

## GIVE US YOUR VIEWS...

### Proposals to build on land west of The Street, Lynsted

Burlington Property Group presented outline proposals to over 50 residents on Saturday 24 June for land West of The Street in Lynsted. This is the field where the village fete used to be held, opposite The Vallance.

The developers are planning to divide the site into five areas (see plan).

- Green space to be handed to community
- Mixed use community building
- Housing for 8/9 new homes
- Land to be retained as paddock
- Additional green space to be made available to the community

They are keen to work with the local community to address the concerns raised in 2015, when a similar scheme was put forward but not progressed. **They say they will not submit a planning application unless they have support from residents.**

The Parish Council is seeking resident feedback and we would be grateful if you could study the five drawings and then complete our survey.

**This survey can be completed online via the Parish Council website: [www.lkpc.uk](http://www.lkpc.uk)**

However, if you prefer, you can use this form and post it back to us

**1. Your Name**

---

**2. Do you live in the parish of Lynsted with Kingsdown?**

Yes  No

**3. Did you attend the presentation on Saturday 24 June?**

Yes  No

**4. Is this a suitable plot to be developed?**

Yes, I agree it has potential  No, leave it as it is  Don't know

**5. Regarding the area fronting The Street (shown in dark green on the drawings), how would you prefer it to be used:**

Leave as it is (currently inaccessible private land)  Create a green space available to the community  Don't know

**6. If the space shown as dark green were to be made available to the community, how would you like it to be used (tick one only)**

Just accessible open space  Open space with benches and play area  Open space with benches and play area plus 'hut' for occasional use  
 None of the above  Don't know  Other [please state]

**7. If a new community hall were to be built in the area shaded orange, which of the following would you like to be included (tick all as appropriate)**

GP/nurse consultation room  Sales outlet for local produce  Post office  
 Meeting rooms  Pool car/minibus  Public toilet  
 Venue for weddings, funerals, parties etc  None of the above  Local shop  
 Don't know

**8. As an alternative to building a new community hall, would you prefer the developers to contribute towards improving the infrastructure in Lynsted?**

Yes  No  Don't know

9. If you would prefer the developers to contribute towards infrastructure in Lynsted, which of the following should be the priority (tick one only):

- |   |                                    |  |
|---|------------------------------------|--|
| <input type="radio"/> Drainage and sewage | <input type="radio"/> Water supply | <input type="radio"/> Electricity supply   |
| <input type="radio"/> Broadband           | <input type="radio"/> Don't know   | <input type="radio"/> Other (please state) |

10. The developers are proposing 8 or 9 new homes. What is your view on this number of houses?

- |   |                                     |   |
|---|-------------------------------------|---|
| <input type="radio"/> It's about right for that plot      | <input type="radio"/> It's too many | <input type="radio"/> They could build more |
| <input type="radio"/> I don't want any houses built there | <input type="radio"/> Don't know    |   |

11. What is your view on the housing type? Should it be:

- |   |  |   |
|---|--|---|
| <input type="radio"/> All private                         | <input type="radio"/> All affordable or lower cost | <input type="radio"/> A mix of private and affordable |
| <input type="radio"/> I don't want any houses built there | <input type="radio"/> Don't know                   |   |

12. If the community hall is not progressed, would you be happy to see more houses built in the area shaded orange?

- |                           |                          |                                  |
|---------------------------|--------------------------|----------------------------------|
| <input type="radio"/> Yes | <input type="radio"/> No | <input type="radio"/> Don't know |
|---------------------------|--------------------------|----------------------------------|

13. What impact do you think these proposals would have generally on the landscape and appearance of the centre of Lynsted? Would it be:

- |   |   |                                      |
|---|---|--------------------------------------|
| <input type="radio"/> Enhanced considerably | <input type="radio"/> Enhanced a bit          | <input type="radio"/> About the same |
| <input type="radio"/> Made a bit worse      | <input type="radio"/> Made considerably worse | <input type="radio"/> Don't know     |

14. How would these proposals affect your general enjoyment and quality of life in the parish. Would they be:

- |   |   |                                      |
|---|---|--------------------------------------|
| <input type="radio"/> Enhanced considerably | <input type="radio"/> Enhanced a bit          | <input type="radio"/> About the same |
| <input type="radio"/> Made a bit worse      | <input type="radio"/> Made considerably worse | <input type="radio"/> Don't know     |

15. Given this site has now been identified for development, which of the following would you prefer:

- |  |   |
|--|---|
| <input type="radio"/> Continue negotiations with Burlington Property Group | <input type="radio"/> Reject the Burlington scheme and wait for another developer to come along |
| <input type="radio"/> Refuse to negotiate with any developer               | <input type="radio"/> Don't know  |

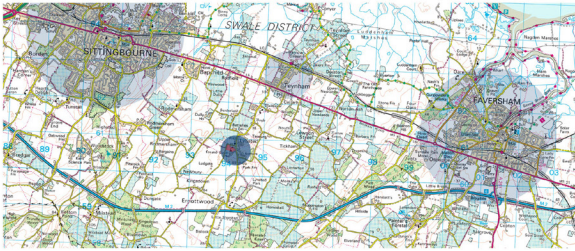
16. Please use the box below to expand on any of your answers or make additional points. Use a separate sheet if necessary.

Address to return the form by post:

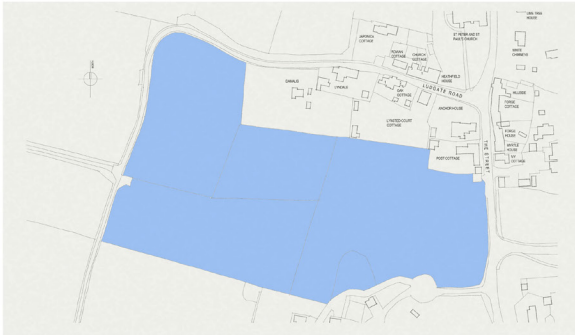
Lynsted with Kingsdown Parish Council • PO Box 601 • Sittingbourne • Kent • ME10 9GJ

# LAND AT THE STREET LYNSTED - SITE LOCATION

## REGIONAL CONTEXT



SITE LOCATION PLAN 1:1250



## VILLAGE CONTEXT



# LAND AT THE STREET LYNSTED - OPPORTUNITIES

## Community Offerings

Primarily Burlington is offering to make area identified as public open space available for public use. We are also here to discuss the following options that we could offer into a partnership with the parish to be able to bring the site forward for the development of a small number of houses. These opportunities include:

### 1. A village hall or community facility that possibly includes:

- Community shop
- Gp/ nurse consultation rooms
- Garden store and sales area for the Lynsted Community Kitchen Garden Project
- Post office kiosk
- Hall for hire
- Meeting rooms
- Pool car/ minibus
- Defibrillator
- Public toilet facility
- A highly sustainable facility that achieves a high BREEAM rating

### 2. Along with the public open space, potential further land can be made available for:

- Further kitchen garden projects
- Allotments
- Sports activities tennis courts, rugby pitches etc.
- Land in support of Lynsted and Norton Primary School
- Land in support of the Cherry Orchard Project

### 3. Local needs buildings:

- First homes
- Commercial structure
- Educational structure
- Plots for custom build housing
- Plots for self build housing

### 4. Finally, the proposed scheme will deliver a high standard of finished design including:

- B Rated EPC's
- Renewable energy sources
- High standards of passive thermal technology
- Sustainable materials
- Car charging spaces
- A landscape led approach to the setting of the site
- An ecology design that achieves all of the requirements of the new Biodiversity Net gain legislation
- Sustainable drainage solutions to ease impact on local drainage systems.



## Case Study Barham Village Store.

After the closure of the local post office and shop in 2008, the community in Barham banded together to provide a new shop and post office facility operated from an annex to their village hall. The shop and its services have been specifically chosen to build the community.



*"Shop has made a real centre to the village. There is always a place where there are people and something going on."*

- Research
- Lynsted with kingsdown society
  - Lynsted with kingsdown parish council
  - Lynsted community garden
  - Lynsted cherry orchard
  - Lynsted kitchen garden
  - Swale borough council local plan
  - Listed building maps

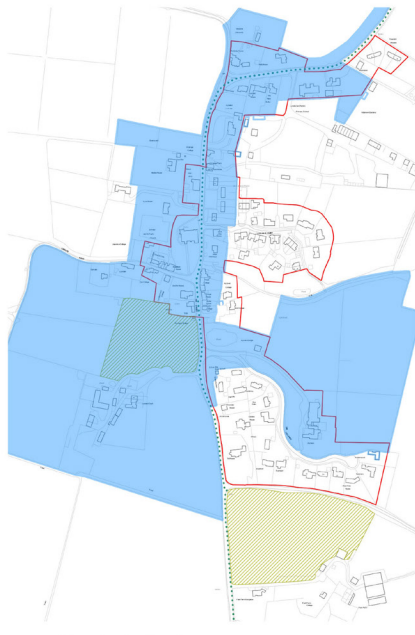


Lynsted with Kingsdown Society



# LAND AT THE STREET LYNSTED - PLANNING & HIGHWAYS CONTEXT

## PLANNING CONTEXT



- Planning Policy Context**
- Lynsted – The Street Conservation Area Designated 26.01.2000
  - Rural Lane - DM26
  - Local Green Space – DM18
  - Built up Boundary – ST3

## SITE CONTEXT



### Listed Buildings

- 1. Lyndale - Grade 2
- 2. Oak Cottages – Grade 2
- 3. Heathfield – Grade 2
- 4. Lynsted Court Cottage – Grade 2
- 5. Anchor House – Grade 2
- 6. The Post Office – Grade 2
- 7. Forge House, Forge Cottage, Hillside House – Grade 2
- 8. St Peter & St Paul – Grade 1
- 9. King George VI Kiosk Telephone Kiosk – Grade 2
- 10. Lynsted Court

### Preliminary Access Study

As part of our initial site research we have worked with a Kent based Highways Consultancy to provide a preliminary access arrangement that starts to address safety traffic issues identified within the context of the site. Please note that the presented is a preliminary draft proposal and not a finalised design.

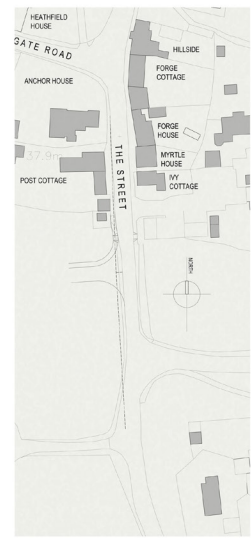
It shows a 5.5m wide access road with 1.8m footway connecting back into the existing footpath on the western side of The Street plus a dropped kerb ped crossing to the eastern side of the road.

The proposals shown indicates a 10m radius junction as this fits in with the other existing side roads junctions at The Vallance and Ludgate Lane however, advice will be sought from KCC highways as to the final junction design.

The visibilities from the new access way are designed for a 30mph speed limit but also takes into account expected 85th %ile speeds of 37mph.

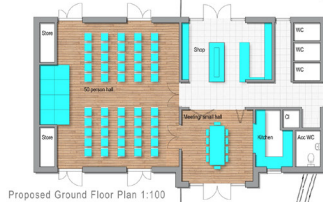
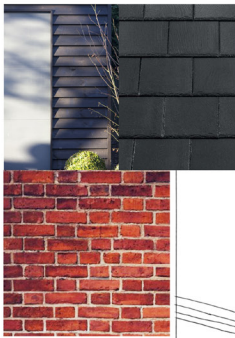
The junction location does take into account the position of The Vallance but final topographical survey work would need to be carried out to finalise the design.

## ACCESS STUDY

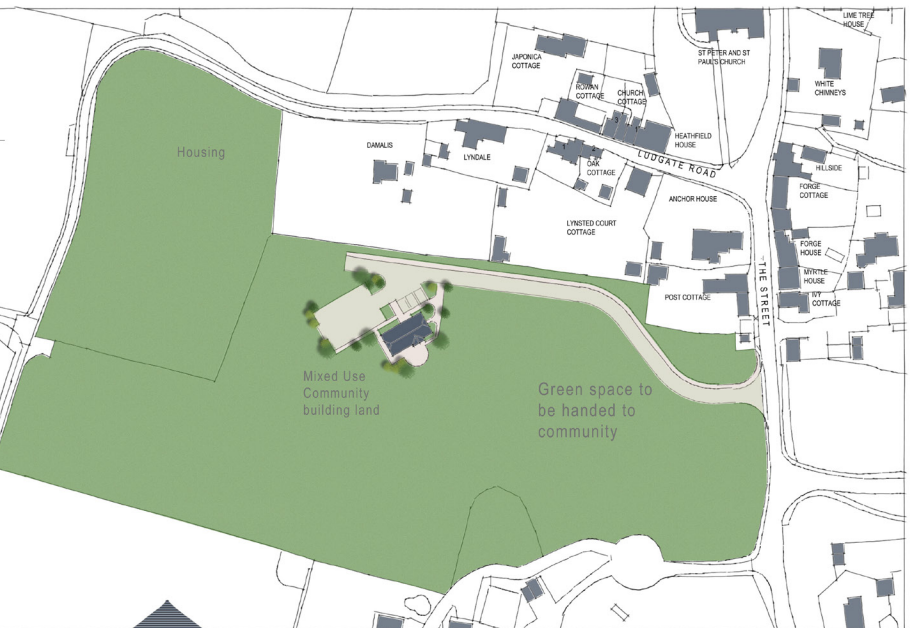


# LAND AT THE STREET LYNSTED - COMMUNITY STRUCTURE SKETCH

## Material Palette



Proposed Elevations 1:100



# LAND AT THE STREET LYNSTED - ASPIRATIONS

## LOCAL DESIGN INSPIRATION



## MATERIALS



## DESIGN & PREVIOUS PROJECTS



GIVE US YOUR VIEWS...

Proposals to build on land west of The Street, Lynsted

Address to return the form by post:

Lynsted with Kingsdown Parish Council • PO Box 601 • Sittingbourne • Kent • ME10 9GJ