

## Aylesford Parish

### Regulation 18 Local Plan - Site allocations summary of consultation responses

#### Respondents

Out of 186 responses 33 responses were from statutory consultees and other key organisations. Full responses for each draft site allocation can be seen in the comments record.

There were 33 standardised responses. In summary this response expressed concerns about Eccles being classified as a Tier 4 settlement, healthcare, transport, development impacts including environmental, archaeological and wildlife.

Where site promoter submissions have been made in relation to allocations, these will be considered as part of the next stage of plan making and have not been summarised below.

#### Local Plan consultation question - How do you feel about the site?

Site / Settlement	Strongly disagree	Disagree	Neutral	Agree	Strongly agree	Not stated	Total responses
EC1	55	2	0	0	2	2	61
AY1	49	2	0	0	0	2	53
AY2	9	2	0	0	0	2	13
AY3	7	0	0	0	0	2	9
AY4	4	1	0	0	0	2	7
MG1	1	0	1	0	0	0	2
MG2	0	0	1	0	0	0	1
MG3	1	0	1	0	0	2	4
MG4	10	2	1	0	0	2	15
Aylesford general	13	2	1	0	0	5	21
<b>Aylesford settlement total</b>	<b>143</b>	<b>5</b>	<b>2</b>	<b>0</b>	<b>2</b>	<b>34</b>	<b>186</b>

## **Summary of key themes for proposed site allocations in Aylesford Parish**

The following table sets out a summary of key themes from the consultation responses received. All comments made are available to view, alongside any additional information that consultees submitted alongside their consultation responses. Comments and information received will be considered further as we progress the Local Plan.

<b>Site or settlement</b>	<b>Key themes</b>
<b>EC1 – Land opposite Hale House, Pilgrims Way, Aylesford (40 units)</b>	<ul style="list-style-type: none"> <li>• Disagreement with settlement classification</li> <li>• Lack of healthcare provision</li> <li>• Road, traffic and transport capacity concerns</li> <li>• School and utilities concerns.</li> <li>• Cumulative impact of development</li> <li>• Coalescence concerns and loss of character</li> <li>• Landscape and biodiversity concerns</li> <li>• Loss of agricultural land</li> <li>• High-voltage pylons and gas pipeline crossing the site</li> </ul>
<b>AY1 - Land at Aylesford Lakes, Aylesford (800 units)</b>	<ul style="list-style-type: none"> <li>• Overdevelopment and settlement character</li> <li>• Roads, traffic and transport constraints</li> <li>• Healthcare capacity</li> <li>• Schools, services and infrastructure deficits</li> <li>• Environmental, ecology and biodiversity concerns</li> <li>• Landscape and loss of agricultural land</li> <li>• Heritage and archaeology</li> <li>• Flooding and drainage</li> <li>• Cumulative impact of development</li> </ul>
<b>AY2 - Land south of High Street, Aylesford</b>	<ul style="list-style-type: none"> <li>• Environmental and biodiversity concerns</li> <li>• Landscape and heritage</li> <li>• Transport and highway constraints</li> <li>• Services and sustainability</li> <li>• Healthcare capacity</li> <li>• Site specific constraints</li> <li>• Cumulative impact of development</li> </ul>
<b>AY3 - North of Pratling Street, Aylesford (33 units)</b>	<ul style="list-style-type: none"> <li>• Impact on the character of Aylesford</li> <li>• Traffic and Road capacity</li> <li>• Insufficient infrastructure and services</li> <li>• Environmental and planning concerns including landscape and using greenfield land as well as a desire for a green gap between Eccles and Aylesford</li> <li>• Unsuitability of large-scale development in the Aylesford area</li> </ul>
<b>AY4 - Land east of 4 Pratling</b>	<ul style="list-style-type: none"> <li>• Impact on the historic village character</li> <li>• Highways concerns in relation to an increase in traffic</li> </ul>

<b>Street and south of Pratling Street, Aylesford (40 units)</b>	<ul style="list-style-type: none"> <li>• Insufficient public transport</li> <li>• Pressure on healthcare services</li> <li>• School capacity issues</li> <li>• Water supply and utilities concerns</li> <li>• Desire for a green buffer between Aylesford and Eccles</li> <li>• Overdevelopment of the area</li> <li>• Cumulative impact of development.</li> <li>• Landscape concerns</li> </ul>
<b>MG1 – Land off Hall Road, Royal British Legion Industries, Aylesford (75 units)</b>	<ul style="list-style-type: none"> <li>• Healthcare capacity</li> <li>• Road, traffic and transport capacity concerns</li> <li>• Biodiversity concerns</li> </ul>
<b>MG2 – Existing premises at Heart of Kent Hospice, Preston Hall, Aylesford (10 units)</b>	<ul style="list-style-type: none"> <li>• No detailed comments received</li> </ul>
<b>MG3 – Land at Bunyards, Beaver Road, Allington, Maidstone (435 units)</b>	<ul style="list-style-type: none"> <li>• Loss of open space between Maidstone and Tonbridge and Malling</li> <li>• Traffic concerns</li> </ul>
<b>MG4 – Land east of Kiln Bard Road and west of Hermitage Lane, Aylesford (1300 units)</b>	<ul style="list-style-type: none"> <li>• Highways capacity and increased traffic</li> <li>• Healthcare capacity</li> <li>• Air quality concerns</li> <li>• Loss of agricultural land and impact on ancient woodland</li> <li>• Land should be included in the Green Gap</li> </ul>
<b>Aylesford general comments (i.e. not associated with a particular site)</b>	<ul style="list-style-type: none"> <li>• Severe traffic and highways concerns</li> <li>• Healthcare concerns</li> <li>• Loss of village character and coalescence</li> <li>• Environmental, heritage, flooding and landscape concerns</li> <li>• Parking pressures</li> <li>• Overall scale of development</li> <li>• Cumulative impact of development</li> </ul>

**Responses from statutory consultees and other key organisations**

The following statutory consultees / organisations provided a response to draft allocations in Aylesford Parish. These will be considered in further work to progress the Local Plan.

<b>Site or settlement</b>	<b>Consultee</b>	<b>Key matters raised</b>
<b>EC1 – Land opposite Hale House, Pilgrims Way, Aylesford (40 units)</b>	<ul style="list-style-type: none"> <li>• Natural England</li> <li>• Aylesford Parish Council</li> </ul>	<ul style="list-style-type: none"> <li>• Site landscape mitigation required to protect Kent Downs National Landscape.</li> <li>• Overhead power cables and gas pipeline concerns.</li> </ul>
<b>AY1 - Land at Aylesford Lakes, Aylesford (800 units)</b>	<ul style="list-style-type: none"> <li>• Natural England</li> <li>• Aylesford Parish Council</li> <li>• RSPB</li> </ul>	<ul style="list-style-type: none"> <li>• Site landscape mitigation required to protect Kent Downs National Landscape and concern over potential impact on SSSI.</li> <li>• Cumulative impact of development.</li> <li>• Traffic and highways concerns.</li> <li>• Biodiversity concerns.</li> </ul>
<b>AY2 - Land south of High Street, Aylesford</b>	<ul style="list-style-type: none"> <li>• Environment Agency</li> <li>• Aylesford Parish Council</li> <li>• RSPB</li> </ul>	<ul style="list-style-type: none"> <li>• Contribution towards appropriate compensatory works as part of the MEAS Strategy.</li> <li>• Cumulative impact of development.</li> <li>• Traffic and highways concerns.</li> <li>• Biodiversity concerns.</li> </ul>
<b>AY3 - North of Pratling Street, Aylesford (33 units)</b>	<ul style="list-style-type: none"> <li>• Natural England</li> </ul>	<ul style="list-style-type: none"> <li>• Site landscape mitigation required to protect Kent Downs National Landscape and ancient woodland.</li> </ul>
<b>AY4 - Land east of 4 Pratling Street and south of Pratling Street, Aylesford (40 units)</b>	<ul style="list-style-type: none"> <li>• Natural England</li> <li>• Aylesford Parish Council</li> </ul>	<ul style="list-style-type: none"> <li>• Site landscape mitigation required to protect Kent Downs National Landscape.</li> <li>• Cumulative impact of development.</li> <li>• Traffic and highways concerns.</li> </ul>
<b>MG1 – Land off Hall Road, Royal British Legion Industries,</b>	<ul style="list-style-type: none"> <li>• Aylesford Parish Council</li> </ul>	<ul style="list-style-type: none"> <li>• No detailed comments provided.</li> </ul>

<b>Aylesford (75 units)</b>		
<b>MG2 – Existing premises at Heart of Kent Hospice, Preston Hall, Aylesford (10 units)</b>	<ul style="list-style-type: none"> <li>• Aylesford Parish Council</li> </ul>	<ul style="list-style-type: none"> <li>• No detailed comments provided.</li> </ul>
<b>MG3 – Land at Bunyards, Beaver Road, Allington, Maidstone (435 units)</b>	<ul style="list-style-type: none"> <li>• Maidstone Borough Council</li> <li>• Aylesford Parish Council</li> </ul>	<ul style="list-style-type: none"> <li>• Loss of open space between Maidstone and Tonbridge and Malling.</li> <li>• High density proposed.</li> <li>• Traffic concerns.</li> <li>• Healthcare concerns.</li> </ul>
<b>MG4 – Land east of Kiln Bard Road and west of Hermitage Lane, Aylesford (1300 units)</b>	<ul style="list-style-type: none"> <li>• Natural England</li> <li>• Maidstone Borough Council</li> <li>• Aylesford Parish Council</li> <li>• CPRE</li> </ul>	<ul style="list-style-type: none"> <li>• Site landscape mitigation required to protect ancient woodland.</li> <li>• Highway concerns.</li> <li>• Healthcare capacity</li> <li>• Air quality impacts.</li> <li>• Traffic concerns.</li> <li>• Healthcare concerns.</li> <li>• Loss of agricultural land and minerals safeguarding.</li> <li>• Impact on ancient woodland and ecology.</li> <li>• Coalescence of Aylesford and Maidstone.</li> </ul>
<b>Aylesford general</b>	<ul style="list-style-type: none"> <li>• Environment Agency</li> <li>• Burham Parish Council</li> <li>• Kent Wildlife Trust</li> </ul>	<ul style="list-style-type: none"> <li>• Site should provide a contribution towards the MEAS Programme/schemes.</li> <li>• Cumulative impact of development.</li> <li>• Infrastructure capacity</li> <li>• Cumulative impact of development on biodiversity and designated sites.</li> </ul>

	<ul style="list-style-type: none"><li>• Member of Parliament for Chatham and Aylesford</li></ul>	<ul style="list-style-type: none"><li>• Provision of Suitable Alternative Natural Greenspace (SANG) equivalent.</li><li>• No comments to be made.</li></ul>
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