

### **BOXLEY PARISH COUNCIL**

www.boxleyparishcouncil.org.uk

Beechen Hall, Wildfell Close, Walderslade, Chatham, Kent. ME5 9RU 01634 861237 ☐ clerk@boxleyparishcouncil.org.uk

**Clerk** Mrs Pauline Bowdery Assistant Clerk Mrs Melanie Fooks

### AGENDA

### To All Members of the Council, Press and Public

There will be a meeting of the Environment Committee on Monday 13 June 2016 at Beechen Hall, Wildfell Close, Walderslade ME5 9RU commencing at 7:30 pm when it is proposed to transact the following business:

1 **Apologies and absences** (7.30)

To receive and accept apologies for absence.

- 2 Declaration of Interests, Dispensations, Predetermination or Lobbying (7.31)Members are required to declare any interests, dispensations, predetermination or lobbying on items on this agenda. Members are reminded that changes to the Register of Interests should be notified to the Clerk.
- Minutes of the Meetings of 9<sup>th</sup> and 16<sup>th</sup> May 2016 DECISION 3 (7.33)To consider the minutes of the meetings (already circulated) and if in order to sign as a true record.

#### 4. Matters Arising from the Minutes

- Minute 2871/4.1 HGV parking. See report (pages 3). 4.1
- Minute 2871/4.2 Installation of hard standing/apron at Boxley Road noticeboard. The KCC 4.2 response to the request for a list of approved contractors is awaited.
- 4.3 Minute 2871/4.3 Inconsiderate parking Provender Way, County Councillor Carter has requested a report from the highway department on the possibility of paying for the yellow lines.
- Minute 2871/4.4. Bollards. J Dowles will be undertaking the work towards the end of June. 4.4
- 4.5 Minute 2871/4.5 Flytipping Sindal's Lane. MBC is liaising with the owner to get the site cleared.
- 4.7 Minute 2871/4.7. Land to the rear of Tesco Grove Green. The parish office is attempting to find out who actually owns the land.
- Minute 2872/7.1 and 7.4. Parking issues. The actions outlined by members are being 4.8 undertaken and residents are being asked to keep a log of the issues they experience
- Minute 2873/7.3 Litter/flytipping signs. Members' comments were passed to MBC. 4.9
- 4.10 Any other matters arising from the minutes not on the agenda.

#### To adjourn to allow members of the public to address the meeting (7.45)

#### 5. **Planning Applications for Consideration - DECISION** (7.55)

To receive and decide on responses to planning applications (pages 3-4). 16/502179/FULL Bethany Boxley Road Walderslade. 16/504070/FULL Lavender Cottage, Bearsted Road, Weavering ME14 5LD. 16/504585/TPO 15 Iris Close Walderslade ME5 9QD. 16/504560 FULL 9 Baron Close, Bearsted ME14 4PZ.] 16/50421/FULL 1 Highridge Close, Weavering ME14 5XQ. 16/504064/FULL 70 Bargrove Road Maidstone Kent ME14 5SB.

(7.35)

6.	Planning Decisions, Appeals and Appeals Decisions - INFORMATION To receive any updates.	(8:05)			
7.	Highways and Byways - DECISION To consider any issues. 7.1 Lower Thames Crossing, update to consultation, see report (page 5). 7.2 Flooding Boxley Rd/Travertine Rd and Brownlowe Copse. 7.3 Bus shelter Grove Green, resident reports its removal.	(8:06)			
8.	<b>KCC Active Travel Strategy consultation- DECISION</b> To consider whether to respond, see briefing note (pages 5-8.).	(8:16)			
9.	Volunteer Groups - INFORMATION To receive any reports.	(8.23)			
10.	<b>Policy and Procedures - REVIEW</b> 10.1 Laminated Material Planning Considerations advice, see report (pages 8-9). 10.2 Traffic Management Advice (pages 9-10). 10.3 Planning rota, see report (page 10).	(8.27)			
11.	Maidstone Local Plan – DECISION To consider action and approach to the Local Plan examination, see report (pages 10-	(8.35) 12).			
12.	Matters for Information - INFORMATION 12.1 KCC Highways and Transportation Tracker Survey report now available (e-mail 02.06.16).	(8.43)			
13.	<b>Next Meeting</b> Next Environment Committee meeting 11 July 2016 at Beechen Hall commencing at 7 Items for the agenda must be with the parish office no later than 4 <sup>th</sup> July.	(8.45) 7:30pm.			
In view of the confidential nature (personal details and data) on the Enforcement item about to be transacted, it is advisable that the public and press will be excluded from the meeting for the duration of or part of the item.					
14.	Enforcement and Section 106 updates from MBC To receive an update if any received.	(8.46)			
Pauline Bowdery					

Pauline Bowdery Clerk to Boxley Parish Council

Date: 6 June 2016

In accordance with policy the meeting should close no later than 9:30pm but the Chairman has devolved powers to extend it by 30 minutes.

Items to be returned to agenda: None.

Legislation allows for meetings to be recorded by anyone attending. Persons intending to record or who have concerns about being recorded should please speak to the Clerk.

Supporting agenda papers for the Environment Committee Meeting 6<sup>th</sup> June 2016. The Chairman will assume that these have been read prior to the meeting. Councillors wishing to suggest changes to any policy or procedure document in this agenda should notify the office, in writing, at least three working days in advance of the meeting to allow details to be circulated at the meeting (or in advance if particularly contentious).

Item Matters Arising from the Minutes.

**4.1 HGV parking.** Response to the request for information on whether KCC directly received any of the Levy (£194 million) collected from HGV drivers.

Dear Heler, Thank you for your letter of 22 April, on the question of whether revenue from the HGV levy can be passed to local traffic authorities. The levy is a charge for using the road. The HGV Road User Levy Act 2013, at section 9(4), requires that the levy be paid into the HM Treasury's Consolidated Fund. It is the longstanding policy of all governments that decisions relating to raising and spending money be kept separate and so it is not, and cannot be, ring fenced for any particular function ... Local authorities receive funding based on a particular formula, and they are able to set spending priorities locally as they see fit.

ANDREW JONES

A response to another letter to Andrew Jones MP challanging the view that local authorities could collect fines from foreign HGVs is awaited.

#### Item 5 Planning Applications for Consideration. Purpose of item: DECISION

#### RATIFICATION

16/502179/FULL Raise roof to create second floor with attic conversion and rear dormer. Excavate area in front of property to create parking. Bethany Boxley Road Walderslade.

Raise roof to create second floor with attic conversion and rear dormer. Excavate area in front of property to create parking. Bethany Boxley Road Walderslade Kent ME5 9JD. The parish council strongly objects to this application and wishes to see it refused and reported to the planning committee for the following reasons:

The design combined with the height of the proposed structure will have an adverse and detrimental impact on the existing street scene.

The application exceeds the established building line.

The development of the front area, with major land engineering to facilitate four car parking spaces will be detrimental to the street scene and potentially could undermine the integrity of the

front garden to the adjacent property (Peradiniya).

Concern is raised about the unlawful change of use and development of the existing garage into what might be a residential dwelling. The PC requests that the garage is reinstated or a planning application is submitted for change of use.

Should permission be granted then the parish council seeks the following conditions:

- That the design is amended to be accommodated on the current footprint of the original property to ensure that the existing building line on Boxley Road is preserved.

- That the ridge line is reduced, in keeping with the existing street scene.

- That light tests are carried out to ensure no detrimental effect to adjacent properties.

Any provision for off street parking should be reduced to lessen the impact on the street scene.
Plans for the engineering works to provide car parking spaces should be submitted to ensure

that there is no adverse impact on the adjourning property.

- Hours of construction to be between 8.00 am and 5.00 pm Monday-Friday; 8.00 am and 1.00 pm on Saturdays with no work taking place on a Sunday or Bank holidays.

- No access to the site is to be allowed through Beechen Bank, to protect the Ancient Woodland covered by TPO.

- That the highest sustainable standards of construction are applied and monitored by Maidstone Building Control.

- All materials are approved before commencement of any construction work.

- That future Permitted Development Rights are removed

As Boxley Road is very narrow it is requested that advice is given on the need to keep the road clear of any rubble and also cleaned of any mud resulting from the development.

Concern has been raised over the unauthorised rear excavations and the PC would like the rear of the property reinstated as a garden.

The parish council has previously raised concerns with Maidstone Borough Council about unauthorised development at this site and also noise pollution due to construction being undertaken at what were considered unsocial hours. Should Maidstone Borough Council permit this application then it is asked to strictly monitor the work as it progresses and to ensure that it reacts promptly to investigate any complaints it receives.

#### DECISIONS

16/504585/TPO TPO application to 2no. Hornbeam - approx. 40% reduction at 15 Iris Close Boxley Kent ME5 9QD. Deadline 17 June 2016.

16/504070/FULL Demolish existing rear porch and cupboard area and erection of replacement single storey rear extension. Lavender Cottage, Bearsted Road, Weavering ME14 5LD. Deadline 14 June 2016.

Members have previously seen an application about demolishing an outbuilding and replacing it with a 2 storey development but this was refused by MBC

16/504064/FULL Single storey garden room extension. Conversion of existing bow window in sitting room to bay window. 70 Bargrove Road Maidstone Kent ME14 5SB. Deadline 24 June 2016.

16/50421/FULL Demolition of existing conservatory and erection of replacement single storey rear extension. 1 Highridge Close, Weavering ME14 5XQ. Deadline 16 June 2016.

16/504560 FULL Garage conversion. 9 Baron Close, Bearsted ME14 4PZ. Deadline 21 June 2016.

#### Item 7 Highways and Byways. Purpose of item: Decision/guidance

Item 7.1 Lower Thames Crossing, update to consultation. From: LTC [mailto:LTC@highwaysengland.co.uk] Sent: 24 May 2016 16:54 Subject: Lower Thames Crossing consultation

Dear Sir/ Madam,

Many thanks for your interest in the Lower Thames Crossing consultation. We received a fantastic level of engagement and we are grateful to everyone who took the time to take part in the consultation. In total, 47,034 responses were received, making it the largest ever public consultation for a UK road project.

As you know, the consultation invited views on proposed routes for a new road crossing below the Thames, which would be the first new road crossing for the Thames east of London for 25 years and would unlock massive economic benefits for the region and the whole country. The route for a new Lower Thames Crossing is an extremely important decision and it is vital that Highways England get it right. We are very encouraged at the significant number of responses that we have received, as they will really help Highways England to make the best possible recommendation to government about the route that this vital new road link should take.

The responses are now all being analysed before a final decision on a preferred route is expected to be made by the government later this year. From there, Highways England will develop the next stage of the project's assessment and design, which will be the basis for a further public consultation, following which Highways England will make a Development Consent Order application – beginning the formal planning process for the new road.

The new road could be open in 2025 if publicly funded, or in 2027 if private funding is also used, and would open up new areas for economic growth, relieve congestion at the existing Dartford Crossing and improve the resilience of the road network by providing a new alternative link across the Thames. In all, the scheme would deliver around a threefold return on investment, including adding £7bn to the UK economy and creating around 5,000 new jobs.

We look forward to working with you in the coming months. I will be in touch again once we have more news to share and can discuss the next stages of the project.

KCC Active Travel Strategy consultation 18th May – 13th July (e-mail 18.05.2016)

Website: www.kent.gov.uk/activetravel

Members to decide whether to respond.

#### "Introduction

Kent County Council's (KCC) Active Travel Strategy aims to make active travel an attractive and realistic choice for short journeys in Kent. By developing and promoting accessible, safer and well-planned active travel opportunities, this Strategy will help to establish Kent as a pioneering county for active travel.

Active Travel means walking or cycling as a means of transport in order to get to a particular destination such as work, the shops or to visit friends. It does not cover walking and cycling done purely for pleasure, for health reasons, or simply walking the dog. Active travel can be for complete journeys or parts of a journey.

More people travelling actively can lead to a range of positive outcomes. These include improved health, reduced traffic congestion, reduced pollution and financial savings.

#### Where can you find out more?

We want to know what people think of our draft Active Travel Strategy, and the ambition and actions outlined within it. The draft Strategy is available to download from the website <u>www.kent.gov.uk/activetravel</u>.

Annexes to the draft Strategy providing more information on the policy context, the evidence base for the Strategy and summary of engagement workshops are also available from the website or on request".

#### "Our Ambition

Our overarching ambition of this Active Travel Strategy is to: Make active travel an attractive and realistic choice for short journeys in Kent Delivering on this ambition will lead to more people walking and cycling, contributing to the following outcomes:

- Improved health through an increase in physical activity
- Reduced congestion on the highway network by providing better travel choices
- Safer active travel.

These outcomes will be realised by delivering the following actions:

Action 1: Integrate active travel into planning This Strategy will influence commissioning decisions and ensure walking and cycling are prioritised in future planning processes. In addition, the Strategy will encourage integration of all types of transport as part of the strategic road network. This will be led by current commissioning guidance and best practice, existing KCC policies and strategies, and key partners' policies and strategies with a commitment to encouraging active travel.

Action 2: Provide and maintain appropriate routes for active travel Kent needs fit-for-purpose active travel routes that people want to use. Kent's existing cycling and walking routes have developed over time as resources have allowed. They are not always continuous or direct, and may not serve important community services, which means that some people who would like to walk or cycle are unable to do so. There is a need to provide facilities such as pedestrian crossings along routes and secure cycle storage at destinations. It is also important that these routes are well maintained.

Action 3: Support active travel in the community There is a need to encourage and promote active travel in our community. People need the skills, confidence, information and, most importantly, the motivation to make active travel their preferred choice. Initiatives needed to support this change include pedestrian and cycle training, road safety campaigns, projects to encourage walking and cycling to schools and work, and promotion of available routes."

### Clerks briefing note:

The consultation document has a section on delivering the actions

- integrate active travel into planning
- provide and maintain appropriate routes for active travel
- support active travel in the community

Each section gives multiple bullet points which shows the action KCC will take e.g. Inform the development and application of the County Council's transport policies through the local

transport plan.

Give appropriate consideration to active travel when designing new routes and maintaining highway assets.

In schools, further and higher education:

support initiatives including School Travel Plans and other active travel programs.

#### In workplaces:

support businesses in developing active travel plans and provide information to support active travel in the workplace.

#### Funding.

Basically this section explains that Kent County Council does not have the funds to undertake the work but will be looking to external funding to funding initiatives. External funding is sought from partners and specific government grants such as the Local Sustainable Transport Fund.

#### Active travel strategy on consultation questionnaire

The consultation questions do allow parish council respond as a group however questions 3-4 relate to how a person undertakes their travel. Interested councillors can, if they are particularly interested in this, respond to the consultation in a personal capacity.

The first question, 5, that the parish council may be interested in responding to is 5. The following is a list of positive outcomes that Active Travel can contribute to. Please rank them in order of importance to you - Select one option in each column

	First (Most important)	Second	Third	Fourth	.Fifth (Least important)
Improved air quality					
Reduced traffic on the roads					
Financial savings such as fuel, vehicle					
running costs and parking charges					
Health benefits from physical activity					
Reduced journey times in urban areas					

Question 6. This deals with personal perceptions so is not suitable for the parish council to answer as it is a corporate body.

#### Section 2.

7 a Was the active travel strategy document easy to understand. Answer yes.

8. To what extent do you agree or disagree with the Active Travel Strategy's ambition to make 'active							
travel an attractive and realistic choice for short journeys in Kent'? Please select one option.							
Strongly Agree	Agree	Neither agree nor disagree					
Disagree	Strongly disagree	Don't know					

8 a please add any comments below.

Clerks note: in view of members' previous responses to this type of consultation members may wish to respond,

Whilst members applaud the stated wish for KCC to have a robust Active Travel Strategy and to see the aims implemented into everyday life and all new developments. In reality until the current infrastructure is improved, which is in many ways reliant on the Community Infrastructure Levy being introduced by MBC, there is going to be little improvement.

Questions 9 to 11a, specifically deals with the list of actions and aims identified in the consultation paper (pages 6-8).

Question 12 **Anything else**, allows for the parish council to make other comments. In view of past consultation responses members may wish to respond along the lines of:

As funding is reliant on other external bodies it is suggested that the County Councillors are fully engaged with this strategy as they have devolved highway funding which could be used in individual wards to start to improve current infrastructure.

KCC has a wealth of plan-based information however does not appear to have proactively sought the advice, views of parish councils or community groups about what action could be taken on the ground. Parish councils play an increasingly important role in providing services and the communities they support/represent are directly affected by all these issues and it is sad that KCC have never specifically approached the councils to actively engage with them about the current infrastructure. A written response to a consultation is inadequate.

The remaining questions are to do with whether you are male or female, working or not working etc.

Item 10 Policy and Procedures. Purpose of item: Decision.

**10.1 Laminated Material Planning Considerations advice.** Clerk's note: This is normally a *housekeeping* review and the following has been refreshed but as it is some time since members have been directly asked about the advice notice it is being submitted to the meeting for consideration. **Environment Committee.** 

Where possible members are asked to view the plans on the MBC website prior to the meeting.

**Material Planning Considerations** for refusing an application or applying conditions to alleviate impact are considered as follows.

- 1. Design and/or Materials. *Out of keeping with street scene, bulk, and height.*
- 2. Highway Issues. *On-street car parking. KCC deal with amounts of traffic, highway safety issues and MBC will only refuse an application on these grounds if supported by KCC.*
- 3. Impact on neighbours. *Loss of privacy, Planning officers use mathematic calculations to judge loss of light. If this is the sole reason for objecting members may wish to indicate concerns.*
- 4. Impact on AONB or conservation area. If adverse will a condition about landscaping help?
- 5. Pollution. Noise/air/light/general.
- 6. Flooding. *Check any planned hard standing for possible run off problems.*
- 7. Other. Ecological, Health and Safety, Crime (fear of) Economic Impact, cumulative Impact.

The above is a summary if members have other concerns then they are welcome to highlight them as they could be investigated or raised as a concern rather than an objection.

If members have concerns and, if the deadline allows, they do not have to make a decision at a meeting. Policy exists to delegate the decision to the Clerk, after consultation with the Chair, Chair/Vice Chair or all members of the committee<sup>1</sup>. If deciding to delegate members should be prepared to give guidance on their concerns and to whom the delegated power is given<sup>2</sup>.

<sup>&</sup>lt;sup>1</sup> Unless stated at the meeting the Clerk will continual with the Committees instruction to use common sense as to who she consults with.

<sup>&</sup>lt;sup>2</sup> Outside of a meeting the Proper Officer of the Council takes a decision (it is not legal for a Chairman to take a decision). Members should be

# When a major application is received just before a meeting an extension to the deadline date can be requested by the office. This is to allow members time to reflect, visit the site and time to receive any comments from neighbours.

**Note** Change of use of land to incorporate into a garden will normally cancel any existing TPOs on the new bit of garden.

**Note** The Parish Council has a wish list for improvements to the parish. In certain circumstances, large scale, developments can have a Section 106 or Community Infrastructure Levy placed on them and members are reminded of this condition. Any request should be included on the response to the application.

**Note.** BPC has a Traffic Management Advice note that can be sent to households where development is taking place if it considered that there will be major traffic issues resulting from deliveries, additional parking etc.

#### **MBC approved responses.** *Members are asked to choose from the following.*

Planning applications.

Do not wish to OBJECT/COMMENT.

Wish to see the application APPROVED and REQUEST the application is reported to Planning Committee.

Wish to see the application APPROVED but DO NOT REQUEST the application is reported to Planning Committee.

Wish to see the application REFUSED and REQUEST the application is reported to Planning Committee for the planning reasons set out below.

Wish to see the application REFUSED for the planning reasons set out below but DO NOT REQUEST the application is reported to Planning Committee.

# Are there any planning conditions that would either overcome your objections to the proposal or, if you wish to see the application approved, you would want to see imposed?

Tree applications

See the application approved

See the application refused

See part approved & part refused

Do not wish to object but defer to the Landscape Officer's view (this can include comments if members wish). *This is the response that the committee normally uses.* 

Wish to request that the proposal is called in to Planning Committee for the following reasons:

Wish to see the following planning conditions/informatives imposed as set out below:

#### Item 10.2 Traffic Management Advice.

Clerk's note: This is normally a *housekeeping* review but as it is some time since members have been directly asked about the advice notice it is being submitted to the meeting for consideration.

#### **Boxley Parish Council**

#### Contractor Traffic Management Advisory.

On receipt of an application for development on a road where it is recognised that additional parking might cause dangers or major inconvenience the parish office will contact the applicant or agent explaining that the road/area has been identified as likely to be badly affected during any development.

The parish office will explain that in order to minimise impact it is felt necessary to write to the applicant/agent to notify them of the type of complaints/problems that are being experienced or likely to be experienced at certain locations.

The applicant, when proceeding with the development, is asked take this into consideration and may find the following suggestions helpful.

- Prepare a traffic management plan and supply this to contractors. Such a plan can show where contractors could park etc. to minimise the impact on the neighbours. It could also show where it is dangerous for them to park.
- Take advice from the PCSO if they need help in understanding the dangers of parking on the highway.
- Where possible arrange for off street car parking especially for vans. If necessary be prepared to move your car onto the highway to allow a large van to park there.
- When arranging for deliveries/work then account should be taken of when deliveries are arriving and the impact on the neighbours and highway.
- Try to ensure that deliveries are at reasonable times to minimise the noise disturbance for neighbours.
- Ask contractors to place a note of their contact number and the house that they are working at in the windscreen of their vehicle. This will allow residents to contact them directly if there is a particular problem. It is recognised that home owners are often not available whilst the work is taking place and so might not realize that a problem is occurring.
- If possible avoid deliveries at busy times (school pick up etc.).
- Notify neighbours when the work will start and that arrangements have been made to try to alleviate any problems.

**Item 10. 3 Planning rota.** To consider the setting up of a new rota to attend the MBC Planning Committee should BPC object to a planning application which is then reported to that committee.

Item 11 Maidstone Local Plan Purpose of item: Decision.

Clerk's Note. This issue was considered at the 6 June parish council meeting. A change has been made to the report taken to that meeting in that a new section *A few lesser issues are:* has been added to identify all the issues raised in the response to MBC

The local plan examination is likely to commence in September or October 2016. Boxley Parish Council has identified, in its response to the Local Plan consultation, a number of issues that it wishes taken up at the examination.

Maidstone KALC has contacted all parish councils about the examination and whether they wish to offer a witness on a particular topic. The parish council is asked to send its representatives (Ivor Davies and Bob Hinder) to the Maidstone KALC meeting on 27<sup>th</sup> June and that they be mandated to speak and vote on behalf of the parish. Further discussion of the topics and how the parish council wishes to proceed, with regards to its individual response, will be undertaken at the Environment Committee meeting on 13<sup>th</sup> of June.

A number of decisions (shown in **bold**) must now be taken by the parish council/Environment Committee.

The parish council/Environment Committee must decide whether it wishes to offer a witness on a particular topic. The representatives should be able to make this known at the 27 June meeting. Maidstone KALC will focus on various overarching issues pertinent to the submitted local plan, such as:

Soundness plan.	Does it meet the necessary criteria-positively prepared, justified, effective and consistent with national policy. (These include cooperation with other authorities).					
Integrated transport strategy. Is it realistic?						
Housing numbers.	Our projected statistics defensible?					
Gypsies and travellers.	Is Maidstone not already overrepresented?					
Neighbourhood plans.	Is MBC's treatment of neighbourhood plans reasonable?					

# The parish council and or Environment Committee must decide whether it wishes to offer a witness to attend to speak on these topics. Any person volunteering to be considered will need to be able to spend a couple of days at the inquiry.

<u>Professional Fees</u>. The parish council has made some provision in the budget (£10,000) towards professional fees for the Local Plan Examination but hasn't decided if it is going to employ its own professional representative, join up with Maidstone KALC or contribute to the fees that Maidstone KALC will be incurring to fight the Local Plan.

## The parish council must decide whether, in principle, it will contribute to the cost of instructing a professional to act on behalf of Maidstone KALC.

## The parish council must decide whether it wishes to consider employing a professional to represent it at the examination.

The following are the major issues that BPC has taken exceptions to in the Local Plan,:

- The lack of specific mention of the Medway/Maidstone Strategic Gap, which stops the coalescence of Maidstone and the Medway Towns.
- The lack of robust protection of agricultural land to ensure it remains available for food production both now and in the future.
- The parish council considers that the Medway/Maidstone Strategic Gap, Walderslade Woods, Beechen Bank, Cowbeck Wood and Reeds Croft Wood meet the requirement for Landscapes of Local Value.
- The MBC decision not to realign the urban boundary at Lordswood and Walderslade is of concern to the parish council.
- Boxley Parish Council would like to see MBC take a more robust stance on ensuring brownfield sites are used before greenfield sites. The policy should clearly state that development of brownfield land is favoured ahead of greenfield sites.
- This policy makes no reference to the effect external lighting has on the amenity of the Kent Downs AONB or Conservation Areas.
- The development of existing urban residential dwellings often increases the number of vehicles at that property whilst at the same time often removing on-site car parking opportunities. This item needs strengthening to ensure that any such development can supply sufficient on site car parking spaces.
- It is considered that having Affordable Housing as a priority over transport is unsustainable. What is the point of having affordable housing without the necessary supporting infrastructure being in place?

A few lesser issues are:

- Inclusion of reference to Bearsted and Bearsted train station in the policies relating to Newnham Park.
- Failure of MBC to identify more green corridors and failure to engage with the parish council and local communities.
- Need to strengthen policy regarding provision of adequate on-site car parking for residential extensions/development.
- Local housing needs statements and policy are contradictory and do not protect rural villages from losing residents because they can no longer afford to rent/buy locally.
- Renewable energy. Wish to see policy state that agricultural land use for such schemes will not be classified as Brownfield sites and returned to agricultural use if the scheme ceases to be in operation.
- Supporting infrastructure should take priority over Affordable Housing.

It is suggested that the parish council makes contact with the program officer to let it be known that there is a wish to speak on specific issues related to Boxley Parish Council.