Planning decisions taken during September 2025

25/503409 /SUB	Runham Farm Runham Lane Harrietsham ME17 1NH	No Comment.
25/503251 /FULL	Land Off Sandway Road Sandway Kent ME17 2LU	Lenham Parish Council Objects to this application which is virtually a repeat of 24/503922 which was rejected by MBC. We consider that our objections to the previous application were not taken into account and we repeat them below: *Lenham Parish Council wish to see this application refused. If the planning officers recommendation is contrary to this view, we request that the application is reported to the Planning Committee for the planning reasons set out below.* ***Effect on Character and Appearance***. *The application site lies in an area of attractive countryside outside both the village Lenham and the hamlet of Sandway. The application site is clearly visible from the public realm along the Sandway Road. Whilst there is a scatter of development, including some residential development,* *in the vicinity this area is clearly open and mainly undeveloped attractive countryside. It would appear that the current lawful use of the site is agriculture. The spread and form of the development proposed would have a significant harmful effect on the rural character and appearance of the countryside such that the proposal would clearly conflict with development plan policy LPRSP9 which aims to protect the countryside from inappropriate and intrusive development.* ***Whether sustainable location and accessibility.*** *Sandway has no facilities and local residents turn to the villages of Lenam and Harrietsham, both rural service centres situated about 1 mile away for their day to day needs. The characteristics of the intervening roads are not conducive for walking or cycling. In particular the lane to Lenham is* *mostly unlit with no footway and has for a large part restricted forward visibility for all uses which makes it generally unsuitable for children and the elderly to walk or cycle along. There are no public transport services at Sandway.* *Mr David Murray, the Inspector appointed by the government to determine a recent appeal at Warren Lands also at Sandway, considered whether the hamlet was a sustainable location suitable for a gypsy or traveller caravan site. In his decision letter dated as recently as eighth of October 2024 concluded as follows at paragraph 27, page 6.*

		It is inherent that a Gypsy or Traveller way of life is dependent on a regular degree of travel probably by a vehicle. Nevertheless, the proposals are for a dwelling and /or a settled permanent base and this is likely to involve the families having to reach schools services and facilities even *when a worker is travelling away. The location of the site away from services and facilities and the lack of practical alternatives to the use of the car means that the proposed dwelling or gypsy/traveller site would still be largely dependent on the use of the car. This would not help* *achieve a sustainable pattern of growth and both proposals conflict with the policy in the Framework to promote sustainable transport, together with Policy AT2(3) of the LNP (Lenham Neighbourhood Plan) .* *Lenham Parish Council believes that the above comment clearly indicates that Sandway is not a suitable or sustainable location in principle for development for Gypsy and Traveller sites. Such development proposals at Sandway are clearly contrary to both the development plan and government policy as set out in the Framework.* *The heart of the Sandway conservation area, which is very close to the application site, comprises a narrow and dangerous road junction. Additional traffic generated by the proposal would have to navigate this junction which would be highly detrimental to highway safety.* ***The effect on protected species and biodiversity.*** *Policy LPRSP14(a) requires new development to deliver a minimum of 20% biodiversity net gain or if this is unviable the statutory minimum net gain provision. No information has been provided within the application which demonstrates that proposals to comply with this policy have been thought through and are proposed. As such the application is contrary to this important development plan policy. The impact the proposal may have on the Stodmarsh Marshes SAC is also unclear.* ***Policy LPRHOU8.*** *The application conflicts with policy LPRHOU8 part (b) in terms of the sites accessibility to local services, part (c) because of the significant landscape impact and harm to rural character, part (d) the wider impact on highway safety including the very dangerous and congested junction which lies at the heart of the Sandway conservation area and part (f) the ecological impact on the Stodmarsh SAC.* ***Gypsy and Traveller development plan document*** *Maidstone Borough Council will make provision for sites to meet the needs of the Gypsy and Traveller community through the forthcoming development plan document (DPD).* *The short-term use of the current application site to accommodate the travelling community does not justify harm to rural and residential amenity on a permanent basis which would result from the approval of the proposals. The proposals clearly conflict with the guidance contained within the Framework and should therefore be refused in order that a more considered and balanced appraisal of suitable sites for the Gypsy and Traveller community can be considered through the forthcoming DPD*

25/501979 /FULL	The Old Goods Yard Headcorn Road ME17 2HT	In view of subsequent correspondence from amongst others the KCC Flood and water Management the Parish Council wishes to add further comment to its previous submission. We now realise that the intended roadway connections through to the neighbouring Lenham Springs Estate side Roads are not adopted and have no street lighting – only the Main Arrow Way itself has been adopted. The proposed connections to Arrow Way are not therefore viable and an alternative exit to the Headcorn Road is required. We should also point out, from the viewpoint of local knowledge that the Drainage reports are wrong. The watershed between the River Stour catchment and the River Len catchment in this area is the Headcorn Road and since this site lies to the west of the Road all surface water drainage will end up in the River Len and not therefore affect Stodmarsh. We would welcome a meeting with the developer on site or here at Lenham to harmonise both the developer viewpoint and that of the neighbourhood plan.