

Consultee Comments for Planning Application 18/506328/OUT

Application Summary

Application Number: 18/506328/OUT

Address: Land Lying To The South Of Dunlin Walk Iwade Kent ME9 8TG

Proposal: Outline Application for the erection of 20 residential dwellings (access being sought all other matters for future consideration).

Case Officer: Brenda Louisy-Johnson

Consultee Details

Name: . Iwade Parish Council

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On Behalf Of: SBC - Iwade Parish Council

Comments

Iwade Parish Council objects to this application on the following grounds

In the adopted local plan, Bearing Fruits 2031, the parcel of land to the south of Dunlin Walk was not included in the council's development plans highlighted in A17. It must therefore have been deemed unsuitable for any such development and not in accordance with policy ST4 as indicated on the planning statement and as defined in the adopted local plan. The Local Plan has already identified in Table 4.3.5 that Swale has a surplus of 932-982 dwellings against the requirements placed upon the Council. This would suggest that these dwellings are not even required and as Iwade has already more than contributed to Swales housing targets (from an original 350 homes to at the present time well over 1654) residents feel that other parts of Swale (that are yet to see significant development) should be targeted first.

Policy DM7 - vehicle parking is not adequately covered. Land Registry documents pertaining to this estate show no designated visitor parking space currently for the western end of Dunlin Walk (houses 1-6). We understand residents currently use the end of the cul-de-sac between houses 4 and 5, the proposed access to this development, for the purposes of visitor parking we assume have done so since the completion of Dunlin Walk. The loss of this parking will not be offset by any new provision of visitor parking for the current Dunlin Walk residents.

Policy DM14 - Conserve and enhance the natural and/or built environments taking in to account the desirability of sustaining and enhancing the significance of heritage assets this is not met by the proposed development. The site is used regularly by residents of all ages for recreational purposes; it is a safe area for children to play.

Policy DM14 - Be both well sited and of a scale, design, appearance and detail that is sympathetic and appropriate to the location. Does not appear to meet this Policy: the proposal is to construct 20 houses up to 2.5 storeys high directly abutting a primary school, with the development accessed via roads with limited capacity across a pedestrianised walk.

Policy DM14 - Achieve safe vehicular access, convenient routes and facilities for pedestrians and cyclists, enhanced public transport facilities and services, together with parking and servicing facilities in accordance with the County Council's standards. This proposal would fail to provide safe vehicular access. Apart from the issues of the junction of The Street and Sanderling Way, access to the site is unacceptably unsafe. Vehicles exiting the proposed development from the western end run the very real risk of collision with vehicles entering and exiting the parking spaces of residents at houses 1-4. Pedestrians are at greater risk of collision going east to west along Dunlin Walk with vehicles entering the proposed development, particularly as the electricity substation next to No. 5 Dunlin Walk results in a restricted view. Dunlin Walk is the main pedestrian thoroughfare for residents in the northern and north-western part of the village to the village centre. It is currently a safe route for children walking to school or nursery with their parents from the Sanderling Way estate. It is also a safe route for youngsters walking to bus stops to get onward travel to their secondary schools in Sittingbourne. If this proposed development is approved it will mean the unhindered path to the village centre will be broken up by an access road to the new houses. Children and young families will face a less safe route to their destinations with the crossing of a road.

Policy DM28: Biodiversity and geological conservation It is well known that Great Crested Newts are present on this parcel of land, this is backed up by Wards Estate Managements comments to residents that grass cutting can only be carried out at certain times of the year.

Kent Police raised issues with the development layout; the perimeter, boundary and divisional treatments including neighbouring boundaries and that of Iwade School, adding that the proximity of the school requires a CSE policy or additional boundary treatments. Parking, including visitor spaces and lighting policy were also of concern.

Provision of parking - inadequate, particularly only four spaces for visitor parking. Tandem parking is not efficient and often not be used. The existing parking facilities within Sanderling Way are not adequate for the current residents and their visitors and the proposed allocated parking will have a further detrimental effect on this.

Concern that increased parking in this area will impede emergency vehicle access.

Access to the site will be via Sanderling Way, already overpopulated with parked vehicles and pinch points. The proposed junction is on a corner and will struggle to cope with the additional demand of a possible two to four cars per new household. Coupled with the proposed access for a

potential new development (18/505157/OUT) on a blind corner, it will create a traffic nightmare in an area that already has issues. The junction of Sanderling Way/The Street is also a blind corner for those turning right from Sanderling Way onto The Street; many vehicles do not stay on the correct side of the road at this junction and this has resulted in several near misses. Indeed the Parish Council has used this objection in relation to 18/505157/OUT, requesting that the junction is redesigned to improve safety. Recent accidents on the A249 have again seen Iwade used as the main through road from Sheppey to Sittingbourne and visa versa. The Village is no longer capable of receiving such traffic demands, due to increasing numbers of parked cars, inconsiderate driving and the pinch points at several points along Ferry Way and The Street and the impact this has on the junction of Sanderling Way/The Street.

Public footpath ZR91 passes over the proposed vehicular access to the site. KCC have commented that this is an adopted highway that is used as a cycle route. They have also advised that no furniture may be erected on or across Public Rights of Way without the express consent of the Highway Authority. Furthermore, there must be no disturbance of the surface of the right of way, or obstruction of its use, either during or following any approved development.

Privacy - The development as proposed will (western end) overlook a number of houses on Mallard Close/Sanderling Way.

The School sits at the southern edge of the proposed development's boundary and its playing field and playgrounds will be directly overlooked by the new houses. Parents expressed views that this creates a significant child safety and child protection concern; they do not feel their children, whilst on their lunch break or in P.E. attire, should be overlooked by houses so close to the playing field.

This could be classified as an infill development and over intensive development of a small site.

A transport assessment is necessary before any comments can be made regarding traffic figures.

When purchasing their properties in Dunlin Walk, many residents were assured that the area of land would not be built on; as the village grew and the School needed to expand the land was to be handed over for expansion of the schools playing field so that this amenity was not reduced. The School could reach its maximum size of 630 pupils in 2 years time. With further housing proposed in the current Local Plan another expansion of the school is very realistic.

Drainage Iwade suffers from flooding this is well known and many properties around the site suffer issues. Drainage in this area is not good and any development on this site could result in run-off on to the playing field, compounding the problem the School already has with flooding.

Infrastructure - the planning proposal mentions good facilities, including the Medical Centre. Iwade Medical Centre has issues and difficulty with staffing. Swale Clinical Commissioning Group wrote in August 2018 (in connection with the Wises Lane development) expressing concern that there

will be a lack of funding to provide medical facilities. The Surgeries in Iwade, Grovehurst and The Meads (where many residents are forced to register) are already at capacity and patients face unprecedented waiting times for appointments. Swale NHS Clinical Commissioning Group, acknowledge that further planned population increase will not be sustainable in the provision of their already overstretched services.

Infrastructure in the Village needs improvement to cope with future housing; this should be done prior to any further development and not retrospectively (or not) as so often has happened in the past.