

LOCAL PLAN REVIEW

Main Modifications Consultation – Representation form



Part 1: Personal Details

All responses must contain your full name and postal address for your response to be processed as part of this consultation.

Your name will be published alongside your representation on our consultation portal. All demographic and contact data will be removed. Please note, if you under 18 we

will not publish your name, only your representation, please do specify your age if this is the case.

****If you are representing another person or organisation, please complete the title, name and organisation (where relevant) boxes below in the personal details column and complete the agent details column.***

	Personal Details*	Agent Details (if applicable)
Title	Mrs	
First Name	Daniela	
Last Name	Baylis	
Organisation (where relevant)	Boxley Parish Council	
Address	Beechen Hall, Wildfell Close Walderslade, Kent	
Post Code	ME5 9RU	
Email address	clerk@boxleyparishcouncil.org.uk	

Part 2: Your representation

Please use a separate sheet for each representation.

For help on how to complete this questionnaire please see guidance notes located at the end.

1. Please state which proposed Main Modification you are making a representation on (e.g. MM1)

(Please use a separate form for each proposed Main Modification you wish to make a representation on)

MM16 relating to LPRSP4(b) pages 20-32 on document ED121

2. Do you consider the Local Plan Review Main Modifications to be legally compliant?

(Please tick appropriate box and include any relevant comments / reasons in the comments box below)

Legally compliant? No

3. Do you consider the Local Plan Review Main Modifications to be sound?

(Please tick appropriate box and include any relevant comments / reasons in the comments box below)

Sound? No

If you answered 'NO' to sound (question 3) please tick below why you consider that the Local Plan Review Main Modifications are not sound?

(please tick all that apply).

Not positively prepared ✓

Not justified ✓

Not effective ✓

Not consistent with national policy

If you have answered 'No' in Questions 2 - 3 please set out your reason and what precise change to the proposed Main Modification will make it sound / legally compliant.

Boxley Parish Council (BPC) views the following Main Modifications as lacking sufficient detail for the following reasons:

LPRSP4 (B)

MBC's proposed new paragraph to follow paragraph 6.77: Impact of new development on the integrity of the North Downs Woodlands SAC.

Comment on introductory paragraph:

It is not acceptable to wait until nitrogen deposition exceeds the criteria set out in the IAQM guidance. For consistency it is essential that mitigation and an effective strategy are included in the Local Plan for developers to follow.

Comment on sub-paragraphs:

- i. Not enough detail in the current proposal to enable proper answers.
 - a. Will the school be built before first occupation and by who?
 - b. Who will build the proposed medical facilities? Will anyone be in place to operate them before first occupation? Will they be open at first occupation?
 - c. Commercial facilities – who will build them? Will they be open at first occupation?
- ii The very nature of the layout of Boxley village (and Bredhurst) precludes any possible meaningful mitigation further to that already in place.
- iii It is obvious that whoever drafted this modification has not actually tried to walk or cycle up or down Boxley Hill. In the heart of the AONB this already busy road is very steep and narrow with steep banks either side. There is therefore no scope for improved facilities for pedestrians or cyclists. Their absence would lead to almost total reliance on motor vehicles for anyone wishing to access Maidstone via this route.
- iv Mere access to an EV charging point is not enough. Every house needs to have an EV charging point fitted as standard (and, ideally, solar panels).
- v No comment.
- vi No comment.
- vii "Off-site planting" should be made "on-site planting". If planting is off-site with no restrictions as to on distance it would not mitigate air pollution within the development. Mitigation measures as detailed in *Air Quality Planning*

Guidance 2017 require using green infrastructure to absorb dust and other pollutants. This given the size of the proposed garden village would require all mitigation measures to be on site.

- viii We cannot see how this is possible. The new spur link to Junction 4 may not be completed until some 1,340 houses have been built. By then residents will have routes using the existing network embedded and any mitigation of this nature will be ineffective.
- ix We fail to see how the proposed location for higher density apartment type accommodation will reduce vehicle ownership.
- x This is directly against current government strategy which is encouraging people to return to offices and reduce home working.
- xi This should be an MBC policy document and integral to the Local Plan.

The above issues need to be addressed for the plan to be considered sound.

Proposed amendments to Policy LPRSP4(B)

The Council (BPC) views the following criteria deficient for the following reasons:

1) Phasing and Delivery

Preliminary

More detail is required for the plan to be sound. The Transport Assessment needs to be completed before the development is added to the Local Plan. The transport modelling has been proved incorrect by BPC when compared with the actual traffic surveys BPC have conducted and commissioned. The criteria for the Monitor and Manage Strategy needs to be set out at the Local Plan stage. It is not good enough to wait until monitoring shows a problem as it will then be too late to put in any mitigation.

Phase 1

For this to be sound the completion of the M2 J4 spur needs to be implemented at this stage to avoid overwhelming local roads. If this spur is not completed until 2038 some 1,340 houses will be completed.

Phase 2

- For the plan to be sound all mitigations should be addressed in phase 1, including off-site traffic mitigations in Boxley and Bredhurst which are difficult to envisage. It is too late to implement a Monitor and Manage strategy in phase 2.
- For the plan to be sound the primary school should be started in Phase 1. If not completed until 2038 the children from some 1,340 homes will already be enrolled in establishments off-site and unlikely to change. This will lead to ever-increasing school run traffic on all roads around the development.
- Similarly with medical facilities, there will be potentially ~~have~~ some 1,340 households using off-site facilities that cannot cope with even the existing population. There is provision for Section 106 contributions to construct the school but no such provision for the medical facilities, giving no guarantee that they will ever be constructed or operational.

The comments in Phase 1 and Phase 2 are supported by paragraph (c) which states that the environmental mitigations must be delivered in advance of construction and that requisite infrastructure is ready to operate "upon occupation" – although this paragraph needs to be amended to read "first occupation".

2) Housing

- b) The target of 40% affordable housing is acceptable but pricing should be at a rate that is affordable for residents on the average wage for

Maidstone. Much 'affordable' housing is often outside the range of local residents and relies on government schemes such as 'Help to Buy' (currently only available in Wales).

3) Masterplanning and Design Parameters

- b) How can the Capstone Valley be enhanced when so much land will be taken away to be built on? Land that is already an inherent part of the landscape.
- c) Boxley Parish Council cannot see how Capstone Valley's utility will be significantly enhanced for recreation when three quarters of it is built on.
- d) Boxley Parish Council do not see how a positive out-facing edge can be achieved from the AONB or Bredhurst.

4) Employment/Commercial

Boxley Parish Council has concerns about the Employment Site not being started until phase 2. By the time it is completed some 1,340 houses will have ~~bee~~ been constructed. Without employment opportunities these residents will have to work off site with all the associated road journeys creating additional unsustainable pressure on local roads.

Boxley Parish Council wishes to see the employment site started at the same time as the housing otherwise residents will seek employment off-site and may be reluctant to change, This will lead to increased traffic when employers seek labour from elsewhere.

5) Infrastructure

- b) Boxley Parish Council would like this to remain unchanged and a new secondary school created in the Capstone area. No known plans exist for Maidstone Borough Council to build a secondary school in the north of the borough. Currently most secondary school pupils use Medway schools which are already at capacity. Increasing the capacity of existing schools, if feasible, is a short term solution when a long term one is required.
- d) The loss of 31 ha of natural/semi-natural open space is unacceptable for no given reason or explanation. This development together with the two already approved will concrete over three quarters of Capstone Valley. These 31 hectares are vital for environmental sustainability and connectivity.

6) Transport Connections

a) Direct access to the M2 must be created at latest before first occupation to avoid overwhelming local roads. It would also be the best, safest route for construction traffic.

- f) This statement is very generalised and it is not possible to properly quantify a response when no detail is given. Boxley Parish Council already deals with current 'rat running' issues through Boxley Village on behalf of residents and having had extensive contact with Kent County Council Highways department fail to see what measures can be put in place that would have any effect on people's habits. More detail is required on what measures are proposed. Monitor and Measure is not acceptable as short-cutting through local roads will be well established and any measures put in place when a problem develops are unlikely to change established routes. How can telling a motorist to spend more in fuel and time on his

journey to work by avoiding the shortest route through the villages be justified? This is surely never going to work in practicable terms.

g) No comment possible without the Supplementary Planning Document.

7. **Environmental**

b) Looking at the new key diagram this is not achievable on site, especially with the loss of 31ha of open space.

Please tick this box if you wished to be kept informed about the Inspector's Report and/or Adoption of the Local Plan Review

Representations must be received by **5pm on Monday 13th November 2023**. Late representations cannot be accepted.

Representations can be submitted:

(1) Online using the Council's web based consultation portal at:

<https://maidstone.objective.co.uk/kse/>

(2) By email using this form to: ldf@maidstone.gov.uk

(3) By post using this form to: Strategic Planning, Maidstone Borough Council, Maidstone House, King Street, Maidstone, ME15 6JQ

Guidance Notes: Maidstone Borough Local Plan Review **Main Modification Consultation**

Introduction

1.1. Responses must be received by the close of consultation **5pm on Monday 13th November 2023**. You should send a **separate** representation form for each Main Modification you wish to comment on, clearly stating in the title the reference number (.e.g. MM01).

1.2. You are reminded the consultation is only seeking views on the proposed Main Modifications text.

1.3. If you have any queries, please email ldf@maidstone.gov.uk.

Soundness

1.4. The tests of soundness are set out in paragraph 35 of the National Planning Policy Framework (NPPF). Plans are sound if they are:

- **Positively prepared** – providing a strategy which, as a minimum seeks to meet the area's objectively assessed needs, and is informed by agreements with other authorities, so that unmet need from neighbouring authorities is accommodated where it is practical to do so and is consistent with achieving sustainable development;

- **Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
- **Effective** - deliverable over the plan period and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
- **Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in the NPPF.

How will you use my data?

1.5. All consultation comments will be made publicly available on the consultation portal in due course. This is so that interested parties can view all the responses that have been received. Published information will include responses and responder name. All demographic and contact data will be removed. By submitting a representation, you are confirming that you understand that your consultation response will be published in full, together with your name. All data is processed in accordance with the Data Protection Act 2018. All representations will be processed in accordance with our privacy notice which can be found here:

<https://localplan.maidstone.gov.uk/home/privacy-notice>