

## Ivy Farm Appeal Review

### Six Main Issues:

- Effect on the setting of Listed buildings and non designated heritage asset of Belvidere Oast
- East Malling Conservation Area
- Character and appearance of the landscape
- Highway Safety
- Ecology and
- Living conditions of adjacent neighbours.

In weighing up the proposal in the planning balance the Inspector concluded that the proposal complies with numerous local policies, including through provision of affordable housing, the availability of sustainable transport and proximity to the local services, the protection of biodiversity, no harm to residential amenity and provision of open space.

The Inspector considered that the proposal would not cause a material increase in traffic or risk to highway safety and that it had been satisfactorily demonstrated that the development would have an insignificant effect on air quality including on the Wateringbury Air Quality Management Area.

Harm was identified in regard to the setting of the CA, local landscape harm, and the loss of Grade II agricultural land but these harms were considered modest and the Inspector concluded given the Councils history of poor housing delivery against local requirements, in addition to the very low 5-year housing land supply meant any conflict did not outweigh the benefits delivered by the development.

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