

The Bearsted & Thurnham Society



The Residents Association for the Civil Parishes of Bearsted and Thurnham

Local Plan Review

Maidstone Borough Council's Regulation 19

Draft Plan For Submission Document

October 2021

This document is an addendum to the Bearsted and Thurnham Society's submitted objections to the new housing allocation **LPRSA266 (North of Ware Street)** in the rural parish of Thurnham.

It has been prepared in the light of the contents of a planning application, validated on 29th November 2021, which confirms one of the major concerns raised in the Society's submitted objections.

1. The Application

- A. Application reference - 21/506239/OUT
- B. Proposal - Outline application for erection of 2(no) dwellings (Matter of access being sought with all other matters reserved for future consideration).
- C. Location - Glenrowan House Roundwell

2. The Site Location

- A. Glenrowan House is situated adjacent to the northeast corner of the Dandara development at Barty Farm.
- B. The application plot is within the private amenity land to the southwest of the house.
- C. It is outside the urban boundary and within the countryside and the setting of the AONB.
- D. The site outline is shown on the map on the following page.

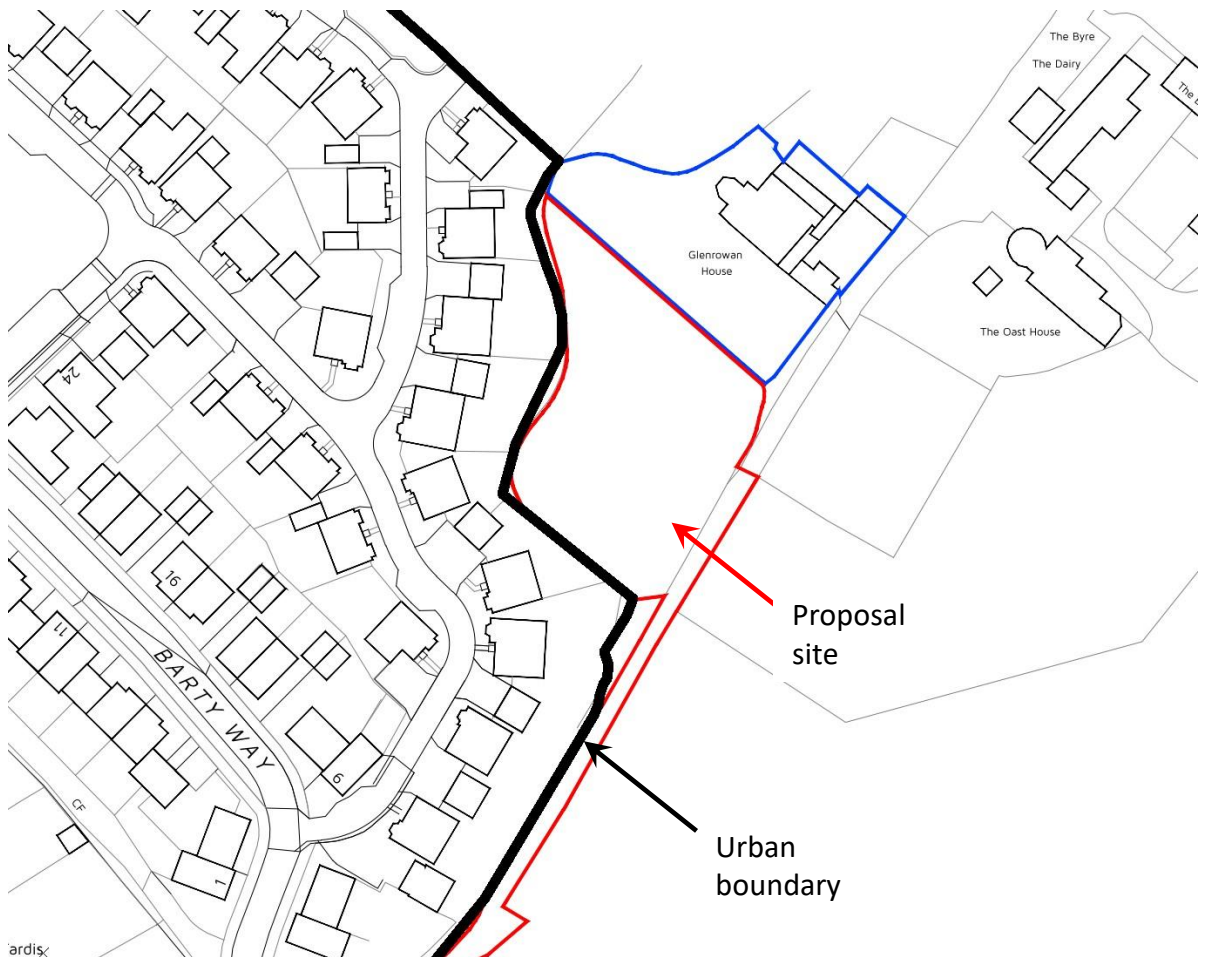


Figure 1 - The site in relation to the Barty Farm development

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3. Pre-Application Advice

- A. The agent acting on behalf of the applicant sought pre-application advice from Maidstone Borough Council's planning department.
- B. In the submitted Planning Statement it was summarised as follows, with emphasis added
 - i. The site is **located within the designated countryside** where protection should be given to the rural character of the borough and generally sites here are unsustainable. **However the site's location immediately adjacent to the defined urban area and it is accepted the site is within easy access to services and facilities. It is difficult to argue the site is an unsustainable location.**
 - ii. Residential development **would not be unacceptable out of character with the pattern and grain of development in the locality..**
 - iii. The development would be read more in the context of Glenrowan House and nearby farm buildings and so the design of the properties should reflect this.
 - iv. Two dwellings can fit on the site without appearing cramped or overdeveloped. However, the garage at Plot 1 should be removed to allow for a better openness of the site and better views to Glenrowan House. The outbuilding on plot 2 should be an open car-barn type design.

- v. There is a listed building in proximity to the site and there may be other buildings nearby considered non-designated heritage assets, including Glenrowan House. A proportionate Heritage Statement should therefore be submitted with any application.
 - vi. If the proposal is **handed over to a self-build development this would weigh in favour of the development**. The use of renewable energy within the site is also advisable.
- C. Pre-application advice is not binding on the Local Planning Authority with regard to determining a planning application.
- D. However in this instance it is indicative of the potential for speculative applications to result in urban creep due to their proximity to the urban boundary and previously approved sites.

4. The Bearsted And Thurnham Society's Earlier Submission

- A. In sections 5 and 7 of its submitted objections the Society raised the following points with regard to the potential impact of objection site LPSA266 if it remained in the Regulation 19 Draft Plan For Submission Document October 2021.

- i. *However this constant urban creep, currently restrained by the railway line to the north, does have potential long term implications for the remaining triangle of land to the north of the site and for land to the east towards the commercial development at Woodcut Farm.*

Policy H1 (21) Barty Farm 5 A 2 vi page 13

- ii. *This potential domestic incursion into the setting of the AONB is unprecedented in the area west of Bearsted village. It would create a dangerous precedent and have strong potential to open up an area in excess of fifty hectares for housing in a very sensitive location that is situated within an elevated area of the setting of the AONB.*

LPSA266 5 B 2 page 14

- iii. *Equally it would make future small speculative proposals more difficult to resist.*

- a. *In the recent dismissal of the Chapel Lane appeal the Inspector noted, when referring to LPSA266, that*

*The future new Local Plan is at a very early stage, and as such, is extremely likely to be subject to change. Therefore, those potential housing allocations referred to further west of the appeal site included within the Regulation 18b document **hold very little weight at this present time.***

- b. *In any future applications or appeals of this sort the inclusion of LPSA266 would be afforded more weight, thus increasing the likelihood of approval being granted or an appeal being successful.*

LPSA266 5 B 2 ii page 14

- iv. It would create a dangerous precedent and make future speculative planning applications difficult to resist.*

Summary 7 B page 16

5. Summary

- A. This addendum reinforces the Society's concerns with regard to the risk to the setting of the AONB if LPRSA266 were to remain in Maidstone Borough Council's Regulation 19 Draft Plan For Submission Document October 2021.
- B. This objection site is unsuitable for development and the Bearsted and Thurnham Society requests that it be removed from the Regulation 19 Draft Plan For Submission Document October 2021.