

WHAT CAN BE CONSIDERED WHEN DECIDING SITE SUITABILITY FOR DEVELOPMENT?

These include (but are not limited to)

- Policies in the Maidstone Borough Council Local Plan 2017
- Policies in the National Planning Policy Framework and Planning Policy Guidance
- Policies in the emerging Marden Neighbourhood Plan
- Impact on heritage assets (listed buildings and conservation areas)
- Impact on ecology and habitat (protected species)
- Impact on the transport network (road and railways)
- Impact on existing community services
- Flood Zone risk
- Contamination risk (A former factory or land fill site)
- How the proposed development links to the existing settlement
- Impact on existing buildings and/or the wider countryside
- Impact on existing amenity in terms of noise and general disturbance (not during construction)
- Potential benefits to the existing community (affordable housing, school, shop, health centre)

Design of the individual proposed development:

Design, layout and appearance of development

Overlooking/loss of privacy to existing dwellings

Inclusion of fully accessible homes (lifetime homes)

Levels of parking

Inclusion of sustainability measures

Issues such as a loss of view, personal circumstances, private rights, fear of future development or impacts on house prices cannot be considered by the planning system