

## **Maidstone Borough Council**

### **London Road Character Area Assessment** **Supplementary Planning Document**

#### **Town and Country Planning (Local Development) (England) Regulations 2004 Regulation 18(4)(b) Statement**

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#### **Issues Raised**

A total of 74 representations were received in response to the London Road Character Area Assessment Supplementary Planning Document Consultation Draft. The document received broad support, and the main issues raised were:

- The extent of the boundary of the study area.
- Widening the aims of the SPD to include raising awareness of design guidance for potential development and to ensure successful outcomes.
- The need to distinguish between the importance of some character areas in comparison with others.
- The need to address traffic and parking issues.
- The retention of traditional boundary treatments such as ragstone and the need to define private space with appropriate boundary treatments.
- The protection of important trees and the need to increase the number of trees in certain areas should be addressed within the document.
- The inclusion of the Allington Baptist Church site as an opportunity for enhancement and possibly a landmark building.
- The need to address the protection of a number of identified open spaces, including the Scrubbs Lane Allotments.
- The need to consider including biodiversity issues and Sustainable Urban Drainage Systems.

## **Addressing the Issues**

- The boundary of the study area was agreed by Members of the Council as the appropriate area for the study. There will be an opportunity for further assessments to be undertaken in the future.
- The document has been amended to include an additional aim relating to the need to raise awareness and provide design guidance on the appropriateness of, and potential for, types of development within an area.
- The document deliberately does not distinguish between the importance of some areas over others. Each area has a distinct character to which new development will be expected to respond and, where possible, enhance.
- The issues of traffic and parking are outside the scope of this document. The document now affirms this.
- The need to retain traditional boundary treatments and the need to create appropriate boundaries to private space is recognised and the document has been amended to reflect this.
- The document now encompasses the need to protect important trees and increase the number of trees in certain areas.
- The document has been amended to include specific reference to the important site of Allington Baptist Church and the opportunity for enhancement.
- The need to protect identified open spaces is recognised and the document has been amended accordingly.
- The SPD is concerned with matters of design, but other Local Development Framework documents will deal with wider development issues such as the incorporation of Sustainable Urban Drainage Systems and biodiversity.

13<sup>th</sup> February 2009