

Hallam Land Management Ltd.
C/O Nexus Planning
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Apex Plaza
Forbury Road
Reading
RG1 1AX

17 June 2024

PLANNING DECISION NOTICE

APPLICANT:	Hallam Land Management Ltd.
DEVELOPMENT TYPE:	Large Maj Dwellings
APPLICATION REFERENCE:	23/505139/OUT
PROPOSAL:	Outline application (all matters reserved other than principal means of access to the highway) for the removal of existing polytunnels on land north of Kenward Road and the erection of up to 112no. dwellings (Class C3), associated infrastructure and landscaping, together with the change of use of land south of Kenward Road to provide informal/recreational open space, sustainable urban drainage features, landscaping, and ancillary works/infrastructure.
ADDRESS:	Land North & South Of Kenward Road Yalding Kent ME18 6JP

TAKE NOTICE that, had an appeal not been lodged against the Council's failure to determine the application within the statutory period, **THE MAIDSTONE BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Acts, **WOULD HAVE REFUSED PLANNING PERMISSION** for development in accordance with the details set out below. The Council hereby **REFUSES** Planning Permission for the above for the following Reason(s):

1. The built coverage of the proposal by reason of the quantum of development, its layout and form, and together with the introduction of significant areas of hard landscaping and roads will have a dominant and urbanising effect which is inappropriate in this edge of settlement location with the adjoining residential development being of a significantly lower density and built coverage. The development will therefore be harmful to and fail to respond positively to the rural setting of Yalding and the prevailing pattern of development, and therefore harmful to the setting of the Greensand Ridge Landscape of Local Value contrary to policies LPRSP15 and LPRSA248 of the Maidstone Borough Local Plan Review (2024), and NPPF paragraphs 135 and 180.
2. The proposal would result in as a car focussed development which fails to embrace the notion of sustainable transport. In particular, a lack of support for alternative modes of transport, to reduce car uses to mitigate concerns around increased traffic and highway safety, namely in the Town Bridge Area. The development is therefore contrary to policies LPRSP12 and LPRSP15 of the Maidstone Borough Local Plan Review (2024), and Chapter 9, paragraphs 108-109 and 114-115 of the NPPF, and the objectives of Active Travel England.
3. The proposal fails to include sufficient details for 'Access' (not a reserved matter) with respect to pedestrian accesses, crossing and footway details and in addition safe and accessible access has not been demonstrated. The proposal is therefore contrary to policies LPRSA248, LPRSP12 and LPRSP15 of the Maidstone Borough Local Plan Review (2024), and Chapter 9, paragraphs 108-109 and 114-115 of the NPPF, and the objectives of Active Travel England.
4. The development will result in significant additional pressure on Kent County Council infrastructure including Primary, secondary and SEND education, which is unlikely to be fully mitigated in the absence of a s106 legal agreement providing supplementary financial contributions to the Local Education Authority. This is contrary to Policy LPRSP13 of the Maidstone Borough Local Plan Review (2024).
5. The proposed development has failed to secure an appropriate tenure mix of affordable housing within a Legal Agreement and this is therefore contrary to Policy LPRSP10(B) of the Maidstone Borough Local Plan Review (2024).

R. L. L. Jarman

Rob Jarman
Head of Development Management
Maidstone Borough Council