

Snodland Parish

Regulation 18 Local Plan - Site allocations summary of consultation responses

Respondents

Out of 249 responses, 7 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 numerous standardised responses in relation to SN1. In summary these responses expressed concern about highways, health and education capacity, impact of construction, insufficient infrastructure and impact on biodiversity.

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
SN1	211	18	3	3	3	11	249
Snodland settlement total	211	18	3	3	3	11	249

Summary of key themes for proposed site allocations in Snodland 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
SN1– Land north of Holborough Lakes, Snodland (1300 units)	<ul style="list-style-type: none">• Road network constraints and transport capacity• Drainage and flood risk concerns• Healthcare capacity concerns• Education capacity concerns• Parking concerns• Landscape and biodiversity concerns• Impact of construction traffic, noise and disruption

	<ul style="list-style-type: none"> • Heritage concerns • Scale of the proposal • Loss of amenity for existing residents • Loss of agricultural land • Protection for the existing bund and landscaping is important • Limiting building height and external lighting to reduce impact • Development on Green Belt land not supported. • Lack of detail around supporting infrastructure. • Concerns around air, noise and light pollution. • Cumulative impact of development • Insufficient water supply
--	--

Responses from statutory consultees and other key organisations

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

Site or settlement	Consultee	Key matters raised
SN1– Land north of Holborough Lakes, Snodland (1300 units)	<ul style="list-style-type: none"> • Natural England 	<ul style="list-style-type: none"> • Site landscape mitigation required to protect Kent Downs National Landscape. • Proposals must ensure that there are no direct or indirect adverse impacts to the adjacent SSSI.
	<ul style="list-style-type: none"> • Medway Council 	<ul style="list-style-type: none"> • Further information is required on how the constraints can be effectively mitigated in this location. • Concern that the cross border impacts of the development are not yet adequately considered and addressed. • Lack of reference to wider infrastructure, including schools and highways.
	<ul style="list-style-type: none"> • Snodland Town Council 	<ul style="list-style-type: none"> • Landscape and Green Belt concerns • Healthcare concerns • Traffic and highway concerns • Loss of agricultural land

	<ul style="list-style-type: none"> • Holborough Hedgehogs • Kent Wildlife Trust • RSPB • Member of Parliament for Chatham & Aylesford 	<ul style="list-style-type: none"> • Area is safeguarded for minerals in the Minerals Plan • Heritage concerns • Insufficient infrastructure capacity • Biodiversity concerns • Biodiversity concerns. • LNRS should be used alongside surveys of habitats within the site when selecting the most appropriate location for the semi-natural publicly accessible open space. • Biodiversity concerns and impact on SSSI • Landscape and biodiversity concerns. • Traffic concerns. • Loss of rural character. • Preserving the gap between Snodland and Medway • Insufficient infrastructure to support the development.
--	---	--