



**CPRE Kent 2
Local Concerns**

Appeal by Gladman

PINS Reference: APP/V2255/W/15/3067553, 3067567 & 3148140

Swale Borough Council reference: 15/500671/OUT & 15/510595/OUT

Land Off London Road, Newington, Kent.

**Proof of Evidence of Cllr John Wright, Hartlip, Upchurch and Newington Ward,
on behalf of the Kent Branch of the Campaign to Protect Rural England**

The Kent Branch of the Campaign to Protect Rural England exists to promote the beauty, tranquility and diversity of rural England by encouraging the sustainable use of land and other natural resources in town and country.

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1. Introduction

- 1.1 I am one of two local borough councillors for the Ward of Hartlip, Upchurch and Newington. I have represented the ward since May 2002, some 14 years. I am familiar with the site and its history having lived since 1972 at Paradise Farm, Hartlip, which backs onto the application site.

2. Pond Farm

- 2.1 This site does not appear within the current or emerging Swale Borough Council Local Plan, although it has been considered by the local plan's panel several times and been deemed at all stages as an inappropriate site with other sites, even in Newington, having a higher priority.
- 2.2 This site is open and is of best agricultural value, producing home grown fruit that would otherwise have to be imported, and falls outside the built-up area boundary of Newington village.
- 2.3 The proposal would affect and harm the setting of a listed farmhouse and farm buildings that would normally be found in open countryside and not surrounded as proposed.

3. Brick-earth

- 3.1 To my knowledge, a geological survey has been undertaken on the smaller site only to prove that the quality of brick-earth is not viable.
- 3.2 What the applicant has not done, to fully qualify with the new Kent and Waste Minerals Plan, is to determine whether there is brick-earth next to this site still in the present same ownership within 100 metres or so. As in the plan, the safeguarded area for brick-earth also extends into this area. Under the County policy, due consideration has to be given for sensitive uses, such as residential, that would potentially extend further from this boundary into the safeguarded area. This would sterilise any reserve or delay any house building, ensuring that it would not fall within a 5-year housing supply target (Policy DM7).

4. Location

- 4.1 The site is not well located in terms of facilities leading to an increase in commuting and traffic generation through an Air Quality Management Zone.
- 4.2 The proposal does not seek to mitigate or resolve many of the issues such as the poor access along Church Lane/School Lane to the primary school, so creating a likely objection by the local education authority. In addition, KCC highways would object to its expansion unless, better access could be secured or a new school built elsewhere.

- 4.3 There are no doctor's surgeries or extra local employment areas within the village. The rail services have been reduced at Newington making commuting difficult and unattractive to prospective residents. The site is not well connected to surrounding facilities such as the existing recreation ground, and no contribution has been offered for its potential extra use.
- 4.4 This site is the furthest away from most of the services within Newington. In addition, it is on the wrong side of the A2, thus ensuring that people will have to cross the A2 to make use of the facilities. This will result in further slowing and stopping traffic, causing greater noise and air pollution within the AQMA.
- 4.5 This is not a sustainable site under the provisions of the NPPF.

5. Access to the site

- 5.1 The new proposed access to the site would remove a vast tract of existing hedging, exposing the housing and detracting from the open countryside.
- 5.2 It would also greatly impact on the amenity of the houses opposite in terms of lights and extra noise, affecting the enjoyment of these homes as cars emerge from the proposed site, with lights intruding into through the windows of the houses opposite. Vehicles slowing and accelerating away from the access road would also create increased noise.
- 5.3 I have not seen any study to show this intrusion would be mitigated and not cause further harm and detriment to the amenity of residents

6. Air quality

- 6.1 The cumulative impact of new development in the area both planned and unplanned, especially from the neighbouring authority of Medway, has not been factored to the air pollution study.
- 6.2 For example, we know that in the short term traffic congestion along the A2 will increase substantially with the major construction of the M2 Junction 5/A249 which will last several years in its construction, funnelling traffic onto the A2.
- 6.3 The safeguarded brick-earth site and proven reserve at neighbouring Paradise Farm may also be sterilised if air pollution is too great within Newington due to this development by Wienerberger. (I am led to believe, at the time of writing, that Weinerberger's application is due to be submitted to KCC planning later this year.)
- 6.4 Both these issues may lead to this site not being able to deliver houses within the local authority 5-year house building programme. No substantive or practical efforts have been made to reduce this site's extra air pollution effects on the AQMA or consideration of cumulative impacts.

7. Heritage assets

- 7.1 I would like to draw attention of the Inspector to the appeal heard recently for the site along the A2 at the junction of Otterham Quay Road and the A2 in Rainham. The Inspector for that inquiry found against Gladman and refused a similar application, the grounds being its effect on a listed building and conservation area.