

## **Tabled Update for Item 2.3 – Land at Stones Farm, The Street, Bapchild (ref. 21/502533/NMAMD)**

- Members will note paragraph 3.2 on p.38 of the Agenda which sets out that the comments of Bapchild Parish Council have been provided verbatim, including highlighted text. However, due to a formatting issue, the highlighted text has in fact not carried through to the comments which appear in the published report. As such, for the avoidance of doubt, I have repeated the comments of Bapchild Parish Council in full below, the wording of which is identical to those included in the report, but this time correctly showing the text that the Parish Council have highlighted in their submitted comments.

*“We have noted the above planning application to amend the outline approval 14/501588/OUT given on 22<sup>nd</sup> December 2017. The original permission encompassed the following elements to be developed at Stones Farm, Bapchild, particularly a neighbourhood shopping area.*

*Outline application for the development of 550-600 houses and all necessary supporting infrastructure including roads, open space, play areas, **neighbourhood shopping**/community facilities (up to 650 sq.m gross) and landscaping.*

*The Officers Report to the Planning Committee 28th May 2020 stated.*

*3. **Neighbourhood Shopping Area**: The Reserved Matters planning application complies with the outline consent in terms of location and quantity of commercial/community facilities, and will be built to ‘shell and core’ to ensure the residential above is delivered; and it will be marketed in due course to fulfil the requirements of the S106;*

*The attached letter from Chartway Group dated 10th May 2021 is requesting the enlargement of a ground floor unit to make a bigger single retail area, without any explanation for what is the intended final use of this floorspace.*

*However, there is an indication on the Hyde Housing website that the developer might be working with the Cooperative Group to open a new food retail outlet.*

*If this assumption is correct the Parish Council would ask for this application to be considered by the full planning committee for the following reasons.*

- If a larger unit is created, then the retail area might become a destination, serving a wider area rather than the original intent of providing services to the local neighbourhood.*
- A national retailer could have a negative effect on the existing traders in the village, the Budgen Convenience Store (Bapchild Service Station) and the Fruit Stall are all established local businesses. These retail shops are well used and can be easily accessed by most villagers without the need to cross the A2 main road.*
- Larger traffic volumes could be generated if this application were approved because rather than Stones Farm residents walking to their neighbourhood shops the impact of increased car journeys by shoppers*

*visiting from a wider geographical area could have a negative impact on the local environment.*

*The Parish Council recently held a site meeting with Councillor Bonney and County Councillor Lehmann to review the severe traffic congestion at peak hours through the village.*

*If Swale Council are minded to grant this application we would request the current Traffic Modelling Data and Travel Plans recorded in 2014 are revalidated to fully understand the full impact of this proposal.*

**Continuous Traffic Queue Fox Hill back towards Teynham 08.10 Hours 14th May 2021”**



- Finally, for clarity, the recommendation remains that the amendments sought are non material and therefore the application should be approved.

PG – 20/7/2021