

TM/20/02830/RM Annex 1: Comments from Kings Hill Parish Council

From: [Khpc Deputy](#)
To: [Robin Gilbert](#)
Cc: [Planning Applications](#)
Subject: TM/20/02830/RM - Kings Hill Phase 3
Date: 22 January 2021 14:55:17
Attachments: [image003.png](#)
[image004.png](#)
Importance: High

Dear Sirs,

Kings Hill Parish Council strongly object to this planning application in relation to highway issues.

Dwellings have been provided with vehicle tandem parking, large enough for two vehicles, plus a visitor, to park in a line. The Kent Design Guide IG3, Note 7 states that tandem parking is often under utilized. This raises a big concern as parking is a large problem on Kings Hill and parking on the street could restrict vehicle sweep paths within the development, unless an additional parking strategy is planned by the applicant. Kings Hill Parish Council would ask the applicant to provide this. The current parking provision is insufficient and unsustainable.

Insufficient residential parking spaces push drivers to park on roads which are not wide enough. If adequate parking provision is not designed into the development on residential roads then regular occurrences of problems for buses, refuse and emergency vehicles being blocked by parked cars will continue to be a problem for residents on the new development as it is on Phase 2 particularly Milton Lane and Hazen Road.

Construction Access

Kings Hill Parish Council also strongly agree with Kent County Council's comments regarding the construction access route and the informative.

Emerging Local Plan

The Draft Policy LP1 (Presumption in Favour of Sustainable Development) seeks to delivery sustainable development to bring benefits for all sectors of the community. With this in mind Kings Hill Parish Council would like to see electric vehicle charging points made available, along with solar panels and ground source heating included in this planning application. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities".

Landscaping

Kings Hill Parish Council would request that the applicant strongly considers wildlife friendly landscaping and follows Kent County Council's Plan Bee.

Kind Regards,

Georgina Jackson
Deputy Clerk
Kings Hill Parish Council
70 Gibson Drive, Kings Hill, ME19 4LG
Tel: 01732-870382

From: [Khpc Deputy](#)
To: [Robin Gilbert](#)
Cc: [Planning Applications](#)
Subject: RE: TM/20/02830/RM - Kings Hill, Phase 3 - Reserved Matters application (appearance, access, landscaping, layout and scale) for Areas 4-8 of Kings Hill Phase 3)
Date: 30 March 2021 20:30:37
Attachments: [image004.png](#)
[image005.png](#)

Dear Robin,

Kings Hill Parish Council still strongly object to this planning application in relation to highway issues.

Dwellings have been provided with vehicle tandem parking, large enough for two vehicles, plus a visitor, to park in a line. The Kent Design Guide IG3, Note 7 states that tandem parking is often under utilized. This raises a big concern as parking is a large problem on Kings Hill and parking on the street could restrict vehicle sweep paths within the development. Kings Hill Parish Council do not feel that the six additional unallocated car parking spaces are sufficient and sustainable.

Kings Hill Parish Council note that the application refers to 20 other spaces and are unclear where these are and if these are the spaces allocated to the users of the Linear Park. Kings Hill Parish Council would require further information and confirmation that they are not time controlled.

The Draft Policy LP1 (Presumption in Favour of Sustainable Development) seeks to delivery sustainable development to bring benefits for all sectors of the community. With this in mind Kings Hill Parish Council share Kent County Council Highway's concern that there is still no mention to electric vehicle charging points and ask that every dwelling and allocated parking has access to an electric vehicle charging point. Kings Hill Parish Council is also concerned that there is no indication of how the house builder will achieve net zero in line with TMBC's climate change strategy by 2030. It is imperative that the house builder provides solar panels, and eco heating/ cooling systems and eco insulation during the build and not retrospectively.

Kings Hill Parish Council would note that nowhere on the indicative landscape master plan does it give reference to any native planting that is specific for attracting native pollinators, wildlife corridors, carbon absorbing plants, and navigational posts for species such as bats. Kings Hill Parish Council would request that all planting of trees, plants and hedgerows is native.

Kings Hill Parish Council are also seeking assurances that the agreed number of houses of 635 for phase 3 will not be exceeded.

Many thanks.

Kind Regards,

Georgina Jackson
Deputy Clerk
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