

## Newington Parish Council: comments on Strategic Housing Land Availability Assessment 2020

### SHLAA Site Ref. 18/003 Site Name: Gardening World Ltd, Lower Hartlip Road Parish/Settlement: Newington

Newington Parish Council agrees with the assessment of this site as unsuitable for development.

We understand that part of the site falls within Hartlip parish.

We would wish to stress that the site regularly floods as it is below the ground level of surrounding land. There are also concerns about access to the A2 and the likely effect on air quality as it is positioned between Newington and Rainham AQMAs.

### SHLAA Site Ref. 18/015 Site Name: High Oak Hill Farm, High Oak Hill Parish/Settlement: Newington

Newington Parish Council agrees with the assessment of this site as unsuitable for development. The position is rural, on a narrow country lane, with poor transport links to Newington.

### SHLAA Site Ref. 18/075 Site Name: Land at St Mary's View Parish/Settlement: Newington

A previous proposal (15/509664/OUT) was rejected at Planning Committee in July 2016 and the subsequent appeal refused by the planning inspectorate in January 2017 'I consider that the adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits'..

Since then there had been development of 14 homes in Blaxland Grange and permission for 3 homes behind Newington Vicarage, which is almost opposite the entrance to St Marys View.

The proposal would further increase traffic problems in Church Lane, due to which KCC has already decided against any expansion of Newington School which currently has a full roll for most year groups.

### SHLAA Site Ref. 18/076 Site Name: Land at Ellen's Place, High Street Parish/Settlement: Newington

This seems to be an expanded proposal from the current application for 35 homes: 20/501475 Land Rear of Eden Meadow, High Street Newington.

Newington Parish Council opposes this on grounds of: air quality; loss of visual amenity; effect on the listed building; and the fact that this would not be a sustainable development as defined by the NPPF (It may be a short walk to the village in measured distance but is a

difficult and dangerous one in practice. Our school is full and the GP surgery is not accepting new patients. We believe residents would drive to schools, doctors, shops and the better rail services from Rainham and Sittingbourne; that they would ignore the bus service which is very limited in terms of route and regularity; therefore increasing pollution further. The proposal does nothing to improve the *economy* of Newington, there are no obvious *social* benefits and clear *environmental* harm)

SHLAA Site Ref. 18/100      Site Name: 148 High Street  
Parish/Settlement: Newington

This site (alternatively known as Lion Farm) has been the focus of numerous planning applications in recent years.

The most recent, for the conversion of a former agricultural barn into a dwelling house, 19/505596/FULL was refused in January 2020 and the appeal refused by the planning inspectorate in August 2020.

A previous application, 17/500946/FULL, for the demolition of the existing garage, erection of two garages, three dwellings to include new access with associated parking and landscaping and erection of summerhouse/studio had been refused in August 2017 and the subsequent appeal also dismissed in January 2018.

The subsequent application 18/505119/FULL for the erection of a granny annexe in the rear garden was permitted in February 2019

The August 2020 appeal decision concluded: ‘the proposed development would have a harmful effect upon the character and appearance of the countryside. The proposal would, therefore, conflict with Policies ST1, ST3, DM9 and DM14 of the Local Plan.’

SHLAA Site Ref. 18/103      Site Name: Land South of Oak Hill  
Parish/Settlement: Newington

Newington Parish Council agrees with the assessment of this site as unsuitable for development. The position is rural, on a narrow country lane, with poor transport links to Newington.

This site is adjacent to the previous Harbex works, the cause of numerous complaints of pollution and environmental harm. We understood that development of 6 homes on the site (14/504984/OUT and subsequently 17/504376/FULL, permitted November 2017) was seen as preferable to the previous industrial use and permitted on these grounds (Committee report: the cessation of this use is a significant material benefit which is capable of overriding the presumption against residential development in this rural area. I consider it to amount to exceptional circumstances, as set out in paragraph 55 of the NPPG...) not as the prelude to further development in the rural location.

SHLAA Site Ref. 18/124 Site Name: Land at The Tracies  
Parish/Settlement: Newington

Newington Parish Council presumes this proposal refers to the current development. An application 15/508683/OUT for 4 homes was refused in October 2017, but allowed on appeal in July 2018. The subsequent application 18/505315/FULL for 5 homes was permitted May 2019 and these homes are nearing completion.

We would oppose any further development in this vicinity.

SHLAA Site Ref. 18/127 Site Name: Land South West of Boyse's  
Hill Farm Parish/Settlement: Newington

Newington Parish Council agrees with the assessment of this site as unsuitable for development

This proposal would be a development outside the accepted settlement boundary and would mean the loss of best and most versatile agricultural land. Access and egress to the A2 would be dangerous and the resultant traffic would have an adverse effect on air quality in the AQMAS of Keycol Hill, Newington village centre, and Rainham. There would be significant loss of visual amenity from the open farmland and footpaths south of the site.

SHLAA Site Ref. 18/129 Site Name: Keycol Farm, Keycol Hill  
Parish/Settlement: Newington

Newington Parish Council agrees with the assessment of this site as unsuitable for development

The retrospective application 15/500330/FULL for the 'change of use of the land to a gypsy site comprising the stationing of one mobile home and two touring caravans, erection of a day room, associated parking space and hard-standing and the formation of an earth bund around the site' was approved, with conditions in July 2015.

The subsequent application 17/506345/FULL for 'Demolition of pole barn attached to northern elevation and conversion of a former agricultural building into two dwellings with associated access and parking' was refused in April 2018 and the subsequent appeal dismissed by the planning inspectorate in December 2018.

6 I conclude that the appeal site would not be a suitable location for new housing, given its location outside the built-up area boundary. The proposal would be contrary to Policies ST1, ST3, CP3 and DM3 of the Local Plan

14...This would cause substantial visual harm to the rural character of this existing countryside location.

These two arguments clearly apply to the site of the proposed development which we understand to be a field adjacent to the current gypsy site. We also understand that the proposal is dependent upon SHLAA Site Ref. 18/166 Land Rear of Solna, Keycol Hill for access to the main road.

SHLAA Site Ref. 18/166 Site Name: Land Rear of Solna, Keycol Hill Parish/Settlement: Newington

Newington Parish Council agrees with the assessment of this site as unsuitable for development

We understand this proposal could be augmented by linking to SHLAA Site Ref. 18/129 Site Name: Keycol Farm, Keycol Hill

This is the best and most versatile land, well outside the defined built-up area of Newington and is therefore unsustainable. Any access/egress would form a dangerous junction on the brow of Keycol Hill, now a proposed AQMA.

SHLAA Site Ref. 18/228 Site Name: Land adj Newington Manor, Bull Lane Parish/Settlement: Newington (not Hartlip as in the SHLAA document)

Newington Parish Council is puzzled that this proposal is assessed as 'suitable and deliverable'

The proposed site falls within the grounds of the grade II listed Newington Manor and is therefore within the Newington Manor Conservation Area.

A previous proposal 15/504504/FULL was refused in November 2015. Even though this proposal was for a single three-bedroom 'dwelling that would be dug into the ground so that the flat roof would be level with the surrounding existing ground levels. The perceived design rationale is to minimise the impact on the historic setting.' It was refused

The Council's Conservation Officer wrote: "The significance of the site in relation to the setting of the grade II\* listed building or to the character of the conservation area stems from; • The wooded nature of the site which has considerable amenity, visual and biodiversity value in its semi urban surroundings. The woodland creates a dramatic setting to the Manor and provides an effective visual barrier between it and the suburban development to the north and west. • Its historic function as the garden to Newington Manor. The heritage assessment takes the view that removal of the trees restores the site to its appearance when it was a kitchen garden, a view which would have some validity if the significant trees were not to be replaced by a house. My assessment is that any theoretical conservation gain resulting from the removal of trees from the former kitchen garden is more than lost by the creation of a house in the garden. The impact of the house on the character of the former kitchen garden would disregard any reference to its historic function and its archaeology would be

substantially lost. The site which still has the appearance of belonging to the Manor would become separated from it and assume its own residential identity. I conclude that residential development within the historic curtilage of the Manor does not preserve or enhance its setting, or the character or appearance of the conservation area.”

.” The Council’s Tree Consultant stated; “the construction of the new access and location of the dwelling would in my opinion cause a considerable erosion to the sylvan character of the conservation area, particularly when viewed along Bull Lane. Therefore, because of this erosion and the potential for post development pressures to prune/fell the nearby trees ( as shown for retention on the Arb report) because of shading and fears of overshadowing the new dwelling I am unable to support this application.”

Newington Parish Council would opposed any residential development within the curtilage of Newington Manor and within the Newington Manor Conservation Area.

SHLAA Site Ref. 18/229      Site Name: Land at Pond Farm  
Parish/Settlement: Newington

Newington Parish Council takes issue with the assessment of this site as ‘Suitable’ but agrees it is ‘undeliverable’

Gladman made three applications (15/500671/OUT 15/500694/LBC and 15/500671/OUT). Their proposal was refused by planning committee, the appeal dismissed following a public inquiry and this subsequently upheld through the judicial review, high court and court of appeal process.

The SHLAA document states ‘refused on grounds of traffic and air quality’. It is our understanding that the reasons for refusal were ‘ ‘the substantial harm that the proposals would cause to the character of a valued landscape and their likely significant adverse effect on human health would significantly and demonstrably outweigh those benefits’ and it is these that were upheld by the judicial process.

Newington Parish Council maintains its opposition to any development of this working farm on best and most versatile land.

Newington Parish Council 27 October 2020