LYNSTED with KINGSDOWN PARISH COUNCIL

**LAND TO THE EAST OF LYNSTED LANE: Application No: 21/502609/OUT**

Introductory remarks by Julien Speed, Chairman of Lynsted with Kingsdown Parish Council, at the site visit attended by members of the Swale Council Planning Committee

On behalf of Lynsted with Kingsdown Parish, welcome to the planning committee members and thank you for taking the time to visit the site.

You’ve just walked through the proposed North-East pedestrian access. I hope you can see it’s a complete non-starter. It’s a busy joinery yard with machinery and timber moving round at all times during the day, which would pose a health and safety risk to the public. And at night and weekends, the gate is locked for security purposes.

However, I did hear from the developer yesterday, in response to a request from me, and it would appear they are also now recognising it is not a practical route.

This application has now been submitted three times, because it is fundamentally flawed. We consider it to still be flawed. At the last planning meeting, the agent emphasised how they had sought pre-application advice. However, neither the agent nor the developer has made any attempt to consult with the Parish Council, yet it is our parishioners who would be blighted by this development.

If this application were to be approved, I’d like to know how construction traffic would even access the site. Clearly not through the joinery yard. It will also be incredibly difficult to access via Lynsted Lane without banning residents from parking outside their own homes as they do at present, resulting in loss of amenity and risks to pedestrians, cyclists and other road-users.

After you’ve seen everything you need to here on the site itself, with the chairman’s permission I would request that we all move round to Lynsted Lane because we want to explain the major issues we have with the second proposed access point - which would result in a single-file pinch-point just 36 metres from the T-junction with the busy A2.

We need to be quite clear. This is not an application to build 10 homes. It’s a starter for 10. The developers have confirmed, in their Reg 19 and Reg 18 submissions, that their ultimate aim is to build 40-50 houses on this site. This application must be viewed in that wider context. Logic dictates that 10 homes cannot fund the costs of all the proposed road changes in Lynsted Lane. Any approval must result in the expansion to 40 or 50 homes to make the whole project deliverable.

And the application must also be viewed in the even wider context of the proposal to build 84 houses on the other side of Lynsted Lane. The tinkering of the highways layout is predicated on the western side being the non-priority side. If the western application were to be approved, that side would then become the priority side, being an even larger development. What happens then regarding the carriageway narrowing measures?

This site is not included in the current Local Plan (Bearing Fruits) nor was it part of the recent Reg 19 draft Local Plan. For that reason alone, the proposal should be rejected on the grounds of prematurity. It is not appropriate to bring forward proposals on this long-term scale when the formal Local Plan is still under review.

So, just to be clear, we are on the border here between the parishes of Teynham, and Lynsted with Kingsdown. The boundary runs down the middle of the London Road. Houses on the North side are in Teynham parish, houses on the South side are in Lynsted with Kingsdown.

This proposal, taken together with the whole site which extends to Fir Tree Cottage, threatens coalescence as far as Vigo and Batteries to the south and eastward towards the Conservation Area of Cellar Hill that has its own distinct identity and concentration of Listed Buildings. This coalescence is contrary to the recommendations in the report commissioned by the Borough Council themselves and published in January last year which identified an “Important Local Countryside Gap” between the Parishes of Teynham and Lynsted.

Only a few days ago, a proposal to build one bungalow behind a house to the South of London Road was rejected by Council planning officers for being in contravention of the Lynsted Parish Design Statement, which has been adopted as Supplementary Planning Guidance. This defines a rural heritage pattern of Parish development of one house deep and sensitive edges to the south of the A2.

This proposal should be rejected because it would damage to a far greater extent than just one bungalow, that sensitive heritage asset of close association with an agricultural and rural past.

We very much hope that you will vote against this application. Were it to be approved, we would ask that a binding planning sterilisation be imposed against future development on the wider plot.

Finally, the benefits of a development can justifiably be opposed when there are countervailing disbenefits and I know that other residents are keen to express their views to you.

Thank you.