

Maidstone Borough Council  
Local Plan Review  
Regulation 19



**Mrs Alison Hooker**  
**Parish Clerk**  
**Marden Parish Council**  
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**Date: 10<sup>th</sup> December 2021**

Dear Sir/Madam

### **Maidstone Borough Council Local Plan Review Regulation 19**

Marden Parish Council has reviewed Regulation 19 documents for Maidstone Borough Council Local Plan Review and supports the spatial strategy and believes the plan is sound and legally compliant.

The Parish Council wishes to make the following comments which are summarised below and explained in more detail on the attached document.

#### **LPRSA295 – Land North of Copper Lane and Albion Road**

Marden Parish Council continues to have concerns about site LPRSA295 Land at Copper Lane and Albion Road Marden, for the reasons laid out in the Regulation 18b submission, see attached.

The Parish Council acknowledges that conditions have been applied in the Draft Local Plan to mitigate some of the risks identified in the Parish Council's Regulation 18b submission and have identified further conditions they would like to see applied should this site be included in the approved Local Plan.

#### **Design and layout**

- To avoid a detrimental impact on the skyline from Copper Lane and surrounding countryside and to maintain the sensitive boundaries to the south no building should be higher than 2 storeys.

#### **Landscape and ecology**

- Landscaping throughout the site should reflect the whole site, not just the sensitive southern boundary
- The layout of the site along all the boundaries should avoid a regimented layout and respect the local character and residential amenity of neighbouring properties and along the sensitive boundaries
- The design of the site should pay special attention to artificial lighting systems to reduce visual intrusion from the countryside and the negative impacts on wildlife

#### **Access, Highways and Transportation**

- Safe pedestrian connections to the site along Albion Road, Copper Lane and to link with KM281 needs to be in place before development commences

Office Opening Times:  
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Reg 19 MPC Letter to MBC 10122021



- Safe cycling connections to the site along Albion Road and Copper Lane also ought to be in place before development commences.

#### **Open space**

- The Marden Infrastructure Spend Plan identifies key deficiencies in the open space of Marden. (See page 4 of accompanying Annex)

#### **LPRSP6(E) Marden**

The Parish Council would like to see the following added to the conditions to Policy LPRSP6(E)

##### **Point 2:**

- LPRGT1(9) should read LPRGT1(6)

##### **Point 4:**

##### **Key infrastructure requirements for Marden**

##### **(4)(a)**

- The Marden Infrastructure Spend Plan [MPC Infrastructure Spend Plan - Marden Parish Council - Marden Parish Council, Marden, Tonbridge \(mardenkent-pc.gov.uk\)](#); and the Marden Highways Improvement Plan [MPC Highways Improvement Plan - Marden Parish Council - Marden Parish Council, Marden, Tonbridge \(mardenkent-pc.gov.uk\)](#) identify key deficiencies in the infrastructure and highway network around Marden.
- The Parish Council is very concerned about flooding and wishes to see conditions applied to mitigate river, surface water and sewer flooding.
- Improvements to cycle access as well as pedestrian access should be included.
- The loss of pubs and restaurants should be resisted as well as local shops, community facilities and green space.

#### **Policy LPRSP10(A) – Housing Mix**

- Development should include a sustainable mixed community of affordable housing, local needs housing, housing for the ageing population, Gypsy and Traveller provision and market housing.
- All types of housing developments should meet the optional technical standard of M4(2) and M4(3).

#### **Policy LPRSP13 – Infrastructure Delivery**

- All references to transport should be updated to read sustainable transport.

#### **Policies map**

- Several errors and omissions have been found, which need to be corrected.

Yours faithfully

*Alison Hooker*

**Alison Hooker**

**Clerk to Marden Parish Council**

cc. Borough Councillor Blackmore, Borough Councillor Burton, Borough Councillor Russell, County Councillor Parfitt-Reid and Helen Grant MP.