

From: [Marion Geary](#)
To: [Planning Support Information](#)
Subject: FW: Planning Application 23/504068/OUT
Date: 23 November 2023 10:54:02

External comment

Please date 16 Oct

Ward Member Call-in

From: Claudine Russell (Cllr) <ClaudineRussell@Maidstone.gov.uk>
Sent: 15 October 2023 15:15
To: Marion Geary <MarionGeary@Maidstone.gov.uk>
Subject: Planning Application 23/504068/OUT

Dear Marion,

Please find below my comments and concerns with regard to the planning application for land East of Albion Road and North of Copper Lane.

The allocation arises out of the Maidstone Local Plan review and whilst it is an allocated site within the Local Plan Review, the Review has not yet been adopted. Whilst this means that it is gaining more and more weight as various rungs are passed, it has not yet been voted on at Full Council and therefore I find this application opportunistic and premature in nature. The allocation within the plan review is for 113 houses, not the 117 that has been applied for.

Item 6.16 of the applicants planning statement states “given the location of the site within the defined service centre boundary...” This is not yet true. Until adoption of the Local Plan Review this site exists outside of the settlement boundary of Marden and the planning application should be assessed as such with SP17 given great weight.

The site has a density of 20dph, however on the illustrative site layout diagram included with the application, the area at the North East of the site looks overly cramped and dense for an edge of settlement location. There also seems to be a missed opportunity to connect to the Russet Grove estate to aid permeability and avoid the “ghetto” type arrangement of new estates.

Whilst I appreciate that this is an outline planning application with all detailed matters reserved for future dates, I have grave concerns over the ability to provide Water and Sewerage to this location. The water system in Marden is under strain, a main had to be re-routed last year to enable the residents of Battle Lane to achieve water pressure upstairs in their houses and I would urge that the water companies are consulted in detail about whether this is even feasible given the current situation of water supply in the village. Ditto the above comments for sewerage, the current arrangement is under strain and pumps all the way back along through the village and uphill to Horsmonden, a detailed consultation should be undertaken with Southern Water at this outline planning application stage.

The electrical capacity of the village is also under strain, power cuts are common place and I would urge that the electrical supply requirements is consulted on in detail at this planning

application stage.

The ecological survey provided within the application shows a significant local bat population and common lizard, grass snake and slow worm species, some of which are located in the area designated for the most dense development.

Due to my above concerns and various information that I still believe is lacking with this application, and its overriding early nature as the Local Plan Review has not yet been adopted I would like the application to be called in to Planning Committee for determination if you are minded to approve.

Kind regards,

Claudine

Cllr Claudine Russell

MBC Ward Member for Marden and Yalding

Cabinet Member for Communities, Leisure and Arts

Chairman of the Joint Transportation Board

Maidstone Borough Council, Maidstone House, King Street, Maidstone, Kent ME15 6JQ

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