

Maidstone Borough Council

Loose Road Character Area Assessment Supplementary Planning Document

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

A total of 63 representations were received in response to the Loose Road Character Area Assessment Supplementary Planning Document Consultation Draft. The document received broad support and the main issues raised were:

Issues Raised

- The document is biased against employment and, where employment issues do exist, they are considered negatively.
- The status of the document within the planning framework should be more clearly addressed.
- The document should be more explicit in terms of safeguarding green space and connections to/from open countryside. Green infrastructure should be at the heart of all development.
- Several respondents to the consultation highlighted traffic as a problem that affects the character of the area.
- Concerns were raised over how effective the document would be and whether it would have any influence.
- Matters of detail and historical information were highlighted, based upon local knowledge.
- Clarification on the special interest groups consulted was sought.
- It was considered that the townscape analysis maps should show the anti-coalescence belt, the Area of Landscape Importance and tree screens.
- Concerns were raised whether this document could prevent future development.
- The need to consider including biodiversity issues and Sustainable Urban Drainage Systems.
- The extent of the boundary of the study area.

Addressing the Issues

- Some employment uses within the Character Area are considered to be negative features. Conversely some areas, such as the South Park Business Village, are described favourably. There is no bias against employment development.
- The section "What is a Supplementary Planning Document" has been amended to update and clarify the status of the document.
- The Council has an adopted Green Spaces Strategy that addresses the issue of green infrastructure. The purpose of the Character Area Assessment is to deal with matters of design.
- The issue of traffic is mentioned in the document as a negative feature, but is outside the scope of this SPD. Information has been added within the SPD relating to the new quiet road surface which has recently been installed along a stretch of Loose Road.
- The document will be a material consideration in determining planning applications and will be a useful tool in pre-application negotiations.
- Information received regarding detailed and historical matters has been welcomed and, where relevant, incorporated into the document.
- The list of groups who participated in producing the document has been clarified.
- The anti-coalescence belt, Area of Landscape Importance, and tree screens have been added to the Townscape Analysis Maps where relevant.
- The Supplementary Planning Document cannot prevent future development. Rather it is intended to ensure that development responds to the recognised existing character of the area.
- 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 (SUDS) and biodiversity.
- The boundary of the study area was determined 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.