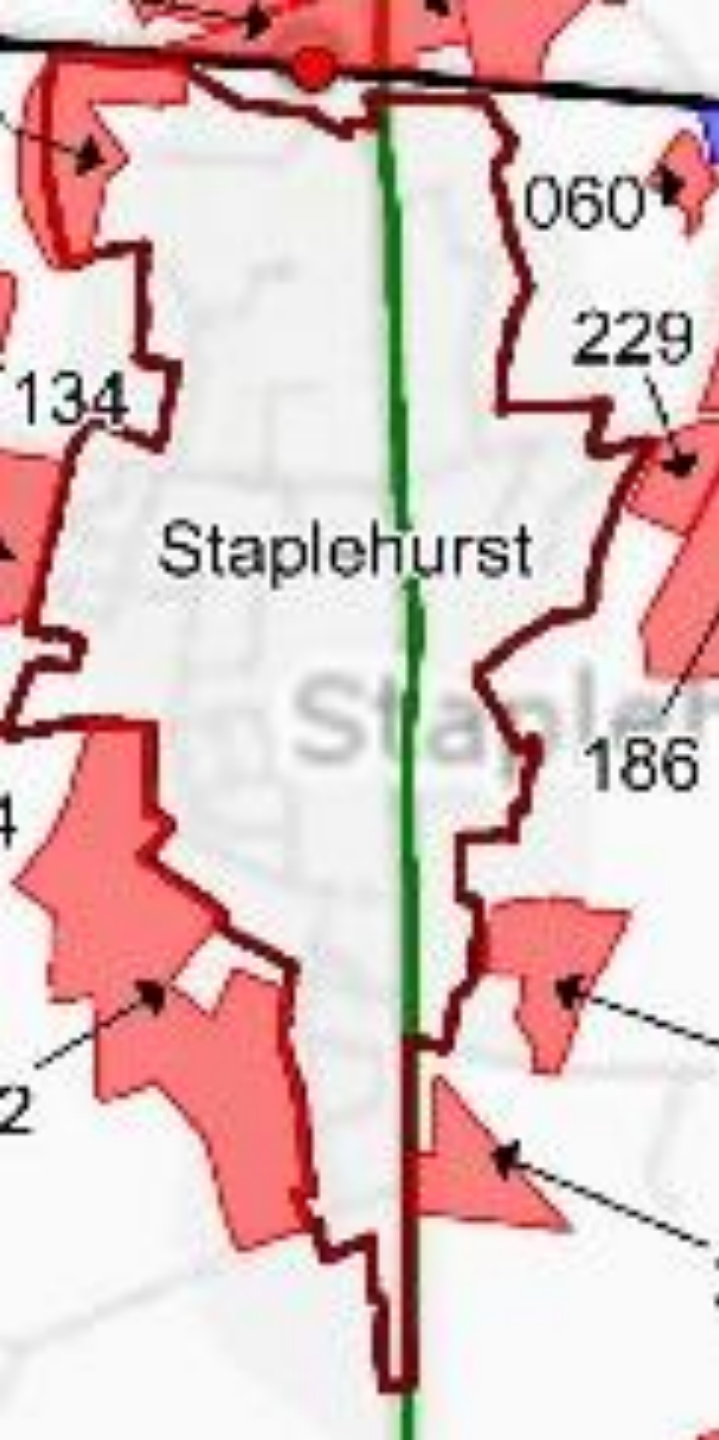
Housing is in pink

SPC would consider some economic development, especially as so little has come forward in the call for sites across the Borough

Site 215 is the Homeleigh yard near Cross-at-Hand



Village Envelope



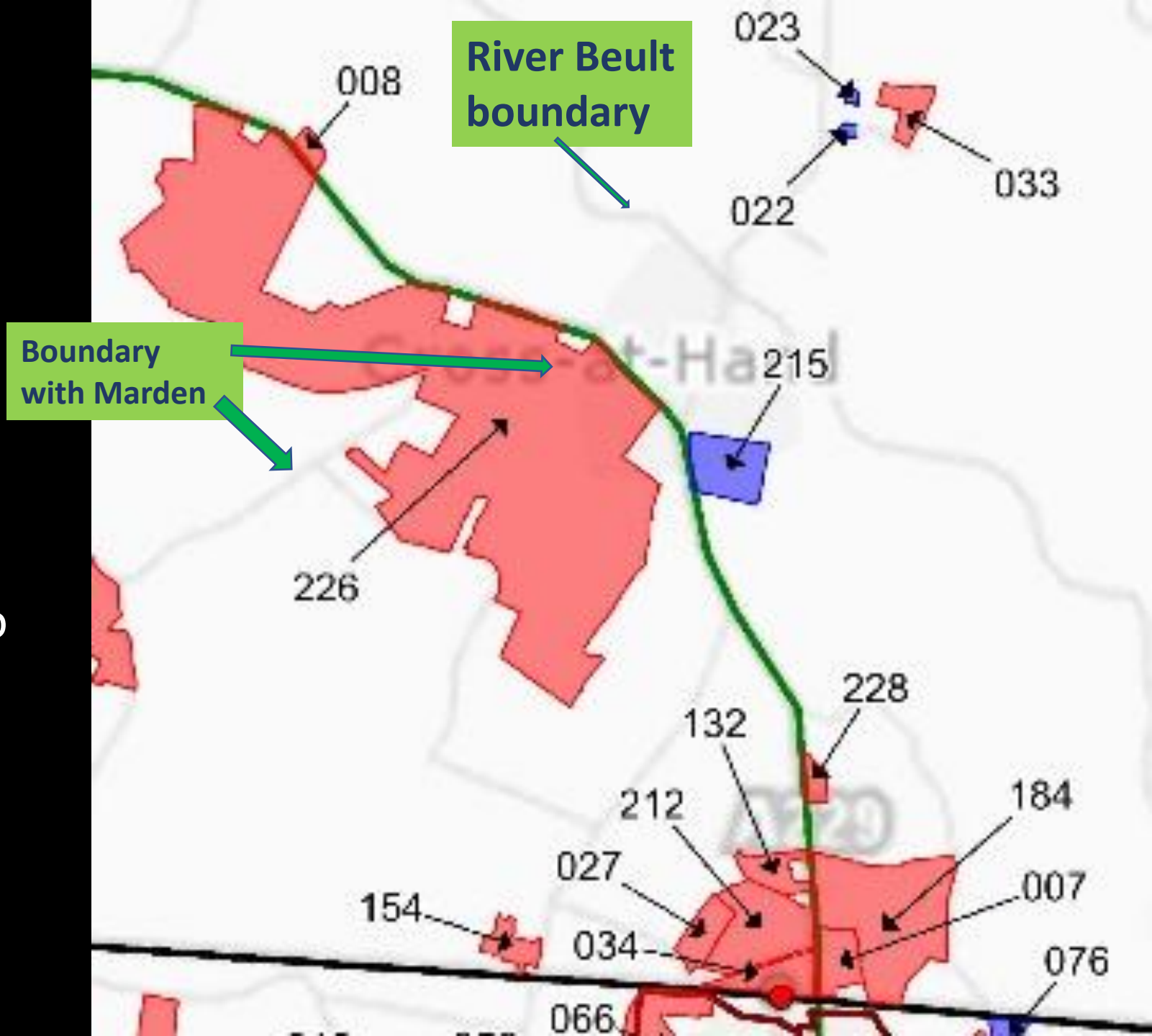
The Parish Council has striven to defend the boundaries of the core Village Envelope which includes our extensive Conservation Area

North of the Railway Line

SPC consistently opposes all developments north of this physical boundary

The **River Beult Flood Plain** so high water table

Against numerous policies in
SNP, **MLP**, **BFL12** and
NPPF



Site Numbers and Housing Numbers

Red numbers are numbers of homes given by the landowners of each site

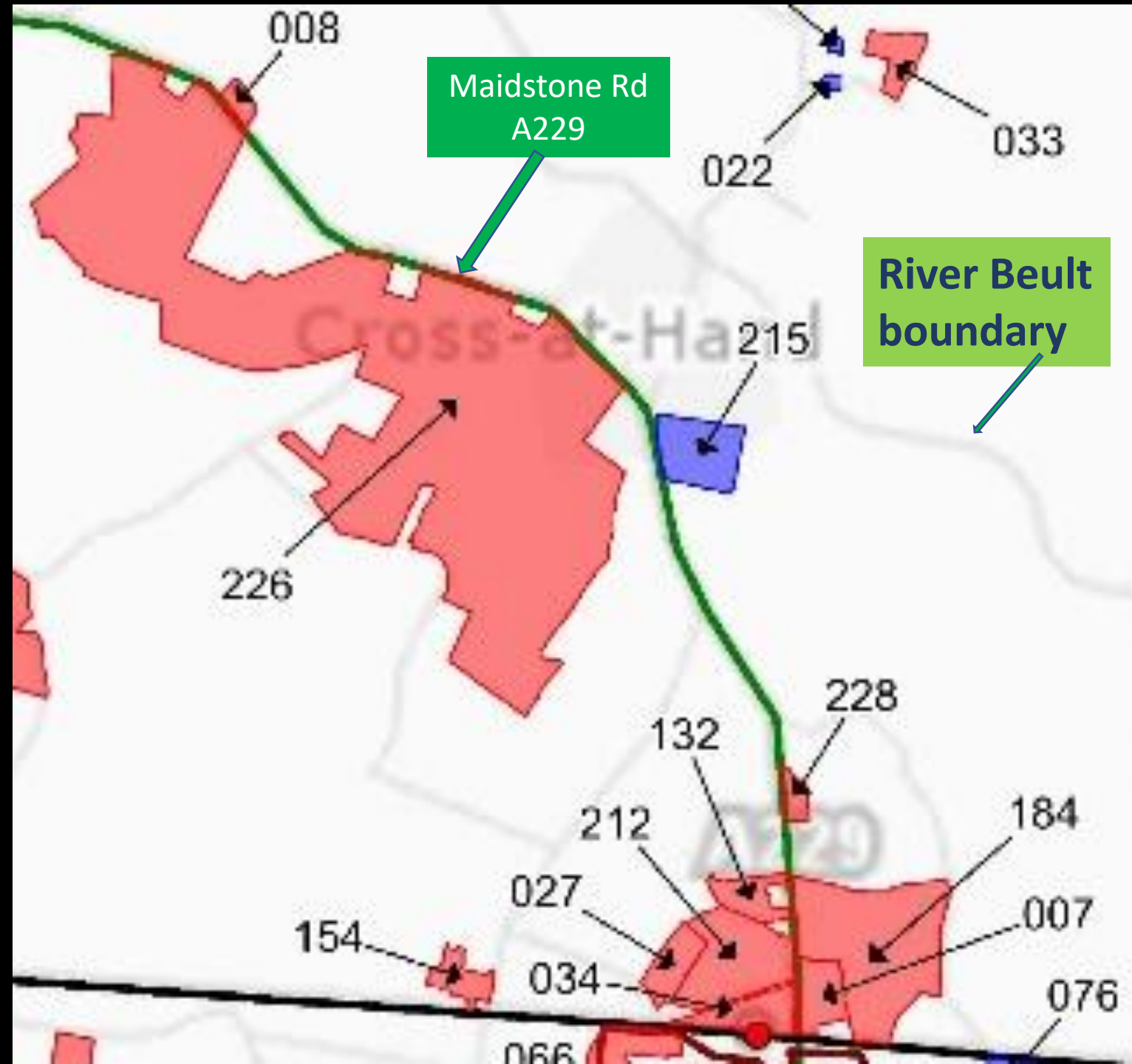
Blue numbers are based on MBC's MINIMUM density of 20 homes per hectare where only the area dimensions were given

**226 Cross-at-Hand Garden
Village** - also in Marden
1,800 homes

**228 North of Westview -
MBC refused 19/504275** **5**

184 Brickfields **430**

007 The Paddocks, Brickfield
65



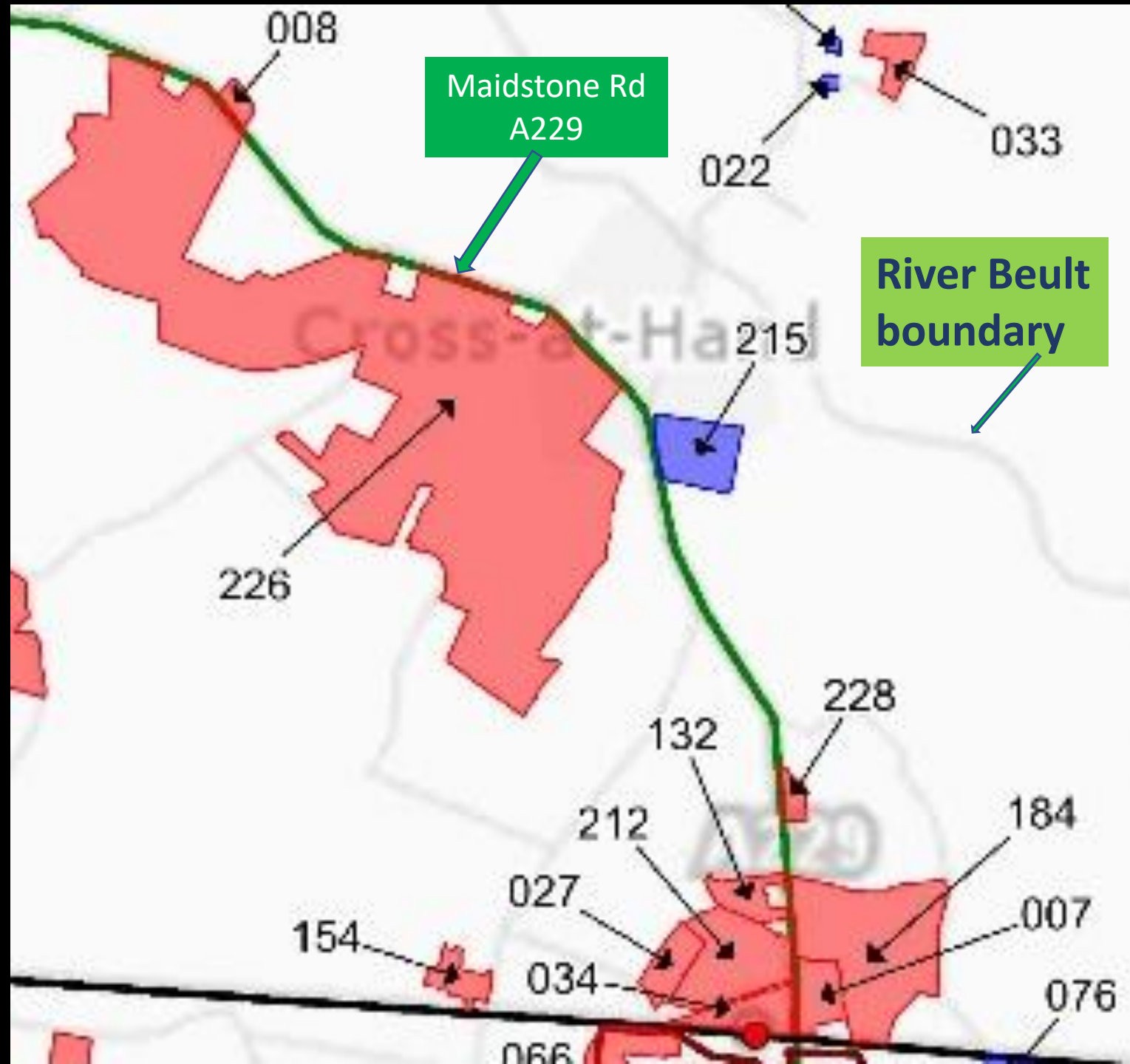
**132 Knoll House & Tower
House 48**

212 The Grange 92

**027 North of George
Street 45**

**034 South of George
Street 50**

**154 Duckhurst Farm,
Clapper Lane 50**



North of the Railway Line Summary

9 sites

offering 2,490 homes

plus another 95 minimum

= 2,585 new homes

West

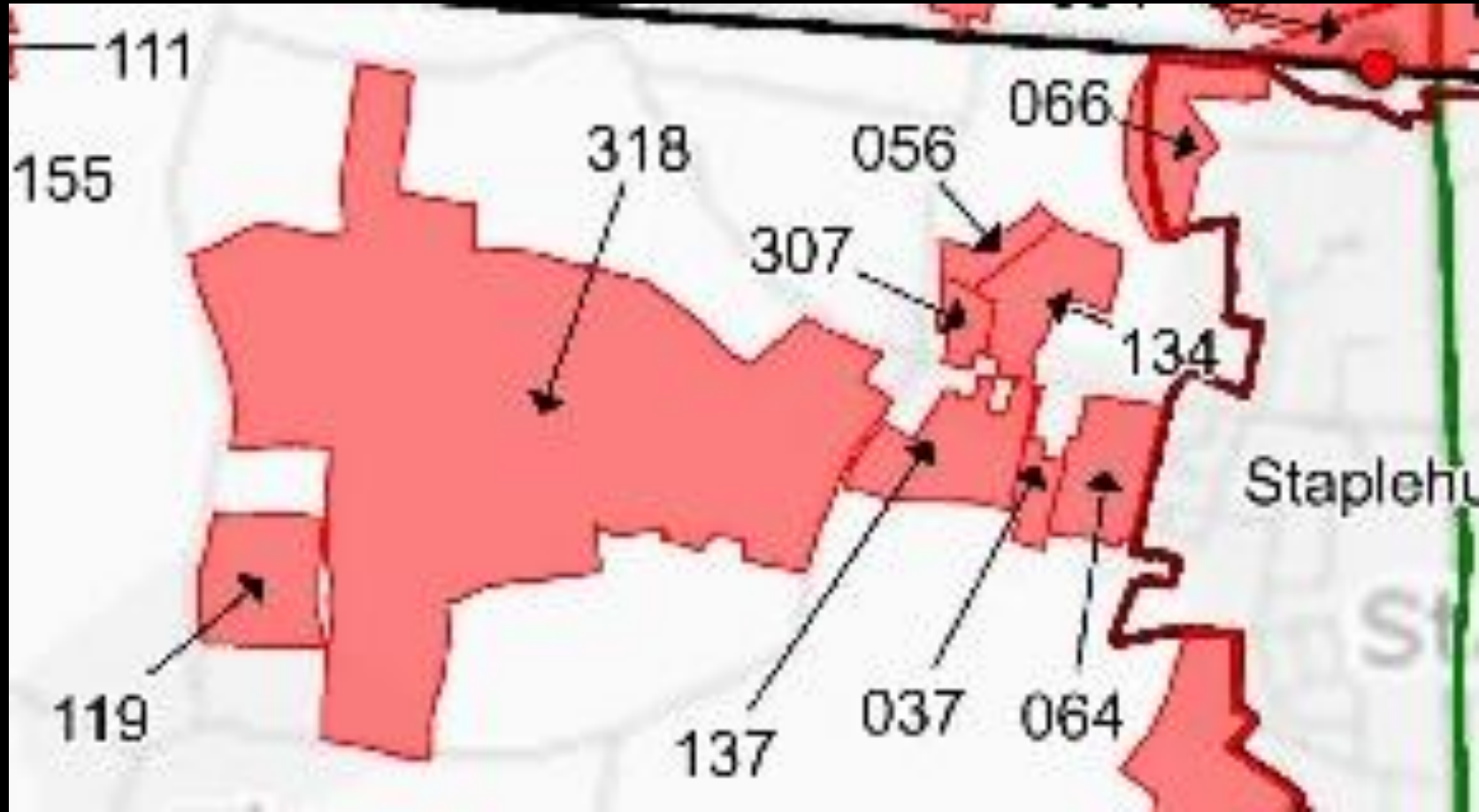
SPC consistently opposes all developments outside of the Village Envelope

There should be no more development whose major access is through the crossroads

The further west, the more remote from amenities

No cycle routes or buses

Against numerous policies in **SNP**, **MLP**, **BFL12** and **NPPF**



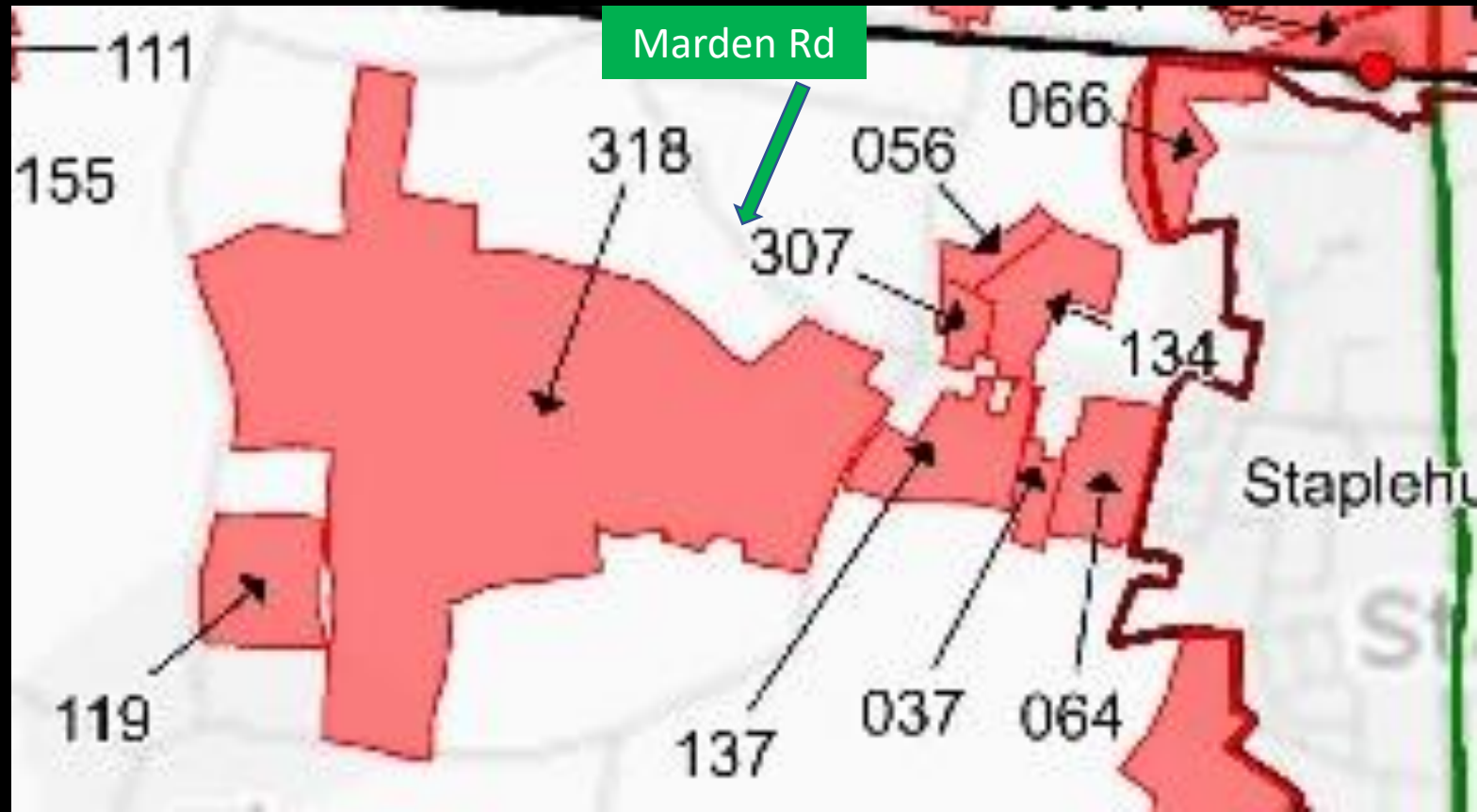
318 Pagehurst Farm – no details submitted
– would appear to offer a Garden Village ?????

West

119 North of Thorn View – mainly in Marden 125

137 South of Marden
Road 120

037 Rear of Gables
40



064 Marden Road, west of Jeffery Close 126

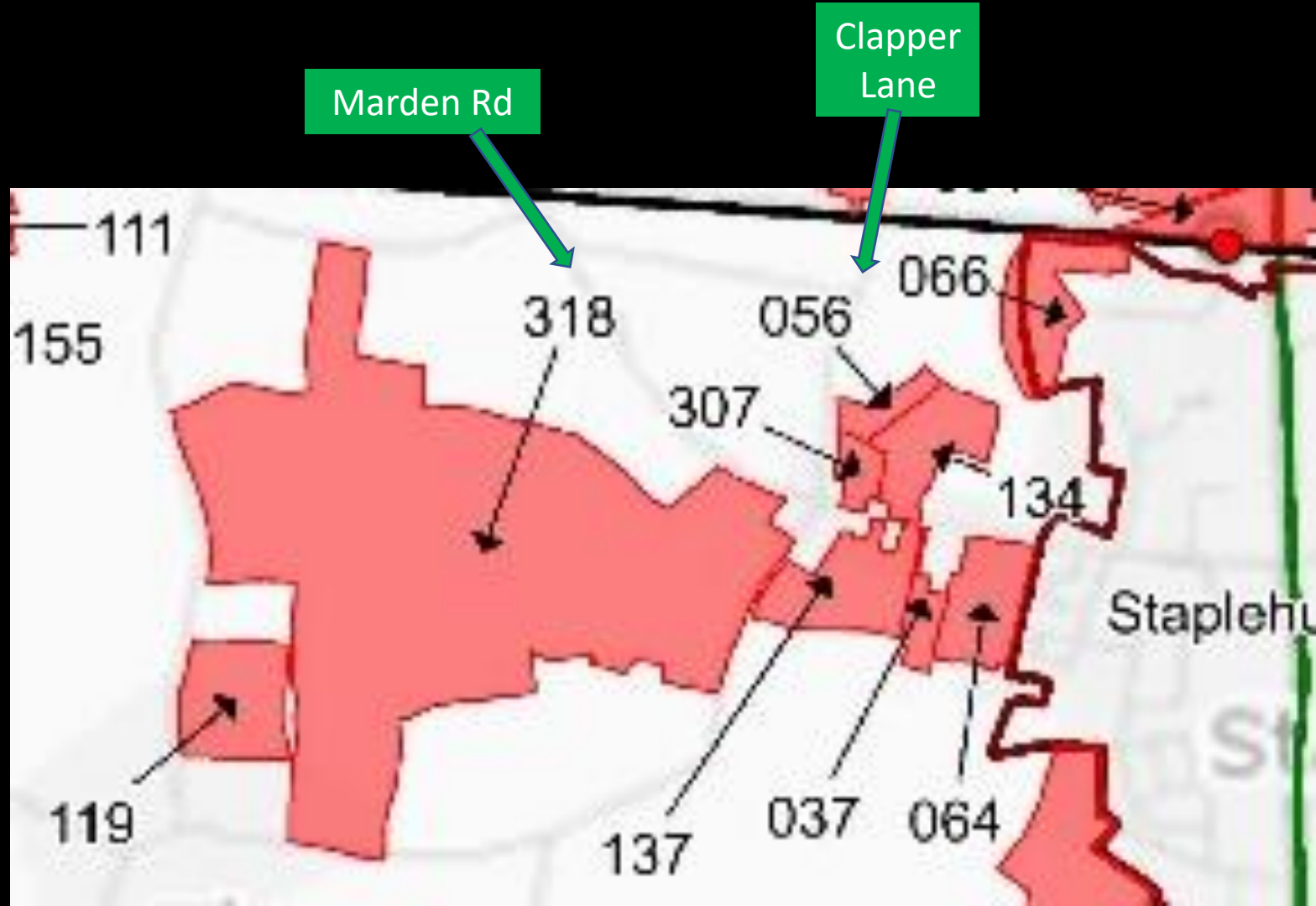
West

307 North of Marden Road, east of Clapper Lane 45

056 Clapper Lane,
Orchard House 40

134 Marden Road,
Baldwins Farm 120

066 Lodge Road 105
with Commercial units



West of the Village Envelope Summary

9 sites

offering 431 homes

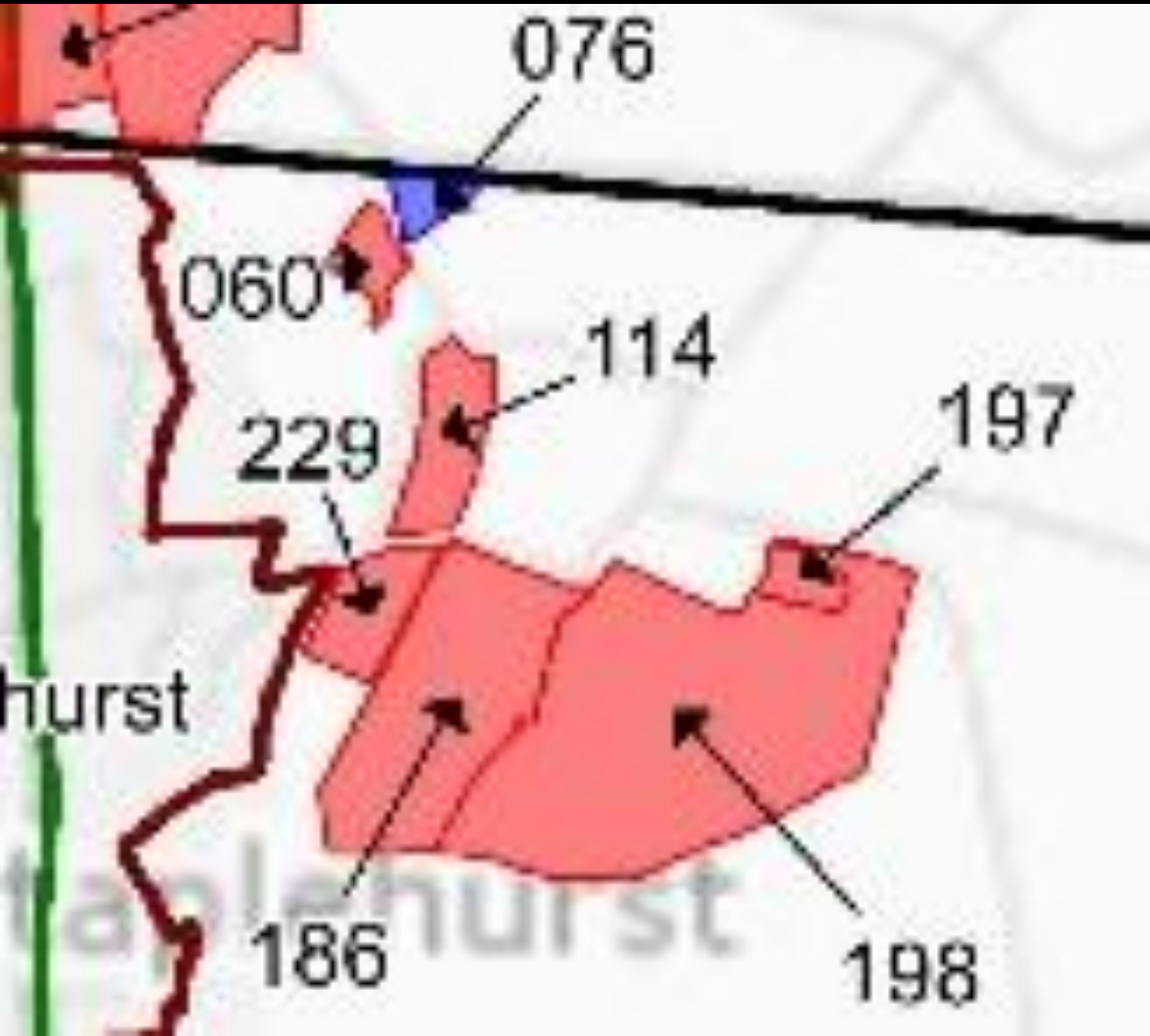
plus another 290 minimum

= 721 new homes

plus another Garden Village (?2,000?)

East

SPC consistently opposes all developments outside of the Village Envelope



There should be no more development whose major access is through the crossroads

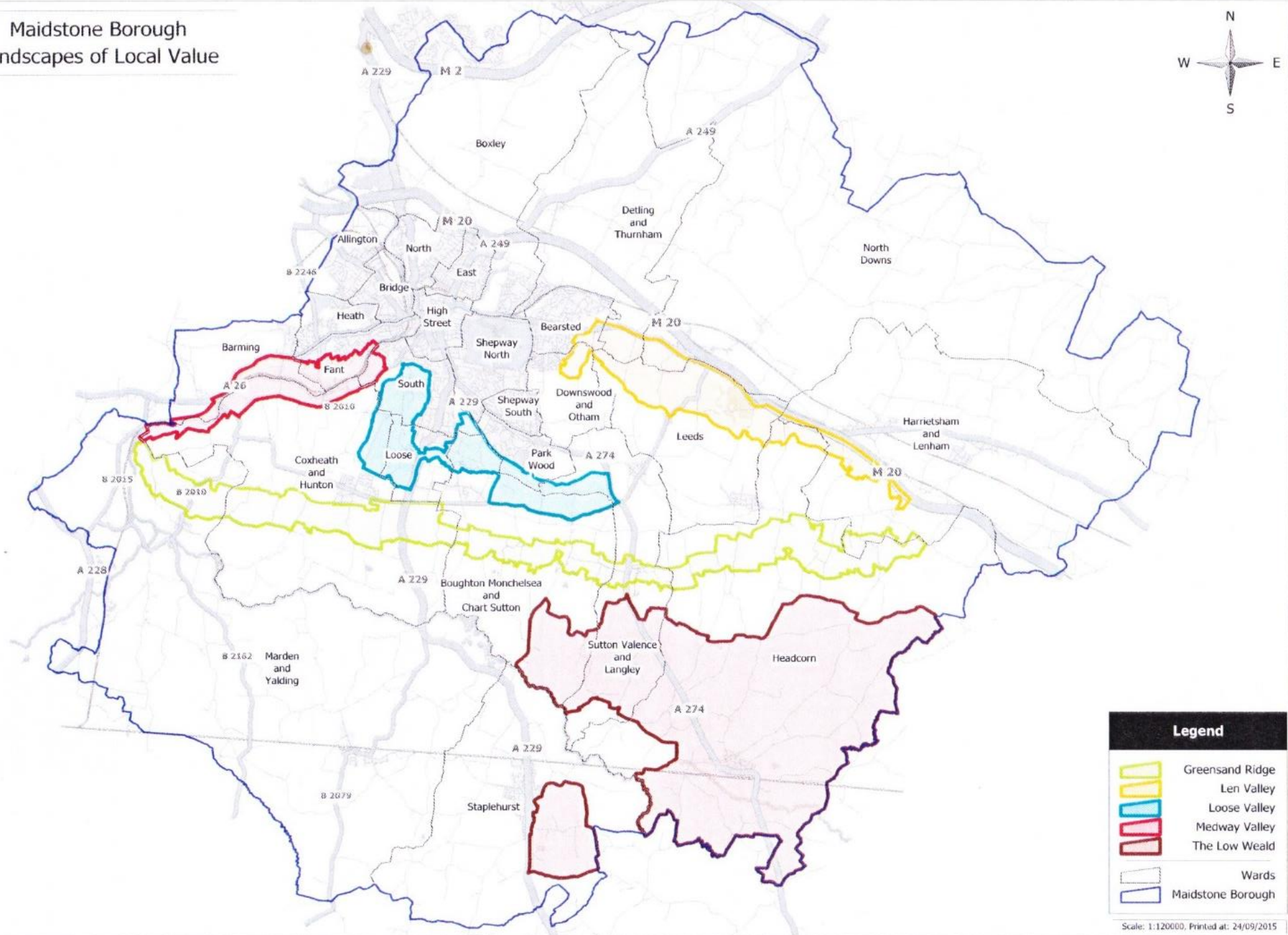
The further east, the more remote from amenities

No cycle routes or buses

Against numerous policies in **SNP**, **MLP**, **BFL12** and **NPPF**

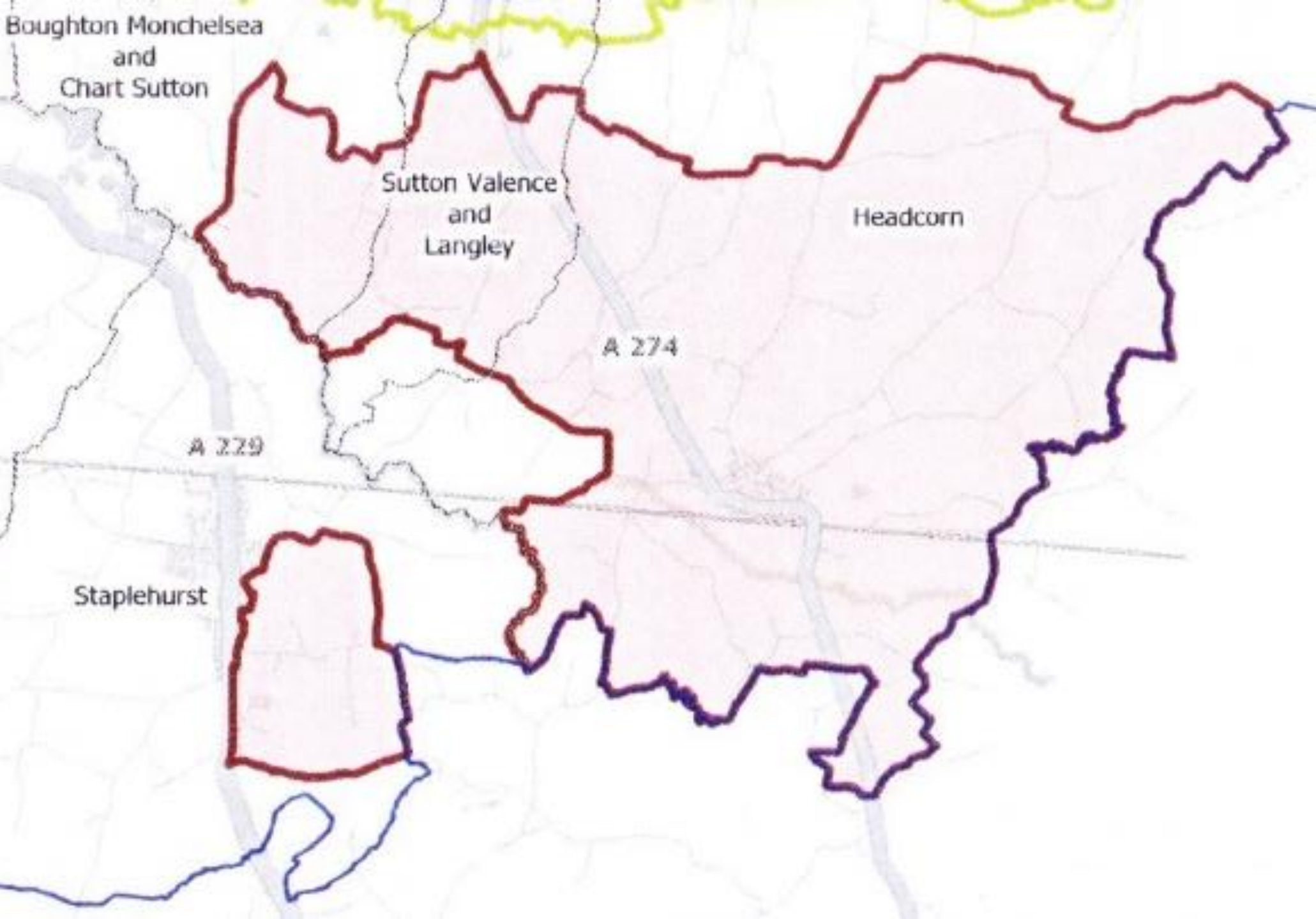
Developments in the Landscape of Local Value – The Low Weald

Maidstone Borough
Landscapes of Local Value



Scale: 1:120000. Printed at: 24/09/2015

MBC
LANDSCAPES



Boughton Monchelsea
and
Chart Sutton

Sutton Valence
and
Langley

Headcorn

A 274

A 229

Staplehurst

THE
LOW
WEALD



Headcorn
Road

Frittenden
Road

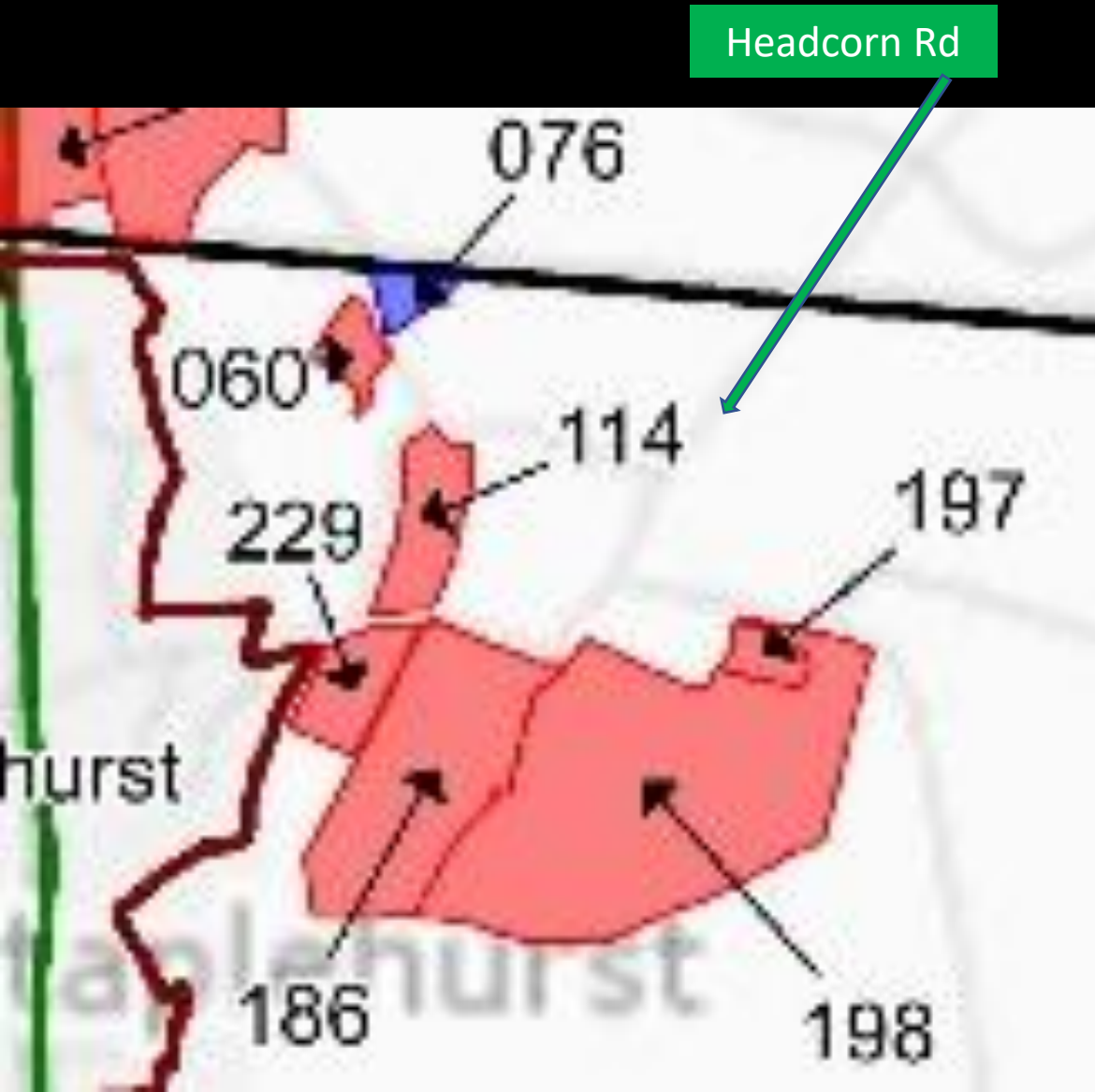
A229

OUR

LOW
WEALD

East

076 East of Couchman Green Lane – Children's Nursery



060 Rush Farm 30

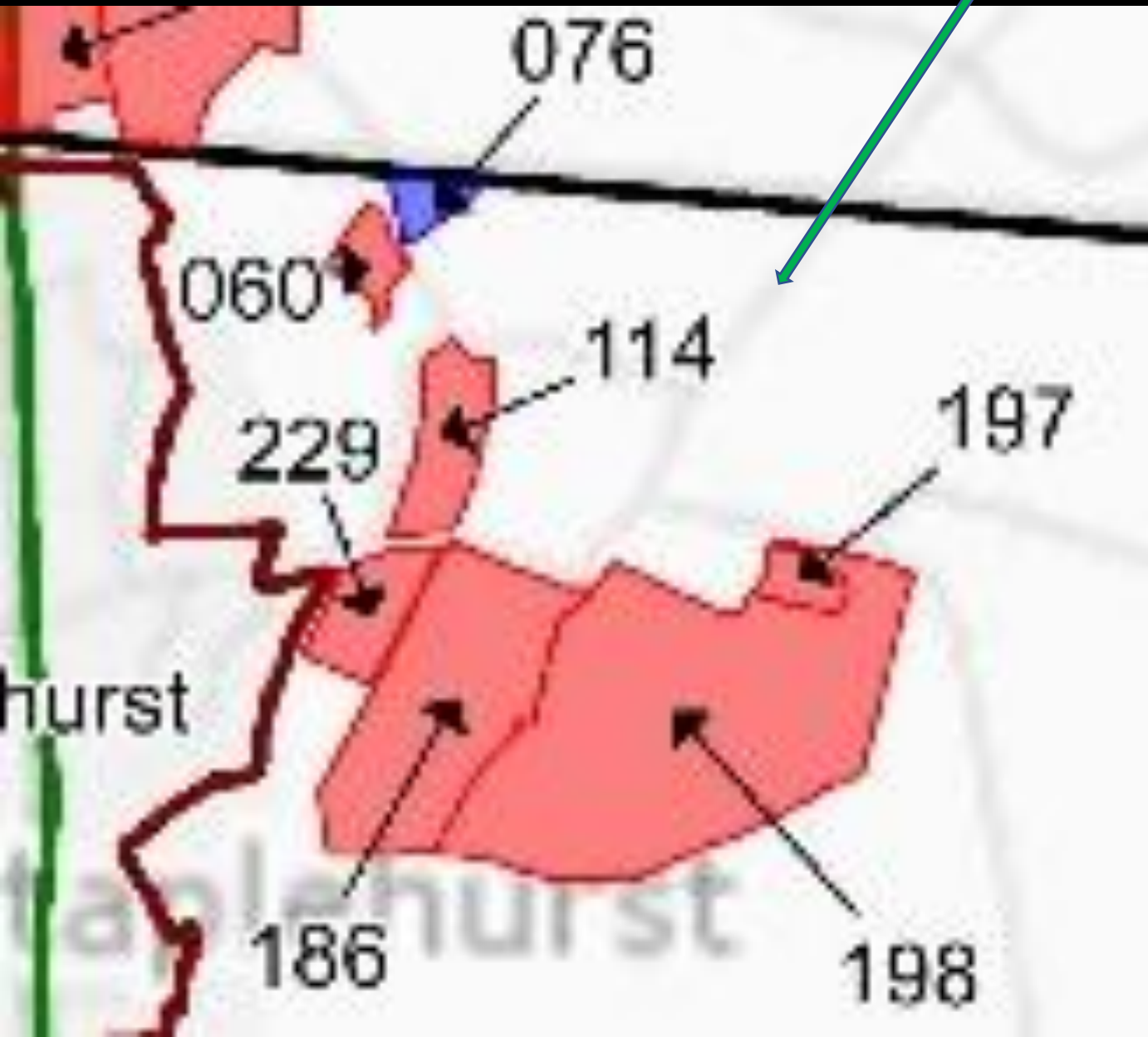
114 (*two sites*) Home Farm, Pile Lane 76

229 Stanley Farm, Headcorn Road 120

186 South of Headcorn Road 180

East

Headcorn Rd



**197 Golf Course Car Park,
Cradducks Lane 10**

198 Golf Course 340

East of the Village Envelope Summary

7 sites

offering **576 homes**

plus another **180 minimum**

= **756** new homes

plus a Children's Nursery creating car movements

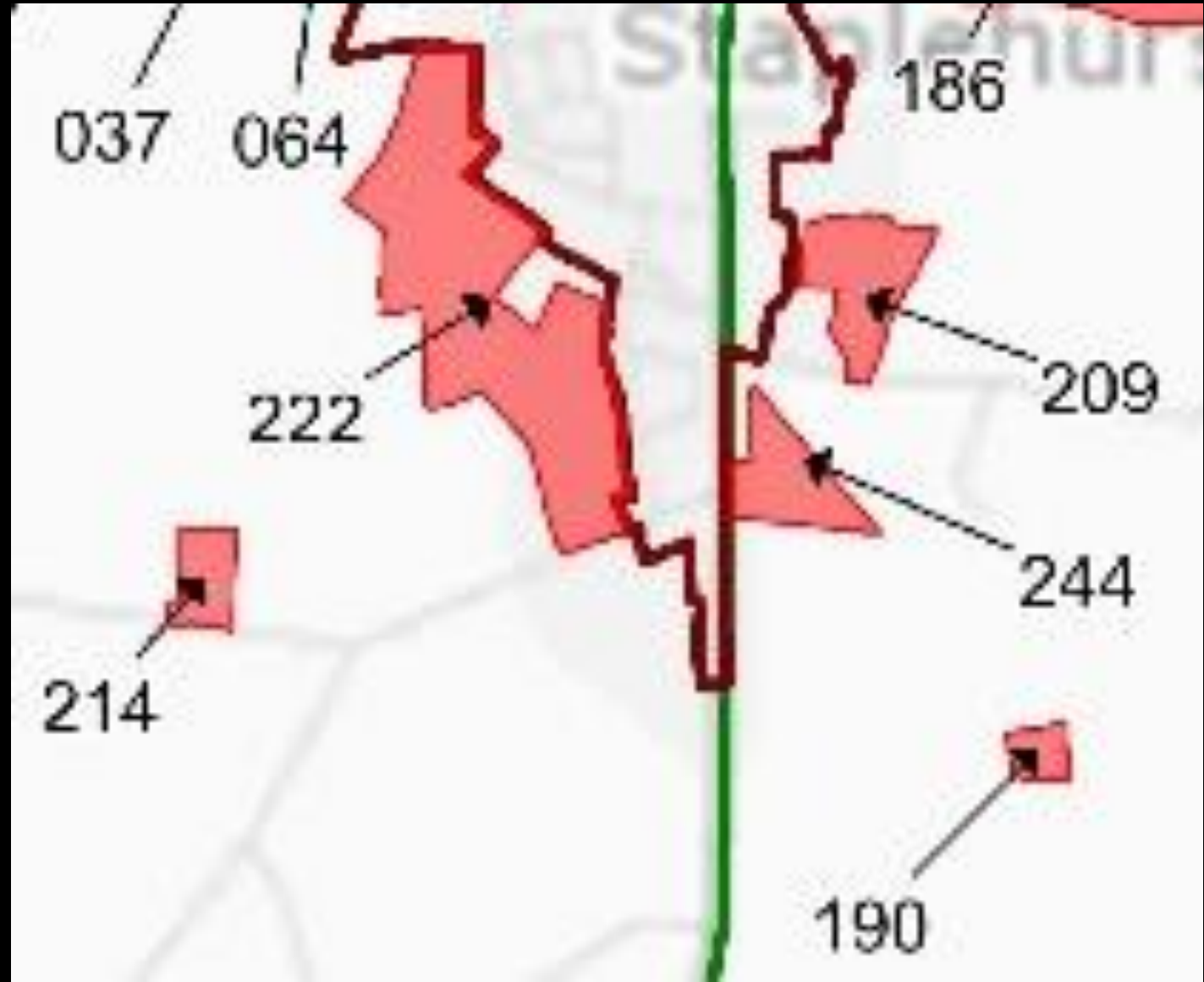
SPC consistently opposes all developments outside of the Village Envelope

South

This area drops from the ridge to the protected Landscape of Local Value - Low Weald

Against numerous policies in SNP, MLP, BFL12 and NPPF

A229 is the main route through the Conservation Area to the crossroads



214 **Brattle Farm, Five Oak Lane** **3 + office + industrial**

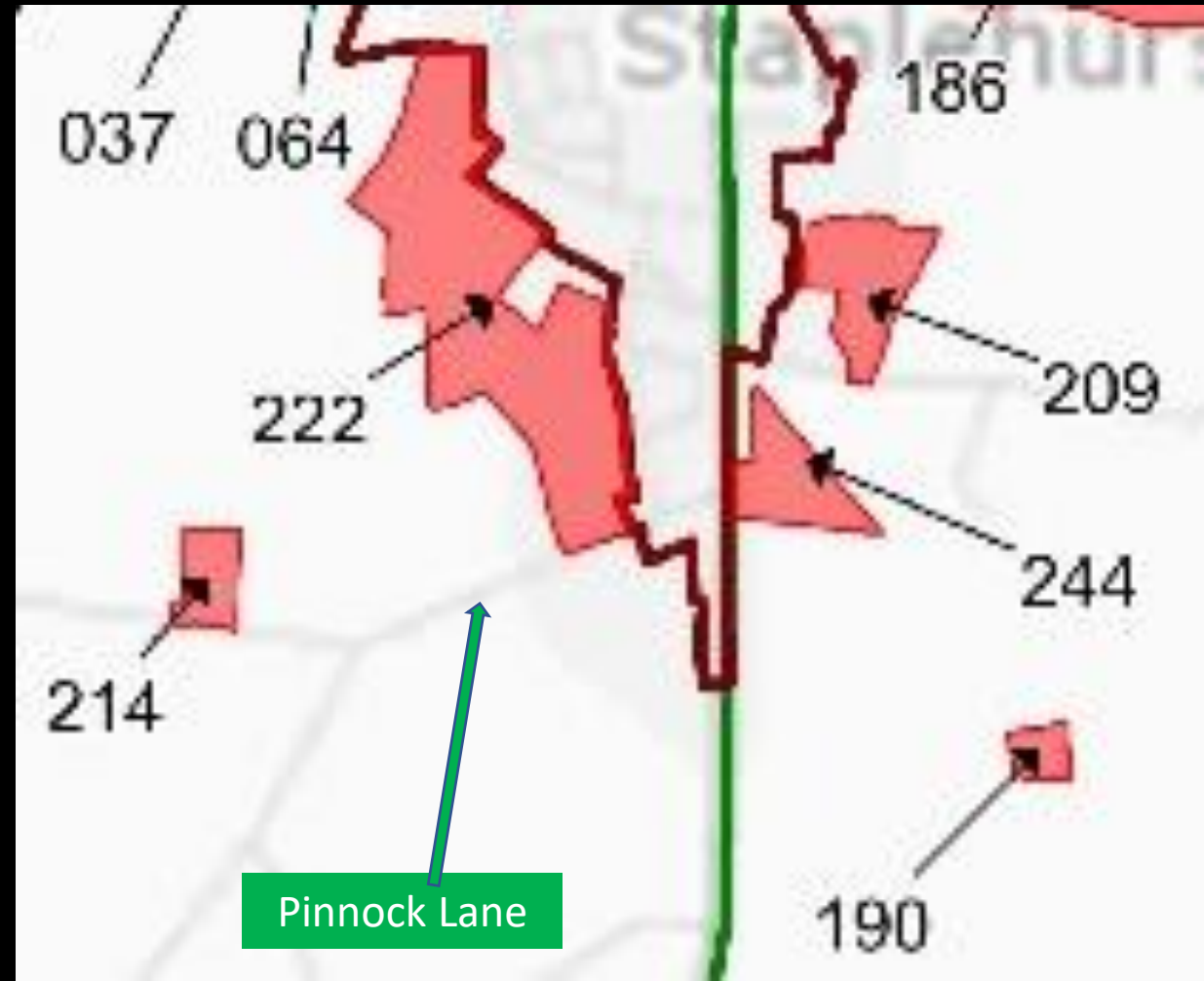
222 **Henhurst Farm, Pinnock Lane** **325**

South

209 **Rectory Fields, Frittenden
Lane** **80**

244 **North of Iden Park** **20**

190 **Iden Manor Farm** **15**



South of the Village Envelope Summary

5 sites

offering 443 homes

plus some office and industrial units

Housing Summary

Potential Totals

North 2,490 95

West 431 2,290

East 576 180

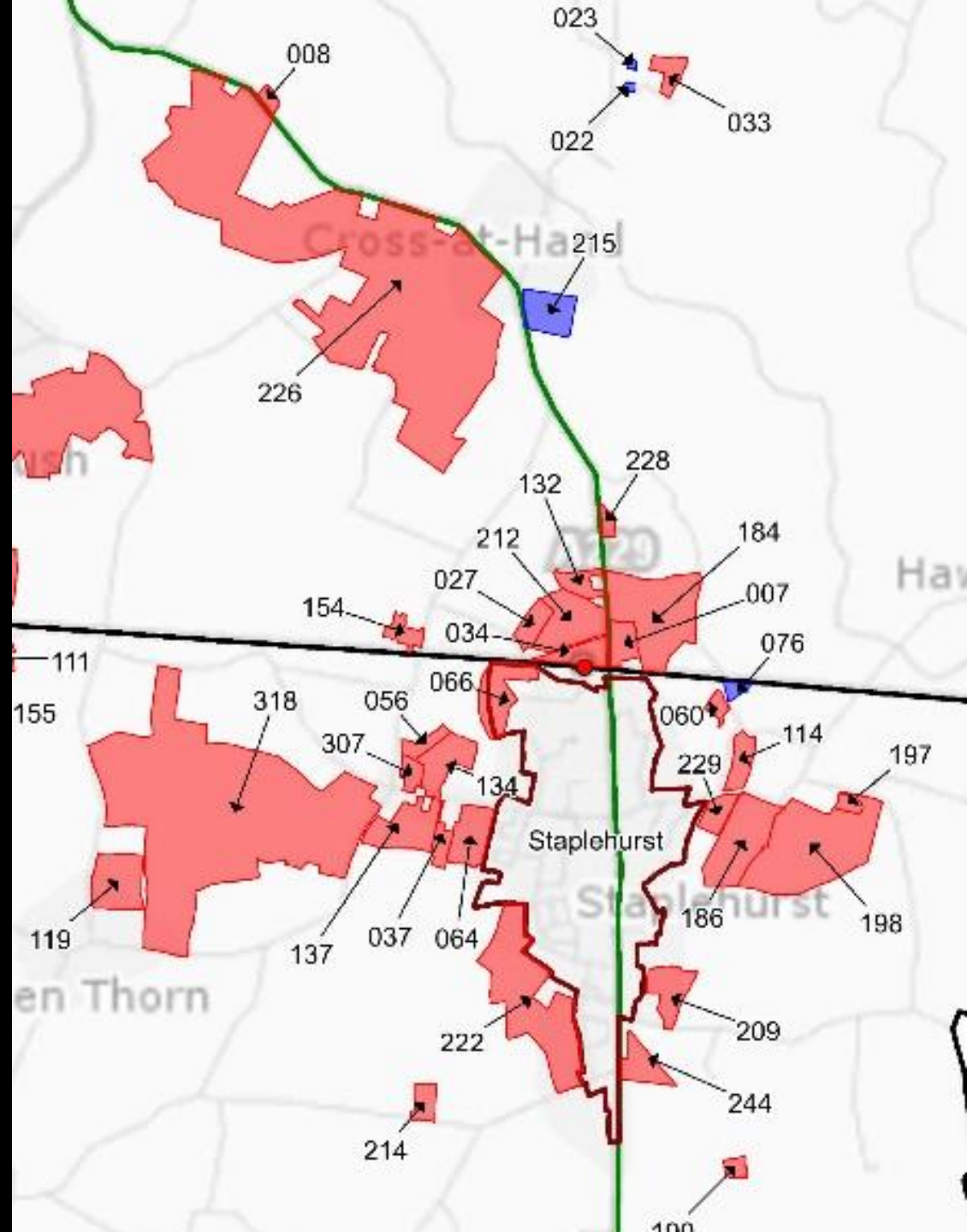
South 443

TOTALS

3,940

2,565

6,505



What should
the residents of
Staplehurst
do?

Flier to take home

Gather evidence – photographs – records of

flooding, sewerage, wildlife, heritage trees,
accidents, transport issues, lack of infrastructure

Send in your evidence – copy to

Look at any or every site detail via

MBC >

Call for Sites >

Google Drive >

Site Number

Strategic Planning

Call for Sites

Maidstone Borough Council

Maidstone House

King Street

Maidstone

ME15 6JQ

copy to SPC please

Staplehurst Neighbourhood Plan Review Group

Public forum

