

Lenham Stakeholders Workshop

15 April 2016

Consultation Feedback Report

Lenham Stakeholders Workshop: 15 April 2016 Consultation Feedback Report

1 Introduction

In order to test the implications of the Regulation 19 ‘broad location’ allocation at Lenham village and consider how it might be implemented, a stakeholders workshop was held on 15 April 2016. Twenty-five stakeholders attended, although invitations to the half-day event were sent to a wider audience with interests and responsibilities in the area. The workshop was facilitated by officers from Maidstone Borough Council, and led by Louise Thomas, TDRCLtd.

The objective of the workshop was to look a range of issues to inform the forthcoming study exploring the ‘broad location’ allocation in more detail.

The stakeholders included:

- Councillors of Maidstone Borough Council
- Councillors of Lenham Parish Council and Lenham Neighbourhood Plan Steering Group members
- A representative from Lenham School
- A representative from Kent Downs
- Land owners, developers and planning consultants
- Kent County Council (officer for public transport)
- Maidstone Borough Council (officers with responsibility for policy, major developments, parishes, and neighbourhood plans).

The participants were put into working groups and they represented a broadly equal mix of local residents and councillors, land owners/

developers and their advisors, and officers from local authorities or key local bodies; the attendance list is in the appendix to this report.

The workshop was structured to give participants the opportunity to raise local infrastructure concerns, consider priorities for site selection, and discuss the suitability of land for housing growth. The agenda is in the appendix.

2 The Policy Context

In order to set the context to the workshop, officers from Maidstone Borough Council (MBC) summarised the Local Plan process to-date. Lenham is one of three broad locations being considered by MBC to accommodate housing needs post 2026, towards the end of the Local Plan period. It is acknowledged that a number of infrastructure improvements and mitigation measures are needed to ensure that new development is well integrated within the village.

The Council's formal response to the draft Lenham Neighbourhood Plan (LNP) was also summarised, with particular reference to MBC's policies to safeguard the Lenham Storage and other employment sites; and the introduction was followed by a statement from the LNP Group on its views about the Local Plan ‘broad location’ allocation.

The guidance in the National Planning Policy Framework was also reviewed which states that in order to form part of any future allocation, sites need to be in a suitable location, have a reasonable prospect of development, and able to be viably developed at the point envisaged.

3 Infrastructure needs

The groups were asked to consider what Lenham village's current and likely future infrastructure requirements would be and given a list of potential issues to consider: e.g. *Transport: by road/ cycle/ pedestrian/ rail; Community facilities/ Schools; Retail demand; Village centre improvements and extra parking; and Flood management and Utilities.*

The groups annotated large-scale plans (using pink post-it notes), and the comments were as follows:

- the constrained road access and capacity from the M20, on the A20 and at the main local road junctions, and the impact on the village Square;
- the quality of train services, poor access to the station, and the need for more car parking there;
- the need for more parking to support the village centre shops;
- protection for water quality in aquifers and surface water drainage; and
- the need for more health and primary school education capacity, and opportunities for employment (retained existing or alternatives).

The list of comments is included in the appendix.

4 Criteria for site selection

The next step in the workshop was to review potential criteria for how development sites might be identified. The groups were given a list of 10 criteria drawn from the draft Local Plan, the draft Neighbourhood Plan and other supporting evidence to discuss and alter if necessary. These criteria (in no particular order) were used with the following statement "*The land identified for development will need to...*"

- Have direct access to main route: Ham Lane, Old Ham Lane, Headcorn Road, Maidstone Road, High Street, Faversham Road, Old Ashford Road
- Be within walking distance (5-10 mins) to the village centre, community centre, schools or new facilities
- Maintain a green 'gap' between Harrietsham and Lenham
- Link current and proposed housing areas together better
- Be less visible land as seen from the AONB
- Maintain the setting of St Mary's Church, the Tithe Barn and the Conservation Area
- Be deliverable by 2031 to meet actual housing needs
- Have direct and improved access to the train station
- Re-provide relocated existing land uses or open spaces locally, and
- Offer opportunities to support other village needs (extra parking, etc.).

These criteria were debated and ranked by the groups, and those ranked most highly were in order:

1. Be less visible land as seen from the AONB/ Protect the setting of the AONB/ aquifers/ leisure areas and habitats areas;
2. Maintain the setting of St Mary's Church, the Tithe Barn and the Conservation Area;
3. Have direct access to a main route: Ham Lane, Old Ham Lane, Headcorn Road, Maidstone Road, Old Ashford Road – but not High Street and Faversham Road;
4. Maintain a green 'gap' between Harrietsham and Lenham;
5. Have direct and improved access to the train station;
6. Be within walking distance (5-10 mins) of the village centre, community centre, schools or new facilities; and
7. Be deliverable by 2031 to meet actual housing needs.

Some groups qualified the criteria further (e.g. criterion 1 being not just about visibility from the AONB) and others ranked several equally, and so points were awarded to each to reflect their significance. The remaining criteria were not ranked quite as highly, and there was an additional criterion suggested of having no new housing in the village at all.

The ranking table and individual group conclusions are included at the end of this report.

5 Review of sites already in the 'pipeline'

In order to brief all participants on recent planning interest in the area, the groups reviewed the plan 'Lenham Housing Allocations, Applications and Appeals'. This illustrated the changing nature of land around the village.

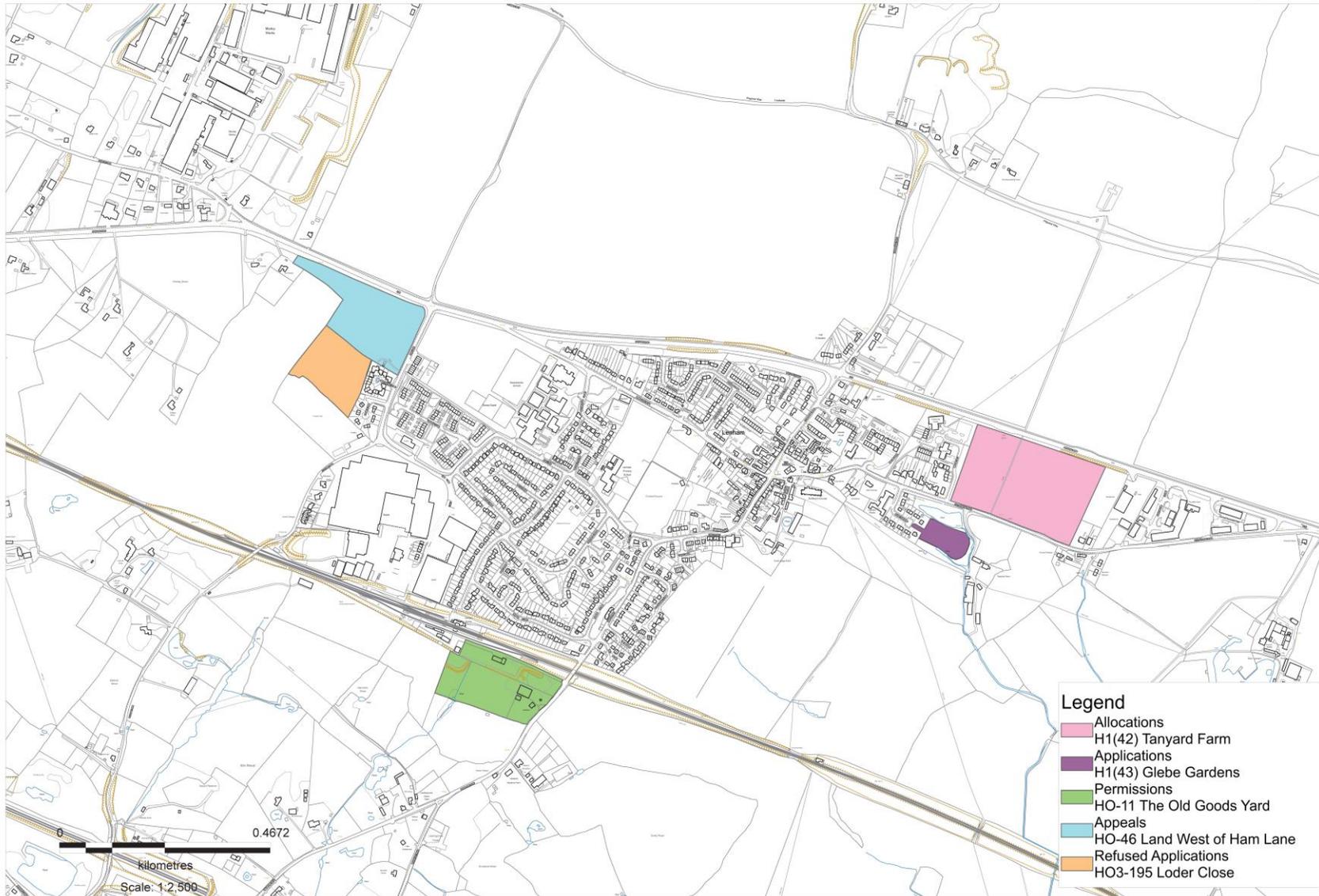
On the east this showed two allocations, one of which is already the subject of a planning application. On the west were the appeal site at the Ham Lane/ Ashford Road corner and the site for housing west of Loder Close which had been refused. To the south the key point was the permission granted at appeal for the Old Goods Yard site for housing.

Each of these was introduced as potentially setting a different course for discussions about suitable future development areas around the village. It also was pointed out that several sites within the village centre should be included too (e.g. the Groom Way and the United Reform Church applications).

Lenham Housing Allocations, Applications & Appeals



The Mendonshire Borough Council Licence No: 11027160, 2014



6 Individual site parcel discussions

The next step in the workshop was for groups to identify deliverable land for: housing, a new two form entry primary school, strategic open space (parks, allotments, sports pitches), extra retail and community space if demand is identified, and parking to support the village centre.

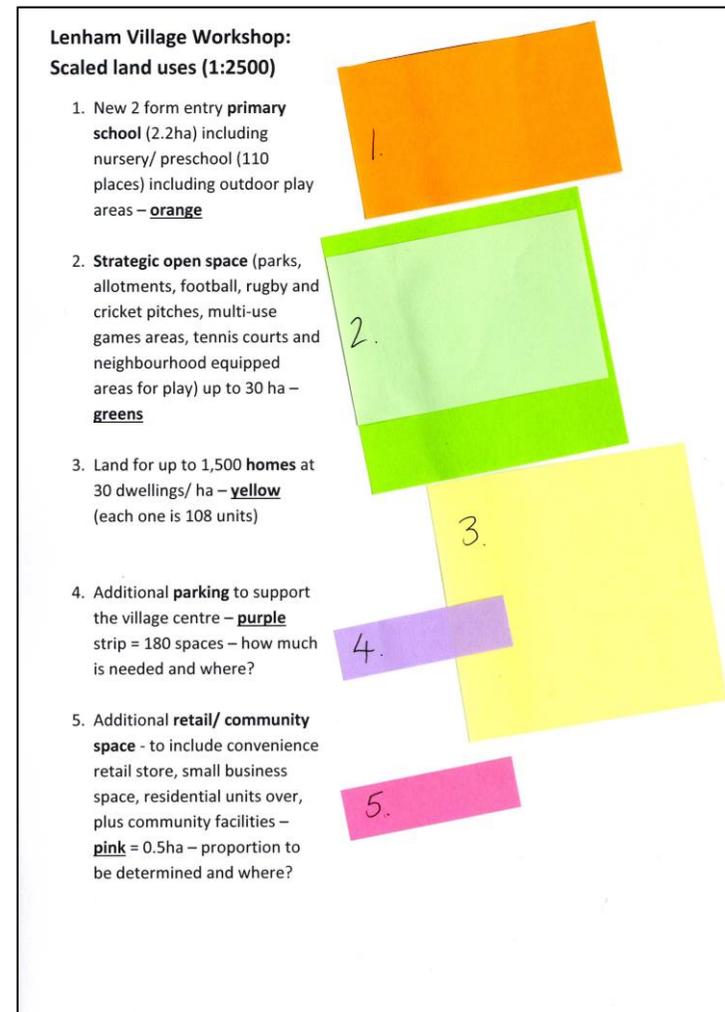
In order to do this, the groups were given sufficient different coloured post-it notes to represent each of these land uses for up to 1,500 homes (as shown), and at the same scale as the large format plans on each table.

This process sparked considerable debate and compromises, which were necessary to reconcile the mixed interests within each group. Many participants wanted any subsequent note about the event to record that group proposals were made in the spirit of the occasion, but were not to be seen as binding or endorsing an overall approach to land use.

In order to consider some of the intentions behind the sites that were identified, the groups were also asked to note any additional design information that should be included.

The ideas proposed by the groups are captured in the photographs that follow.

**Lenham Village Workshop:
Scaled land uses (1:2500)**



1. New 2 form entry **primary school** (2.2ha) including nursery/ preschool (110 places) including outdoor play areas – **orange**
2. **Strategic open space** (parks, allotments, football, rugby and cricket pitches, multi-use games areas, tennis courts and neighbourhood equipped areas for play) up to 30 ha – **greens**
3. Land for up to 1,500 **homes** at 30 dwellings/ ha – **yellow** (each one is 108 units)
4. Additional **parking** to support the village centre – **purple** strip = 180 spaces – how much is needed and where?
5. Additional **retail/ community space** - to include convenience retail store, small business space, residential units over, plus community facilities – **pink** = 0.5ha – proportion to be determined and where?

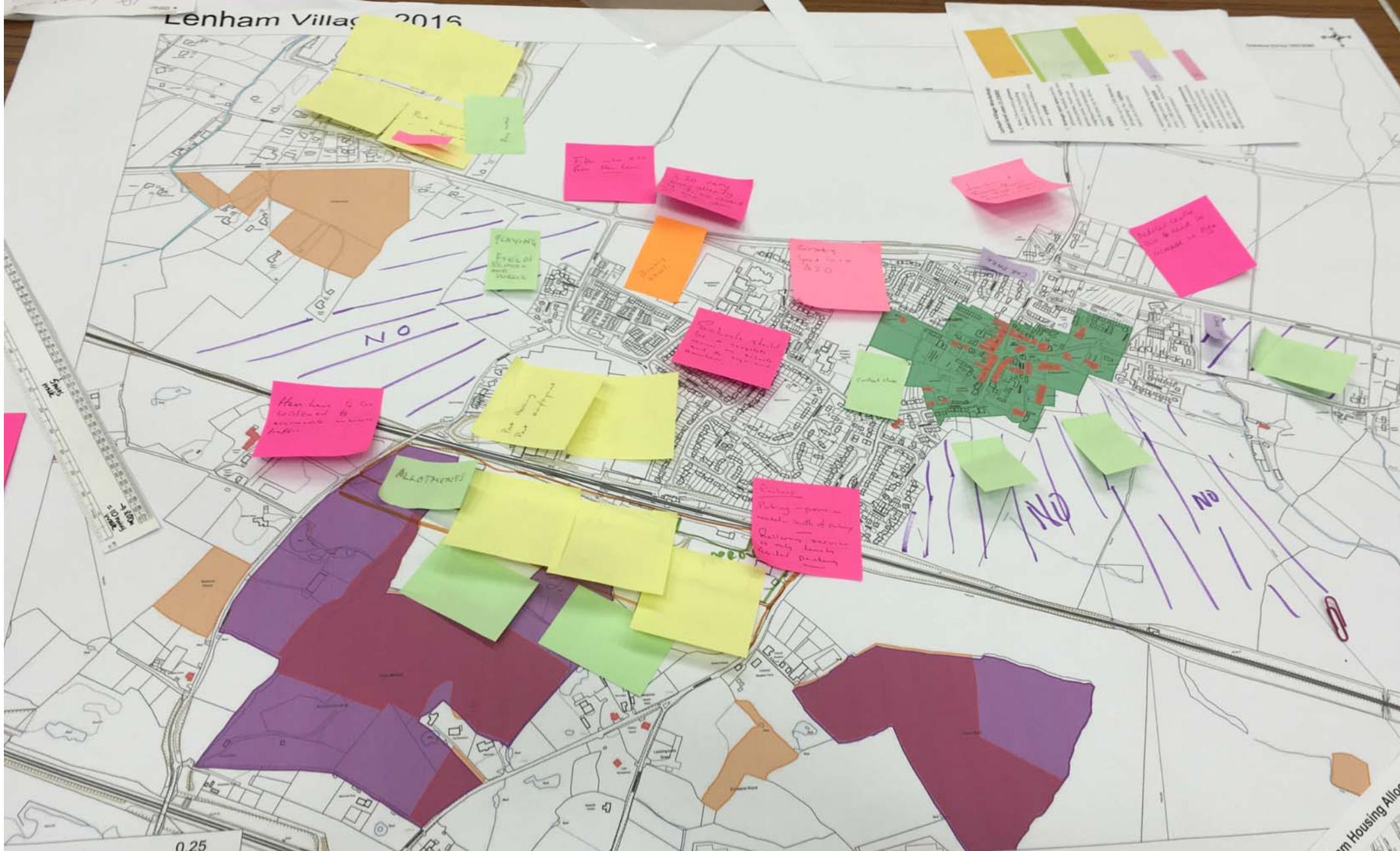
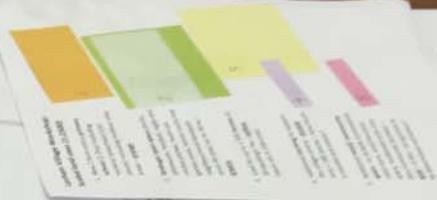


Primary school capacity
Amenity -
village square
+ range of
village identity
M20 capacity
+ connections
to A20
Vehicle (HGV)
capacity
in the
A20 is a
constraint!
Industrial
capacity
Station
Service (if possible)
- Parking (back of)
- Standing room only
on site!

New
Secondary
School

GROUP 1

Lenham Ho...



Handwritten note on a pink sticky note: "Here have to be enclosed to..."

Handwritten note on a green sticky note: "ALLOTMENTS"

Handwritten notes on yellow sticky notes: "Play area", "Play area", "Play area"

Handwritten note on a green sticky note: "PLAYING FIELD"

Handwritten note on a pink sticky note: "Site plan 2016"

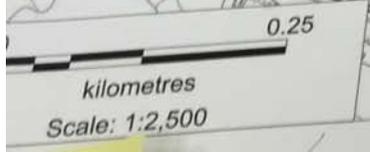
Handwritten note on a pink sticky note: "Site plan 2016"

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Handwritten note on a pink sticky note: "Site plan 2016"

Handwritten note on a pink sticky note: "Site plan 2016"



GROUP 2

Handwritten note on a yellow sticky note: "MORRISON'S SITE 15 HOUSES"



GROUP 3



Lenham Village 2016



GROUP 4

7 Emerging design options

The highlights from the four working groups' discussions were:

EAST

- Few participants were keen to see development south of the Lenham Cross memorial in the AONB. This was due to concerns about visibility, local watercourses and aquifers, and impacts on the tourism value of the Kent Downs near Lenham.
- The only concession (with the above proviso on not endorsing any land use scenario) was including some of the land at Tanyard Farm – the south western field, and the frontage along Old Ashford Road.
- There was also potential for a relocated secondary school to lie in this area (south of Ashmills Business Park), but this was in the absence of a better location being identified.
- Strategic open space was deployed as a means of safeguarding land which had been identified in the 'broad location' allocation in the draft Local Plan.

WEST

- All of the groups showed a strong interest in maintaining a green gap between Lenham and Harrietsham (up to Dickley Wood), and this was emphasised as being needed throughout the area, but particularly at the top end of Ham Lane.
- The secondary school playing fields were considered for housing as part of a land swap for new playing fields across Ham Lane, or alternatively to accommodate the new primary school to group

educational facilities together.

- The two employment sites at Lenham Storage and the Marley sites were shown variously as accommodating housing, strategic open space, and the new primary school and local centre.
- The centre of gravity for any new local facilities was typically shown as being on Old Ham Lane.

SOUTH

- A clear view expressed in the group discussions was the preference of land south of the railway line being used to accommodate housing. In several examples housing was indicated as running from Old Ham Lane to Headcorn Road, taking advantage of the proximity to the railway station, but also providing a link between these key north-south routes.
- Open space was used to create a buffer to the woodlands in the south, and interspersed with development.

8 Conclusions

The workshop concluded with each group describing the ideas tested in their discussions. By way of conclusion, there was a discussion about the nature of the work that this consultation feedback would inform, which is the 'Exploration of the Broad Location Allocation at Lenham Village' study.

There was a brief reference to the local density study undertaken, which had been on the agenda but was cancelled to allow the groups more time earlier in the afternoon. The study looks at the net housing density of different residential areas around the village in order to understand the range of local densities. This has informed what housing density could be used for new homes, and the characteristics that new development has. This is presented in Appendix B of the main Broad Location Allocation study, and the design quality measures that can be adopted are set out in section 7 of the main study (Managing Design Quality).

9 Appendix:

- 1. Attendance List**
- 2. Agenda for the workshop**
- 3. Infrastructure Comments**
- 4. Weighting of Site Selection Criteria list**

1. Lenham Broad Location Stakeholder Event 15th April

2016 Attendance List

Name	From	Group
Cllr Tom Sams –	Councillor	3
Cllr Janetta Sams	Councillor	1
Cllr Richard Greenwood	Lenham PC	2
Cllr Michael Jerrett	Lenham PC	1
Cllr Henry Shotter	Lenham PC	4
Cllr Mike Cockett	Lenham PC	3
Mr Sandy MacKenzie	Lenham PC	1
Nick Smyth	KCC Public Transport	1
Liz Porter	Lenham School	2
Katie Miller	Kent Downs	3
Nathan Anthony + 2	Lee Evans (Planning Consultants)	1,3,4
Jane Court	Peter Court Associates (Planning Consultants)	2
Matthew Woodhead	DHA Planning (Planning Consultants)	3
Greg Lendrum	Countryside (Developer)	4
Graham Norton	Wealden Homes (Developer)	1

Valerie Woollven	Land Owner	3
David Knight	Land Owner	4
Tim Chapman	Maidstone (facilitator)	3
Adam Reynolds	Maidstone (facilitator)	2
Cheryl Parks	Maidstone (facilitator)	1
Yasmin Gordine	Maidstone (facilitator)	4
Louise Thomas	Thomas Design Regeneration & Consultation Ltd	
Elly Hammond	Maidstone (facilitator)	2

2. AGENDA

Lenham Village Workshop

Friday 15 April 2016, Community Centre, Lenham

1.45pm Introduction

- Draft Local Plan Regulation 19 broad allocation
- Neighbourhood Plan process
- Defining developability – what level of detail do we need?

2pm Masterplanning Workshop

Introduction to session

1. What are the village's current and likely future infrastructure requirements? Including:

- Transport: by road/ cycle/ pedestrian/ rail
- Community facilities
- Schools
- Retail demand
- Village centre improvements and extra parking
- Flood management and utilities (15 mins)

2. Criteria for site selection (10 mins)

3. Review of sites already in the 'pipeline' (5 mins)

4. Individual site parcel discussion to identify deliverable land for:

- housing
- a new primary school
- strategic open space (parks, allotments, sports pitches), plus
- extra retail space
- parking to support the village centre
- other local needs? (40 mins)

5. What additional design information should be added to these? (10 mins)

3.20pm Tea and opportunity to look at other tables' ideas (15 mins)

3.35pm Reporting back from groups (25 mins)

4pm Joining it all up – emerging design options and infrastructure identified, local density study findings, and options for design quality management (20 mins)

4.20pm Conclusions and what happens next (10 mins)

3. Lenham Stakeholders Workshop Infrastructure Comments

Grp	Area	Issue
1	A20/ M20	M20 capacity and connection to M20
1	A20/ M20	A20 is a constraint
1	A20/ M20	Junctions capacity
2	A20/ M20	Filter onto A20 from Ham Lane
2	A20/ M20	A20 already very busy. If M20 closed, all traffic goes onto A20
2	A20/ M20	Speed limit on A20
2	A20/ M20	Junction of Faversham Road and A20 already agreed improvement
3	A20/ M20	Traffic capacity on junctions into village
4	A20/M20	Cross roads (at Ham Lane junction)
4	Allocation H1(42) Tanyard Farm	Aquifer
4	Allocation H1(43)Glebe Gardens	Surface Water drainage
1	AONB	National designation
4	AONB	No development
2	Community	Medical centre will need to increase in size
2	Ham Lane	Needs to be widened to accommodate increased traffic
3	Ham Lane	Severe problems exist at junction with A20 (Ham Lane area)
4	Ham Lane	Widen Old Ham Lane
3	Other uses	Need to retain employment and create alternatives
2	School	Should be a complete review on schools and the size and numbers
1	School	Primary School capacity
4	Sewage works	(location)
1	Station	Train services poor, parking (lack of spaces), standing room only on trains
2	Station	Parking provision needed south of railway
2	Station	Railway service is only ?? by limited parking
4	Station	Footbridge N-S
1	Village Square	Square itself and road network
3	Village Square	Through Traffic clogs the Square - our heritage centre

- 3 Village Square
- 3 Village Square
- 3 Village Square
- 4 Village Square
- 1 Village whole
- 3 Village whole
- 1 Wider access

Neighbourhood plan envisages a bypass for the centre
generating traffic into the village centre
Parking insufficient spaces around retail and social area at Lenham Square.
Parking
Retention of village identity
Lenham - one of the least constrained villages and rural service centres
HGV Vehicle size constraints at Harrietsham Bridge

4. Lenham Stakeholders Workshop Weighting of Site Selection Criteria

"The land identified for development will need to..."

Total	Group				
	1	2	3	4	
35	8	7	10	10	<ul style="list-style-type: none"> • Be less visible land as seen from the AONB/ Protect the setting of the AONB/ aquifers/ leisure/habitats
30	4	9	10	7	<ul style="list-style-type: none"> • Maintain the setting of St Mary's Church, the Tithe Barn and the Conservation Area
29	7	8	4	10	<ul style="list-style-type: none"> • Have direct access to main route: Ham Lane, Old Ham Lane, Headcorn Road, Maidstone Road, High Street, Faversham Road, Old Ashford Road - Not High St and Faversham Road
29	8	10	6	5	<ul style="list-style-type: none"> • Maintain a green 'gap' between Harrietsham and Lenham
28	7	6	5	10	<ul style="list-style-type: none"> • Have direct and improved access to the train station
26	9	3	7	7	<ul style="list-style-type: none"> • Be within walking distance (5-10 mins) to the village centre, community centre, schools or new facilities
22	10	1	8	3	<ul style="list-style-type: none"> • Be deliverable by 2031 to meet actual housing needs
14	6	2	3	3	<ul style="list-style-type: none"> • Link current and proposed housing areas together better
14	3	4	2	5	<ul style="list-style-type: none"> • Re-provide relocated existing land uses or open spaces locally
14	5	5	1	3	<ul style="list-style-type: none"> • Offer opportunities to support other village needs (extra parking, etc.)
11	0	11	0	0	<ul style="list-style-type: none"> • Other: LPC does not want 1,500 houses - too many!!
	67	66	56	63	

Some groups placed equal weighting on several points and so the numbering is not the same across all groups.

Group 1

Lenham Village Workshop

Criteria for land selection: Please re-order these to suit your group's agreed priorities.

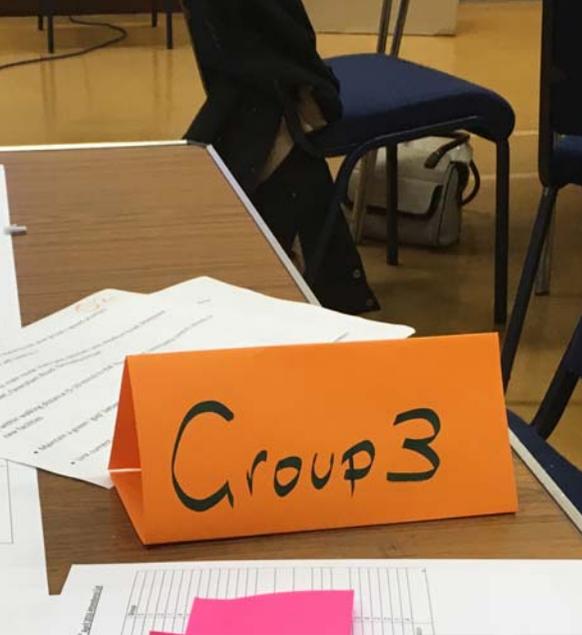
"The land identified for development will need to..."

- Be deliverable by 2031 to meet actual housing needs
- Be within walking distance (5-10 mins) to the village centre, community centre, schools or new facilities
- Be less visible land as seen from the AONB
- Have direct access to main route: Ham Lane, Old Ham Lane, Headcorn Road, Maidstone Road, High Street, Faversham Road, Old Ashford Road
- Link current and proposed housing areas together better
- Offer opportunities to support other village needs (extra parking, etc.)
- Maintain the setting of St Mary's Church, the Tithe Barn and the Conservation Area
- Re-provide relocated existing land uses or open spaces locally

Group 2

• Other:

- ① LDC does not want 1500 houses
Too many!!
- ② Maintain a green 'gap' between Harrietsham and Lenham
- ③ Maintain the setting of St Mary's Church, the Tithe Barn and the Conservation Area
- ④ Have direct access to main route: Ham Lane, Old Ham Lane, Headcorn Road, Maidstone Road, High Street, Faversham Road, Old Ashford Road
- ⑤ Be less visible land as seen from the AONB
- ⑥ Have direct and improved access to the train station
- ⑦ Offer opportunities to support other village needs (extra parking, etc.)
- ⑧ Re-provide relocated existing land uses or open spaces locally
- ⑨ Be within walking distance (5-10 mins) to the village centre, community centre, schools or new facilities
- Link current and proposed housing areas together better
- ⑩
- ⑪ • Be deliverable by 2031 to meet actual housing needs



Lenham Village Workshop

Criteria for land selection: Please re-order these to suit your group's agreed priorities.
"The land identified for development will need to..."

group 3

- 1 • Maintain the setting of St Mary's Church, the Tithe Barn and the Conservation Area
- 2 • *To protect the setting of*
Be less visible land as seen from the AONB
- 3 • Be deliverable by 2031 to meet actual housing needs
Recent & Two
- 4 • Be within walking distance (5-10 mins) to the village centre, community centre, schools or new facilities
- 5 • Maintain a green 'gap' between Harrietsham and Lenham
- 6 • Have direct and improved access to the train station
- 7 • Have direct access to main route: Ham Lane, Old Ham Lane, Headcorn Road, Maidstone Road, High Street, Faversham Road, Old Ashford Road
- 8 • Link current and proposed housing areas together better
- 9 • Re-provide relocated existing land uses or open spaces locally
- 10 • Offer opportunities to support other village needs (extra parking, etc.)

0
kilometre
Scale: 1:2,000

plus
(10 mins)
(15 mins)
infrastructure in
ity management
ext (10 mins)



Lenham Village Workshop

Criteria for land selection: Please re-order these to suit your group's agreed priorities.
"The land identified for development will need to..."

- H1 • Be less visible land as seen from the AONB *leisure / hobby*
- H1 • Have direct access to main route: Ham Lane, Old Ham Lane, Headcorn Road, Maidstone Road, High Street, Faversham Road, Old Ashford Road
- H1 • Have direct and improved access to the train station
- H2 • Be within walking distance (5-10 mins) to the village centre, community centre, schools or new facilities
- H2 • Maintain the setting of St Mary's Church, the Tithe Barn and the Conservation Area
- H3 • Re-provide relocated existing land uses or open spaces locally
- H3 • Maintain a green 'gap' between Harrietsham and Lenham
- L1 • Be deliverable by 2031 to meet actual housing needs
- L1 • Offer opportunities to support other village needs (extra parking, etc.)
- L1 • Link current and proposed housing areas together better

