

Preferred Options - Core Strategy

Annex C - Revisions to Village Confines

CORE STRATEGY: ANNEX C - REVISIONS TO VILLAGE CONFINES

REF	RESPONDENT	REP	REPRESENTATION	RESPONSE
REVISIONS TO VILLAGE CONFINES				
2. PARISH COUNCIL				
38	Platt Parish Council	PO/038.08	Two parish councillors raised concerns about the intrusion into Green Belt at Stanbredges as shown on Annex C3.	This original cottage and its neighbour nestle in the side of a small sloping field. Despite its rural setting, Stanbredges has been heavily extended and modernised. In order to be consistent with other peripheral properties in the village it is considered suitable for inclusion within the village boundary. Any proposals for development within the site will be judged on individual merits as would any planning application for sites within the periphery of the village confines.
5. LAND OWNER				
127	Mr Derek Holmes	PO/127.01	Stanbredges should be included within the Platt village confines as proposed in paragraph 3.7.5 and Annex C3 in order to be consistent with other peripheral properties in the village.	Noted.
128	Orpines Limited	PO/128.04	Land at Orpines, Wateringbury should be included within the village boundary on the Proposals Map (see Map 1).	This greenfield site is located in the Metropolitan Green Belt, in an important gap between Wateringbury and Teston. There is no justification for the inclusion of this site within the village boundary.
148	Seekers Trust	PO/148.01	Request inclusion of the Seekers Trust site within the confines of Addington (Map 11).	This site is located both in the Green Belt and in the Addington Conservation Area. The importance of Green Belt boundaries is their permanence to protect and maintain the natural environment and Conservation Areas manage and control areas of

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				architectural and historical interest. There is no current demand nor pressure to extend the village confines of Addington and consequently there is no need for this site to be developed for housing or any other related community use. Therefore, there is no exceptional case to extend the village confines of Addington, to change the Green Belt boundary and, in so doing, to allocate this site for development.
172	Trenport Investments Ltd	PO/172.09	Amended village confines at Eccles as shown on Map 7. Consider that the village confines at Eccles should be extended to include the new primary school. The land between the south eastern boundary of the School site and Bull Lane should be identified as an 'infill' site for residential development.	There is no need or local justification for the release of a greenfield site for housing development adjacent to Eccles. The site is located within the Strategic Gap between Eccles and Burham, and in an Area of Local Landscape Importance. It is considered important that the separate identities of the urban areas are maintained through protection of the Strategic Gap. Any proposals for affordable housing at Eccles would be considered on their merits in the context of the exception sites policy. The primary school does not need to be included within the village confines. It is a use appropriate to the rural area.
6. HOUSE BUILDER				
134	Rydon Homes	PO/134.05	Green belt boundary should be revised around the settlement of St Mary's Platt so as to exclude land to the north of the A25 Maidstone Road, and Platt industrial estate.	The area is located in the Metropolitan Green Belt. The majority of the Borough's needs can be met on sites outside of the Green Belt. Revision of the green belt boundary is not justified at Platt and will not comply with the settlement hierarchy (new Policies CP13 and CP14). Planning permission for development in this area has recently been refused.
7. PUBLIC				
40	Mr B A Baker	PO/040.01	Platt village confines are being stretched to cover a single domestic property (Stanbredges) which is currently in a Green Belt area. The only reason for amending the village confines is to allow for development on this land which would probably not meet the exceptional justification policy were the land to remain in the Green Belt. This would set a precedent to allow further such extensions of the village envelope to include other	This original cottage and its neighbour nestle in the side of a small sloping field. Despite its rural setting, Stanbredges has been heavily extended and modernised. In order to be consistent with other peripheral properties in the village it is considered suitable for inclusion within the village boundary.

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			peripheral properties that are in the Green Belt. No justification has been put forward for the change.	
			Remove Annex C3/Map 35.2 and the reference to Platt in the last line of paragraph 3.7.4	
41	Mrs Margaret Astbury	PO/041.02	Stanbredges should be removed from the Green Belt and included within the confines of the village of Platt.	Noted.
41	Mrs Margaret Astbury	PO/041.01	Stanbredges should be removed from the Green Belt and included within the confines of Platt. Believe this would be consistent with other properties in the area.	Noted.
44	Mr Richard Searle	PO/044.01	There are many similar properties to Stanbredges within village confines and there is no logical reason for this site to be excluded.	Noted.
145	Mr Dudley Ward	PO/145.01	In principle support for the inclusion of Stanbredges in the village envelope. However, the land between this property and The Barn and to the south of Potash Lane is Green Belt and should remain sacrosanct in accordance with Policy CP16.	The amendment to the village confines as proposed in Annex C3 is in order to be consistent with other peripheral properties in the village. Any proposals for development within the site proposed to be included within the village confines will be judged on its individual merits as would any planning application for any other sites within the periphery of the village confines.
146	Mr Michael Varney-Burch	PO/146.01	As Stanbredges has been extended and modernised over a period of time, and in order that it should be consistent with other peripheral properties in the village, it would be suitable for it to be included in the village confines.	Noted.
149	Howard Sharp & Partners LLP	PO/149.01	Supports amendments to village confines contained in Annex C.	Noted.
149	Howard Sharp & Partners LLP	PO/149.02	Suggest an amendment to the village confines of Fairseat as shown on Map 12. This area has a greater affinity to the village than the countryside.	The policies on rural settlements have been reviewed. Fairseat is now defined as an 'Other Rural Settlement' in policy CP14. This policy permits only minor development within settlements such as Fairseat subject to compliance with criteria. It is considered that the confines for Fairseat to the north-east of

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				the village should be amended to reflect more closely the true extent of the built-up area. In this respect, the Council considers that the boundary should be redrawn to include the properties fronting Vigo Road that are bounded to the north by the track. However, it is not considered that the track should wholly represent the new confines to the north because it does not truly reflect the built-up part of the village. Therefore, it is proposed that the confines to the east tightly follow 'The Herons' property as shown in Annex D3 to the Core Strategy.
150	Mr M Odling	PO/150.01	Consider that Stanbredges should be included in the village envelope as it is a very old property.	Noted.
151	Mr David Cox	PO/151.01	The original cottage and its small neighbour nestle in the side of a small sloping field. Despite its rural setting, Stanbredges has been heavily extended and modernised. In order to be consistent with other peripheral properties in the village it should be included within the village confines, subject to consultation with the Parish Council and the public as part of the preparation process for the Local Development Framework.	Noted.
255	Dr Graham Darby	PO/255.04	Stanbredges is consistent with other peripheral properties in the village.	Noted.
263	Mr G J & Mrs P A Hickey	PO/263.01	Stanbredges was originally omitted from the confines of the village and should be corrected.	Noted.