

### Session 10A- Yalding and 10B –Gypsies, Travellers and Travelling Showpeople.

No.	Issue.	Timescale.	Response.
10.1	Syngenta RMX1(4) Council to consider a revised policy for the site reflecting the discussion at the hearing [delete Housing and Employment allocation as not shown could pass sequential and exception tests for flood risk. Draft policy to commit to investigate development options for this brownfield site which take account of Zone 3A flood risk issue, access issues and viability issues]	29/11/16	The policy has been revised as shown in the proposed change set out below.
10.2	MBC to submit to this examination a copy of MBC response to TMBC consultation on their emerging Local Plan.	29/11/16	The response sent to TMBC is appended to this summary of action points.
10.3	Inspector would view Vicarage Road site from public place (unaccompanied) and consider previous appeal decision.	29/11/16	This action is for the Inspector
10.4	MBC to reconsider the text wording in paragraph 17.78 concerning reference to the origins of Gypsies and Travellers in Borough to avoid implying that these are now employed in agriculture (minor matter).	29/11/16	The paragraph has been amended as shown in the proposed change as set out below.
10.5	MBC to check the Needs Assessment Study Appendix 4 and ensure it is placed on the website correctly.	29/11/16	The survey form used in the Needs Assessment has been added to the website (HOU 001(A))
10.6	MBC to remove references to Green Belt and AONB from Policy DM16 and leave consideration of GB and AONB issues to Policy SP17 (as proposed to be modified)	29/11/16	The policy has been amended to reflect this change in the combined schedule to be used to inform the session on 1 December. The change is also shown below.
10.7	Inspector to view GT1(5) Little Boarden site from public places (unaccompanied).	29/11/16	This action is for the Inspector

## Policy DM16 – Gypsy, Traveller and Travelling Showpeople Accommodation

<p>Amend paragraph 17.78 as follows:</p> <p>17.78 Accommodation for Gypsies and Travellers is a specific type of housing that councils have the duty to provide for under the Housing Act (2004). Gypsies and Travellers historically resorted to the Maidstone area because of their involvement in agriculture, particularly hop and fruit picking. <del>Now These patterns have prevailed, especially in the Weald area, and</del> the borough has a significant number of <i>Gypsy and Traveller</i> pitches mostly on small, privately owned sites. Going forward, the aim for the local plan is to contribute towards the creation of sustainable communities by making an appropriate scale of pitch provision which balances the reasonable need for lawful accommodation with the responsibility to protect the environment.</p>	<p>(Action Point 10.4)</p>
<p>Amend criterion 2 of Policy DM16 as follows</p> <p><b><del>2 The development would not result in inappropriate</del> <i>significant harm to the landscape and rural character of the area, in particular the Kent Downs Area of Outstanding Natural Beauty, and the openness of the Metropolitan Green Belt. Impact on.....</i></b></p>	<p>(Action Point 10.6)</p>

### Policy RMX1(5) Former Syngenta Works, Hampstead Lane, Yalding

<p>Amend paragraph 13.17, include a new sub-section after paragraph 13.17 and amend Policy RMX1(4) to read as follows;</p> <p><b><u>Former Syngenta Works, Hampstead Lane, Yalding</u></b></p> <p><i>13.17 The Former Syngenta Works site near Yalding is a large, flat brownfield site (19.5 ha) about one kilometre to the west of Yalding village and adjacent to Yalding Railway Station. The site was previously used for agro-chemicals production and <u>was decommissioned in 2002/2003.</u> The site has been cleared of buildings, apart from an office building at the site entrance, and the land has been remediated to address the contamination resulting from its previous use. <u>Immediately to the east of the site is a canalised section of the River Medway. The whole site lies within Flood Zone 3a.</u></i></p> <p><i><u>13.xx Crucial to any redevelopment of this brownfield site is the identification of a comprehensive scheme of flood mitigation which addresses the identified flood risk. Subject to such a scheme being achievable, the site is potentially suitable for housing, employment, leisure and open space uses.</u></i></p>	
---	--

#### Policy RMX1(4)

~~Former Syngenta Works, as shown on the policies map, is allocated for development of approximately 8,600m<sup>2</sup> of employment floorspace and approximately 200 dwellings. In addition to the requirements of policy H1, planning permission will be granted if the following criteria are met. The Council will support the re-development of the brownfield Former Syngenta Works Site, as shown on the policies map, provided that a comprehensive scheme of flood mitigation which addresses the identified flood risk will be delivered in association with the development. A comprehensive Flood Risk Assessment which has been undertaken to a methodology agreed by the Environment Agency will be required. The FRA must identify measures to address safe site egress and access and measures to address the flood risk. Contributions may be required for measures to reduce flood risk to dwellings in Yalding.~~

~~Suitable uses for the site are housing, employment (B classes), leisure and open space. Planning permission will be granted if the following criteria are met;~~

#### Design and Layout

- ~~1. Provision of at least 8,600m<sup>2</sup> of employment floorspace located in the western part of the site closest to the railway line and the retention or re-provision of the office building fronting Hampstead Lane.~~
- ~~2. 1. The height of new employment buildings should not exceed that of the existing office building.~~
- ~~3. Subject to the flood risk assessment, residential development of some 200 dwellings to be located on the eastern portion of the site.~~
- ~~4. Within the site boundary, an area of land to the south (13ha) is to be retained as a nature conservation area.~~
5. 2. The significant landscape belt which lies to the south of the development area is retained, ~~maintained~~ and enhanced to provide a clear boundary to the developed parts of the site, to act as a buffer to the Local Wildlife site and to screen views from the attractive countryside to the south and from properties in Parsonage Farm Road.
6. 3. The retention, ~~maintenance~~ and enhancement of the landscape belts along the western boundary of the site, on both sides of the railway line, and along the eastern boundary adjacent to the canalised section of the river, to screen and soften the appearance of the development.

#### Access

- ~~7. 4. Access will be taken from Hampstead Lane only~~
8. Development should secure public rights of way improvements, including providing an alternative to the 'at grade' pedestrian footpath crossing the railway.

#### Ecology

9. 5. The site lies adjacent to the Hale Ponds and Pastures Local Wildlife site. A survey which assesses the site's ecological potential must be submitted. ~~The~~ Development proposals must provide for the delivery of appropriate habitat creation and enhancement measures in response to the survey findings including the creation and enhancement of wildlife corridors, and, if required, mitigation measures.

#### Flooding and water quality Site Drainage

- ~~10. 6. The submission of a comprehensive flood risk assessment which has been undertaken to a methodology agreed by the Environment Agency. The FRA must demonstrate measures to address egress and access, and measures to reduce local flood risk. Contributions may be~~

~~requested for measures to reduce flood risk to dwellings in Yalding.~~

~~11. 7. Measures are secured to ensure adequate site drainage, including through the implementation of sustainable drainage measures.~~

#### Land contamination

~~12. 8. Demonstration that contamination of the site resulting from its previous use has been remediated to the satisfaction of the local authority and the Environment Agency.~~

#### Open Space

~~13. Provision of 4.4 of natural/semi natural open space in accordance with policy OS1(14) together with additional on/off site provision and/or contributions towards off site provision/improvements as required in accordance with policy DM22 Open Space should be sites to maximise accessibility to new and existing residents.~~

#### Highways and transportation

~~14. Safety improvements to the level crossing at Hampstead Lane, Yalding~~

~~15. Provision of a right turn on Hamstead Lane at its junction with Maidstone Road.~~

~~16. Submission of a comprehensive transport assessment and travel plan to set out how opportunities for sustainable transport will be maximised including, if necessary, delivery of improvements to public transport and pedestrian connections to Yalding.~~

~~17. Public rights of way improvements, including providing an alternative to the 'at grade' pedestrian footpath crossing the railway.~~

~~10. Development will contribute, as proven necessary through a Transport Assessment, to requisite improvements to the highway network~~

Delete OS1(14) Former Syngenta Works, Hampstead Lane, Yalding from Policy OS1 and the Local Plan Policies Map.

## Maidstone Borough Council

Alison Broom  
Chief Executive

Maidstone House  
King Street  
Maidstone  
ME15 6JQ  
☎ 01622 602000  
📠 Minicom 01622 602224  
🌐 [www.maidstone.gov.uk](http://www.maidstone.gov.uk)

Ian Bailey  
Planning Policy Manager  
Tonbridge and Malling Borough Council  
Gibson Building  
Gibson Drive  
Kings Hill  
West Malling  
Kent, ME19 4LZ

Date: 17<sup>th</sup> November 2016

My Ref: T&MReg18

Your Ref:

Dear Mr Bailey

### **Re: Tonbridge and Malling Borough Council Local Plan Regulation 18 Consultation**

I refer to the above consultation and wish to make the following representations on behalf of Maidstone Borough Council. My officers look forward to working closely and constructively with Tonbridge and Malling Borough Council to consider these matters in the future and establish mutually acceptable solutions, through the duty to co-operate, particularly in respect of highways measures and sustainable public transport measures. We also look forward to working jointly with Kent County Council and Highways England given that there are clearly matters that fall within their remit and responsibility.

Whilst it is acknowledged that Tonbridge and Malling Borough Council have a requirement to meet identified needs, it is noted that these Local Plan proposals could have a significant impact on Maidstone Borough residents and businesses. Residents in Maidstone Borough have contacted Maidstone Borough Council to express their grave concerns regarding these proposals.

Should Tonbridge and Malling Borough Council proceed with its proposed development strategy, mitigating transport impacts on already busy routes into Maidstone will be vital, including the A20, Hermitage Lane and the A26, the latter having already been subject to a significant increase in traffic following developments at Kings Hill.

It is noted that there are a number of 'potential developable areas' situated near to the border with Maidstone Borough. In particular the 'South Aylesford and Ditton' area is proposed for significant new residential and employment development. This area already suffers from traffic congestion at both peak times and non-peak times and the proposed developments will potentially make the situation much worse. There are also significant concerns around air quality and the associated impact of new development in this regard.

In their current form, the proposals could also allow settlements to coalesce with Maidstone. Proposals for this part of the borough should therefore include measures to deal with congestion, provision of open space and to address air quality issues.

The measures adopted should consider the location of current and future communities and transport routes, rather than borough boundaries. In particular, the current problems

around Hermitage Lane and the A20 must be addressed and the proposal to investigate a longer term solution to transport challenges in the vicinity, which would necessarily involve Tonbridge and Malling undertaking extra modelling work, is welcomed. Focus in this regard should be upon an alternative transport route that draws road traffic away from this part of the A20 and Hermitage Lane in particular, whilst having regard to mitigating congestion and improving traffic flows on the wider road network in the area. Focus should also be on any potential improvements to sustainable public transport that could address this issue. The retention and provision of substantial open space, including areas of landscaped semi-natural open space as an integral part of any development proposals is crucial to preventing the coalescence of the Maidstone and Malling urban areas, which has been a shared priority for both Planning Authorities for a considerable time. Consideration also needs to be given as a priority to minimising air quality impacts through the use of appropriate landscaping provisions.

We also look forward to providing comments when further details of the Local Plan proposals become known.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'M. Egerton', written in a cursive style.

Mark Egerton  
Planning Policy Manager