

East Peckham Parish

Regulation 18 Local Plan - Site allocations summary of consultation responses

Respondents

Out of 344 responses, 13 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 some standardised responses. In summary these responses expressed concerns relating to flood risk, lack of local facilities or capacity, poor public transport, highway capacity and safety and impact on habitats and biodiversity. Issues also included loss of Green Belt, greenfield land, coalescence and conflict with stated council environmental priorities.

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.

How do you feel about the site?

Site / Settlement	Strongly disagree	Disagree	Neutral	Agree	Strongly agree	Not stated	Total responses
EP1	99	1	0	1	1	2	104
EP2	96	4	0	0	2	0	102
HS1	55	0	1	1	4	2	63
Aylesford general	59	1	1	0	2	12	75
East Peckham settlement total	309	6	2	2	9	16	344

Summary of key themes for proposed site allocations in East Peckham 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.

Site or settlement	Key themes
EP1 – Land west of Addlestead Road, East Peckham (50 units)	<ul style="list-style-type: none">• Flooding with development increasing flood risk elsewhere.• Impact on Green Infrastructure including loss of priority habitats.• Poor public transport leading to increasing car dependency.

	<ul style="list-style-type: none"> • Highways including safety, congestion, emissions and traffic on rural roads. • Lack of local education, healthcare, water supply and sewage capacity and digital connectivity. • Loss of Green Belt when non-Green Belt sites rejected. • Impact on settlement character, including conservation areas, and density of new development. • Site viability and deliverability given constraints. • Loss of agricultural land.
EP2 - Land south of Church Lane, Hale Street (396 units)	<ul style="list-style-type: none"> • Flooding with development increasing flood risk elsewhere. • Impact on Green Infrastructure including loss of priority habitats. • Poor public transport leading to increasing car dependency. • Highways including safety, congestion, emissions and traffic on rural roads. • Lack of local education, healthcare, water supply and sewage capacity and digital connectivity. • Loss of Green Belt when non-Green Belt sites rejected. • Risk of coalescence. • Impact on settlement character, including conservation areas, and density of new development. • Site viability and deliverability given constraints. • Limited support for location, access and ability of village to accommodate development.
HS1 - Land west of Hale Street, East Peckham (140 units)	<ul style="list-style-type: none"> • Flooding with development increasing flood risk elsewhere. • Lack of local education, healthcare, water supply and sewage capacity and digital connectivity. • Sustainability and climate concerns, including increased car use. • Impact on Green Belt, habitats and biodiversity. • Deliverability and feasibility concerns. • Highway impacts, including safety and congestion. • Lack of sustainable transport. • Limited support for benefits of new homes. • Loss of agricultural land. • Major oil pipeline runs under the site.
East Peckham general	<ul style="list-style-type: none"> • Flood risk. • Loss of Green Belt and landscape impact. • Merging of East Peckham's 9 hamlets and erosion of identity. • Impact on Green and Blue Infrastructure, habitats and biodiversity. • Lack of local infrastructure, including utilities. • Unsustainable travel and climate impacts. • Fragmented land ownership. • Limited support for benefits of new homes. • Scale of development disproportionate.

	<ul style="list-style-type: none"> • Traffic impacts on rural roads and pedestrian safety. • Beltring station not accessible to development sites. • Loss of agricultural land.
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Responses from statutory consultees and other key organisations

The following organisations provided a response to draft allocations in East Peckham Parish. These will be considered in further work to progress the Local Plan.

Site or settlement	Consultee	Key matters raised
EP1 – Land west of Addlestead Road, East Peckham (50 units)	<ul style="list-style-type: none"> • Environment Agency • East Peckham Parish Council • Maidstone Borough Council 	<ul style="list-style-type: none"> • Restrict more vulnerable development to FZ1 and FZ2 with mitigation for potential increased flood risk. • Enhance Coult Stream (FZ3) corridor for biodiversity and to reduce flood risk. • Significant constraints not taken into full consideration, including: <ul style="list-style-type: none"> · flooding and flood risk - Green Belt · highway capacity - conservation areas - coalescence · settlement strategy - sustainable transport · social infrastructure · design and density · geotechnical feasibility · utilities provision · land ownership · loss of biodiversity and habitats · extent of any mitigation measures • No proposed link or improvements to Beltring station.
EP2 - Land south of Church Lane, Hale Street (396 units)	<ul style="list-style-type: none"> • RSPB • Maidstone Borough Council • East Peckham Parish Council 	<ul style="list-style-type: none"> • Loss of green infrastructure and disturbance to Priority Species. • No proposed link or improvements to Beltring station. • Significant constraints including: <ul style="list-style-type: none"> · flooding and flood risk - Green Belt · highway capacity - conservation areas · settlement strategy

		<ul style="list-style-type: none"> - sustainable transport · social infrastructure · design and density · geotechnical feasibility · utilities provision · land ownership/availability · loss of biodiversity and habitats · extent of any mitigation measures
HS1 - Land west of Hale Street, East Peckham (140 units)	<ul style="list-style-type: none"> • Environment Agency • RSPB • Maidstone Borough Council • East Peckham Parish Council 	<ul style="list-style-type: none"> • Mitigation required where Flood Zone 2 likely to become Zone 3 with climate change. • Loss of green infrastructure and disturbance to Priority Species. • No proposed link or improvements to Beltring station. • Significant constraints including: <ul style="list-style-type: none"> · flooding and flood risk <ul style="list-style-type: none"> - Green Belt · highway capacity - conservation areas · settlement strategy - sustainable transport · social infrastructure · design and density · geotechnical feasibility · utilities provision · land ownership/availability · loss of biodiversity and habitats · extent of any mitigation measures
East Peckham general	<ul style="list-style-type: none"> • Member of Parliament for Tonbridge • Kent Wildlife Trust • Save Capel • Keep Kent Green 	<ul style="list-style-type: none"> • Flooding. • Infrastructure constraints. • Beltring station not accessible to development sites. • Potential significant impacts to critical green and blue infrastructure and impacts to key habitats and species. • Loss of Green Belt. • Flood risk. • Cumulative impacts on local infrastructure. • Traffic impacts and pedestrian safety crossing A228. • No comments submitted.