

No.	Question	Response
1	Why is Maidstone Borough Council set on increasing pollution (air, water, land & noise) given the escalating concerns & need to take immediate steps to reduce pollution?	<p>MBC declared a climate and biodiversity emergency in 2019, and since then has formed a councillor working group that is looking into the matter and will bring its findings and an action plan to the Policy & Resources Committee in April 2020. Within MBC's most recent capital program it has allocated £1m over 5-years to support the recommendations from the working group.</p> <p>In terms of air quality, the matter will be considered as a cross-cutting theme within the ongoing Local Plan Review too, and MBC is working closely with Kent County Council to commission a Maidstone Transport model that will consider any air quality impacts of possible spatial strategies.</p>
2	MBC are proposing to act as "developers". Has a similar role ever been undertaken by other councils and if so, with what results?	The term used previously is that of master-developer, so a facilitator or enabler of developer rather than the conventional sense of deploying all the capital for the project. I.e. partners would be brought in that could bring further skills, experience and capital. The master developer role was explained in a report to Policy & Resources Committee in Sept 2019 and is explained on our website too. It is a role that was advocated in the Letwin Review for councils and has been undertaken with some success too by Homes England.
3	As MBC proposes placing public funds at risk, what steps are they taking to ensure that Council Taxpayers' monies will be protected?	As stated at the community briefing, the only decision that has been made so far is to explore the possibility of a council led garden community in the Heathlands location. Progress will be regularly reported to the Policy & Resources Committee. No decisions have been made at this stage in terms of MBC's preferred risk appetite and delivery model for the project.
4	How does MBC plan to fund this project?	As per question 3. Furthermore, should the project gain traction, the Council would require partners to co-fund the project, and developers to take forward phased development parcels in accordance with the Councils overall vision, masterplan and planning consent (should the proposal progress).
5	What is MBC's current financial position?	MBC's financial statements are always in the public domain.
6	What is the budget for this project and when was this approved and by whom?	The Council has set aside a five-year capital budget of £3.3m, approved by Policy & Resources Committee to fund the project over the next five years. It would be utilised to secure land interest and promote the proposal through the Local Plan Review process to allocation status, and then on to securing planning permission. As stated previously it may not progress to this point and so the expenditure for each phase would be agreed at regular intervals to minimise financial exposure.
7	What will be the impact for Council Tax bills?	None, this is a capital project. Should the project progress to delivery, the Council will have a mechanism to recover its investment.
8	Who will be responsible for auditing the accounts?	MBC currently utilises the services of Grant Thornton as financial auditors.
9	Who will be responsible for scrutinising and approving the planning applications?	The Local Planning Authority.
10	Who will be responsible for the accounting for this project?	See 8.
11	What is the period covered by the councils current approved plan?	The current Local Plan is for the period 2011-2031 but it is in the process of being reviewed and extended.
12	How many units of housing in total did the councils current approved plan say it needed to deliver in its supply plan cumulatively over the next 5, 10 and 15 years and how many units has it granted planning approval for to date ? i.e. does the council expect to have a surplus of shortfall	The housing figure in the current 20-year plan is 17,660. The Local Planning Authority reports an Annual Monitoring Report on performance against this each year (to the Strategic Planning & Infrastructure Committee).

	against the current plan to be carried forward to the next plan?	
13	How many units of housing in total does the council need to have plans to deliver in its next plan, including any projected surplus or shortfall carried forward from its current plan	The current Local Plan allows for 17,660 between 2011-2031, but the government requires that there is an uplift in 40% from 2022, and so assuming the Local Planning Authority extends the plan to 2037, that means a further 9,227 homes have to be allowed for in the Local Plan Review.
15	Does the council have draft criteria against which it will assess and prioritise each of the sites from its call for sites. If yes, can we have a copy and if not when will they be available, and will the council consult on the criteria before they are finalised.	Yes, and this will all be reported through the Strategic Planning & Infrastructure Committee.
16	When and who will carry out the assessment of each site against the agreed criteria and when will that assessment be made public?	The Local Planning Authority, and this will happen over the course of 2020, and be reported through the Strategic Planning & Infrastructure Committee that will ultimately make the decisions as to which sites to allocate in the Local Plan Review.
17	Until when does the council have the opportunity to adjust its local plan and the provision made in this plan to the newest figures.	The intention is to adopt the Local Plan Review in 2022.
18	2 New Stations are one of the "carrots" for the development. Has MBC spoken to Network Rail about the Cost of New Stations? Who will pay?	No discussions with Network Rail at this stage. All infrastructure costs for the project would be captured via "land value capture", so development land would need to be acquired at a price that allowed for the required infrastructure to be delivered.
19	Will Network Rail allow stopping trains on HS1 as it is high speed? Is there any spare capacity into St Pancras especially in the rush hour?	Not known at this stage. A variety of possible transport infrastructure solutions will be explored in due course.
20	Why has Maidstone Borough Council in their 'new town' plans, decided to reject the guidance and recommendations contained in their own survey regarding development along the South side of the M20 and HS2 on Bowley Farm, Bowley Mill and along the Great Stour Valley, Hubbards Farm etc.? I quote from the Maidstone Landscape Capacity Study 2015; -1) 'housing development potential is limited to being associated with existing properties and farmsteads in keeping with existing. Other types of development should be resisted, particularly extensive, large scale or visually intrusive development.' 2) 'Conserve the remote qualities of the Stour Valley and its setting, the diverse range of species and habitats along the river corridor and conserve the rural and isolated setting of Bowley Farm and Bowley Mill', amongst other similar recommendations.	The proposals will be scrutinised by the Local Planning Authority through the Local Plan Review process.
21	Where is the demand for the proposed 5000 'desirable executive residences'? And more importantly, where are these 15/20,000 people going to work? There are very few vacancies locally. Or are MBC proposing to add thousands more commuters to those already flocking into	Question unclear, as housing targets are set by central government as explained at the community briefing.

	London, with attendant pollution and climate change consequences?	
22	Can the question be asked how much money has been allocated for re-surfacing the M20 as the motorway is too noisy as it is, so therefore an extra increase of 10,000 cars per day will make Lenham Heath completely unliveable.	This question would need to be posed to Highways England.
23	How can it be legal for a Council to put land forward for development that it doesn't own without even consulting the owners of the land?	As mentioned, the proposal for a garden village at Heathlands was submitted to the local planning authority in response to a "call for sites" in connection with the current review of the local plan. Anyone can submit such a proposal as it's not dependent on land ownership. The planning authority has not decided which sites would be taken forward, but the eventual outcome for a selected site would be that it is allocated for development in the local plan. Implementation of any development proposals would, however, be dependent on action by landowners at the relevant time. As previously mentioned, the Council has held discussions with the principal landowners at the site in order to reach a consensus view in relation to the majority of the land from a practical perspective, whilst seeking to avoid the need to acquire any individual homes.
24	Considering the current climate change crisis how can all these developments not cause the situation to worsen, all the extra houses with heating and all the extra traffic on our roads, not to mention the devastation of our beautiful countryside.	See question 1.
25	When this Garden Community of 5000 homes at Lenham Heath was first leaked to the press it was rumoured to be the first stage of a bigger three stage project of 15000 homes which would stretch from Charing to Lenham taking in Charing Heath & Lenham Heath. Can the council tell us if that is true or not?	MBC is only exploring the possibility of a council led garden community within its own borough boundary.
26	As the council is spending our money to survey this project to the tune of £5 million how is this going to effect next year's council tax. I for one would suggest that we refuse to pay the tax next year.	See question 7.
27	I want to know why it is included in the Call for Sites at all. It gives it a validity it doesn't deserve because it was submitted by Barton Willmore who has connections to the council and not offered by any of the landowners.	It was an MBC decision to submit the proposal into the call for sites exercise and to continue to explore the proposal. The possibility of the council pursuing a proposal such as this is set out within the Council's strategic plan that it adopted last year.
28	I also want to know whether the delay to MBC's acceptance of the Neighbourhood Plan is because once they accept that, they will make less money from the development?	The two matters are unrelated.
29	And why the council is essentially blackmailing the landowners by saying if they don't sign up to a non-disclosure agreement they won't be kept in the loop. Is that what they call public engagement?	The Council has entered into lock-out agreements with the principal landowners. Needless to say, landowners were not obliged in any way to do so.
30	Where do MBC envisage that the purchasers of all these new homes are coming from? Why would we agree to have a London overspill town built in our rural community?	The housing targets are set by central government, and so the council is required to plan for this level of housing growth.

31	Since the properties currently being built in our area aren't selling, what makes MBC sure that another 10-15 thousand will?	See question 30.
32	The new Environment Bill currently going through Parliament has a target of a minimum of 10% uplift in biodiversity for new developments. What measures do MBC have in place to measure our current very high levels in our Heathlands and how do they envisage improving on that and by what means?	This would be considered by a Sustainability Appraisal that the Local Planning Authority commissions, this document will consider all proposals.
33	For William Cornall - When I contacted you directly in October following the press release, you described the proposals as 'very leftfield' and gave me an analogy that if this was "The Grand National" we weren't even at Fence 1 of the race. Given the subsequent information that then came to light in November in the public release of the call for sites, do you still stand by these comments?	The only decision that has been made is to submit the proposal into the call for sites and to continue to explore the possibility of a council led garden community at Heathlands.
34	General - Having consulted with senior contacts I have within Network Rail I understand that when HS1 was originally built there was a need for all domestic trains running on this line to be full in order for the amortised investment to be realised. We are now in a position where the capacity on this line with the current engines & rolling stock are over-loaded and the proposal for a new station is and I quote "a complete non-starter given the further investment that would need to be made in engines and rolling stock to increase the capacity of the line let alone the infrastructure costs required to build a new station, roads, parking etc..." How can this be a critical part of the proposal when Network Rail have yet to be consulted on this proposal and from my enquiries understand this would be the response?	See question 19.
35	Prime Minister Comments - I understand a similar development proposal in Essex has recently been dropped following further analysis and indeed debate within the House of Commons with Boris Johnson commenting in Prime Minister Questions that we should be prioritising brownfield sites over garden villages on green field sites such as this. So even our Prime Minister is against these types of development. Response please?	The National Planning Policy Frameworks states that larger developments are a potentially suitable means of accommodating housing growth.
36	Comment - The government and local planning authorities should think very carefully about investing tax-payers' money in these fiendishly complicated schemes.	Noted.

37	Who is looking at the national picture? No-one has yet demonstrated that a very large garden town can be viable, and yet across the country money is being poured into these projects. It is worth remembering that previous 'Eco Town' projects have struggled to take off. Only one site (Bicester) has seen much housing delivered. It is not clear that anyone has really learned from the lessons of the previous new towns, something CAUSE addressed in "New Towns: Learning from the past" Time for a re-think, perhaps?	The Local Planning Authority will explore alternative spatial strategies and will undertake public consultation on these, citing a preferred option, later this year.
38	Two papers provide an interesting alternative. One is CAUSE's 'Small is Beautiful', which gives an analytical framework for making decisions, concluding that new settlements of over 2,000 homes, built over longer than a 10-year period, suffer from scale diseconomies which mean that they will be less viable than smaller ones. The other is the Future Foundation's, "Vital Cities not Garden Cities" which looks at the advantages of building on what we have already rather than building from scratch in remote locations.	See question 37.
39	How can Maidstone Borough Council conceivably justify developing an estate of 5,000 houses on valuable agricultural land in the heart of the Kent Countryside?	See question 30.
40	5,000 houses suggest 10,000 or more cars in a location with minimal existing transport facilities, schools, retail or health facilities.	See question 30.
41	Lenham, the only sizeable village with any meaningful retail offer is already at capacity as regards to parking due to Maidstone Borough Council's previous irresponsible grant of residential planning consent in the village and Harrietsham - all unsustainable.	Comments noted.
42	There is no spare capacity at the train stations at either Lenham or Harrietsham for additional cars to be parked.	See question 19.
43	There are no business opportunities in the area therefore commuting is the only option.	Any garden community style proposal in England would need to include a range of property uses, so not just residential.
44	The A20 through to the M20 motorway intersection at Junction 8 is already jammed and at full volume.	Comments noted.
45	The M20 is at capacity during peak hours - the so called "smart motorway project" will affectively be abandoned after a few fatal accidents on the "hard shoulder" as is occurring on other smart motorways across the UK.	Comments noted.
46	The proposal for an additional motorway intersection at Lenham is unlikely to occur, and if so, will encourage further residential infill. Lenham "parkway" railway station will not happen.	See question 19.

47	In a country now facing "climate change" to dump 5,000 houses on prime agricultural land, destroying trees and hedgerows, is criminal and totally irresponsible.	See question 1.
48	Lenham adjoins the Kent A.O.N.B.- The location of Lenham and Harrietsham within the setting of the Kent Downs Area of Outstanding Natural Beauty makes this an area sensitive to change. In addition, the Local Plan states "the Council will protect its most valued and sensitive landscapes", with the Kent Downs Area of Outstanding Natural Beauty and its setting falling into this category. As such I would like to know why the Council believe it is appropriate to build 5,000 houses within this setting.	The proposals will be scrutinised by the Local Planning Authority through the Local Plan Review process.
49	It is important that the quality and character of the countryside is protected and enhanced whilst at the same time allowing for traditional land-based activities, in this case a prime location for agriculture. The individual identity and character of Lenham should not be compromised by a development that results in unacceptable coalescence.	Comments noted.
50	Policy SP8 of the Local Plan also states under point 5 that "The loss of local shops, community facilities and green spaces will be resisted, and new retail development, community services and open space will be supported to meet local needs in accordance with policy SP5(3)." Therefore, the loss of open, prime agricultural land is directly opposing this policy as set out by Maidstone Borough Council. While point 6 goes on to state "Housing sites should avoid significant adverse impact on the setting of the AONB and coalescence with neighbouring Harrietsham."	The proposals will be scrutinised by the Local Planning Authority through the Local Plan Review process.
51	The need to build further houses is not proven and is based on flawed population projections following unlimited immigration into the UK, which hopefully is now to be reversed.	Comments noted.
52	Policy SP5 states that within the rural service centres, such as Lenham, the Council aim to, "focus new housing and employment development within the settlements when it is minor development such as infilling; or the redevelopment of previously developed land that is of a scale appropriate to the size of the village." I do not believe that 5,000 new houses is of an appropriate scale to the existing village, nor is this proposal suggested on previously developed land.	Comments noted.
53	New housing should be restricted to Maidstone Town where there are employment prospects and a transport hub already in place. It should be high rise if brown field sites are unavailable.	See question 37.

64	If people were compensated when the motorway came through, why is no one acknowledging the unwanted change and the devastating effect this will have on our lives? From the quality of our lives to the decrease in value of our property, it means we'll be stuck and unable to sell or move on.	This matter has been answered previously on our website pages relating to Heathlands.
65	If we voted Brexit why do we need all these houses when there will not be a large influx of people. Also, all these properties are going to be in the region of £400.000 + so the young people of Kent can't afford them so where are all these purchasers coming from not Kent. It all wants a rethink	In response to the second part of the question, 40% of the homes would be for affordable housing.
66	The other side of Maidstone have easier access to more motorways they didn't answer or comment on that. Why?	The Local Planning Authority will consider all sites submitted into the call for sites exercise across the borough.
67	Do MBC intend to compulsory purchase any properties, or land attached to homeowners' properties without buying the house, leaving the owners stuck in what would be a building site, not being able to move from now until who knows when?	This matter has been answered previously on our website pages relating to Heathlands.
68	If any homes are compulsory purchased how would they be valued & from when seeing as property prices will no doubt decrease due to havoc caused by what would be at least a 10 year plus development	This matter has been answered previously on our website pages relating to Heathlands.
69	Approximately how much money in your proposal has been budgeted for cycle shelters?	The designs are not at this level of detail, but sustainable transport solutions would be a foundation of the project should it progress.
85	Who has independently reviewed the initial projected construction budget to ensure accuracy?	A specialist firm of property advisors provided a preliminary cost plan and development appraisal.
86	The houses can't be built without paying for the infrastructure, and the infrastructure can't be built without selling houses. Who will be initially funding the 1 billion pounds required before houses can be sold?	Answered previously, the proposition is for infrastructure to be funded through land value capture.
88	As you raised at the meeting, why should I be bothered about the government sending in inspectors to choose where to build houses. You stated at the meeting they might put them somewhere unsuitable that affects me. However, you are already proposing an unsuitable site that affects me and a huge number of people, so actually there is nothing to lose for me, and there is everything for you to lose. So the question specifically is: Why should I be bothered about the government sending in an inspector, as you are doing exactly the same as you threaten they will do, and why would I be bothered if you personally lose as you are not bothered if I personally lose?	Comments noted.
90	Why has it taken so long for MBC to challenge the house number requirements?	MBC raised concerns through the consultation exercise undertaken by government in respect of the then proposed introduction of the standardised methodology for assessing housing need.

91	If approx. 60,000 houses have been put forward in the call for sites, why are 5000 houses being considered on a site which does not want them, by a developer that does not own the land.	See question 16.
92	Have there ever been any discussions by councillors or MBC employees about building more than 5000 houses at Lenham Heath, and what was the figure.	No.
93	If the High-Speed station cannot be built or is delayed, does this stop the proposal?	Not known at this stage. A variety of possible transport infrastructure solutions will be explored in due course.
94	If the motorway junction cannot be built or is delayed, does this stop the proposal	Not known at this stage. A variety of possible transport infrastructure solutions will be explored in due course.
95	What is the estimated cost of building a motorway junction at Lenham	Not known at this stage. A variety of possible transport infrastructure solutions will be explored in due course.
96	What is the estimated cost of building a new high-speed station and 2 lanes of extra high-speed track	Not known at this stage. A variety of possible transport infrastructure solutions will be explored in due course.
101	How much extra car parking space is required at the existing Lenham Station to serve the new proposal, where a new high-speed line station is not suitable for their destination?	Not known at this stage. A variety of possible transport infrastructure solutions will be explored in due course.
102	There is no additional land around Lenham Station for any new car parking, as it is surrounded by houses, or house building proposals. Where will the extra car parking be located for those who cannot walk or cycle and do not live near a bus route?	Not known at this stage. A variety of possible transport infrastructure solutions will be explored in due course.
103	What are the permitted noise levels and distance for a concrete motorway?	This is being explored through technical and environmental surveys at the present time.
104	Why were the smaller landowners and householders not contacted, as numerically combined are a significant landholder? Why have they still not been contacted?	It was logical to approach the principal landowners in the first instance. If it is possible to agree mutually acceptable terms with them, then in due course the council would no doubt invite discussions with smaller landowners, but as stated previously MBC has no intentions of acquiring existing residential properties, other than those with significant landholdings (the principal landowners).
105	Will Barton Wilmore, or any MBC officer or employee, or any councillor receive any bonus, or incentive remuneration with any aspect of this project, at any point in the future.	No.
111	Does the reduction of homes to sub 3000 make this a financially unviable project	Not known at this stage, but for it to become a sustainable location it would need a critical mass with support infrastructure.
112	Does the council propose to use Compulsory Purchase to force these householders to sell against their wishes?	This has been answered previously on our website.
115	Have MBC contacted any developers to discuss building on land that MBC do not own, and the owners do not wish to sell anywhere in the borough in the last 5 years including the Lenham Garden Town project	The council has produced planning guidelines documents for 5 town centre opportunity sites that are not in the main within its own ownership, but through close working with the principal landowners submitted proposals into the 'call for sites' exercise too, for over 1,000 homes as part of mixed use but residential led schemes.
116	MBC have admitted in public meetings they are promoting this site because developers say it is not financially viable. What expertise does MBC have that experienced national developers do not have, apart from the ability to	MBC have made no such statement.

	circumvent planning regulations, and self approve with no independent oversight?	
127	What is the exact date all the residents of Lenham Heath can apply for a Blight Notice from the council?	As mentioned, there is no current intention to acquire or demolish existing homes in the area outside of the principal land ownerships. "Blight" in the legal sense and the ability to serve a valid blight notice only arise in specified circumstances set out in Schedule 13 to the Town and Country Planning Act 1990. The Council does not consider that statutory blight applies at present.
132	Why have some landowners been offered legal expenses, but others have not been contacted and been offered nothing? Will all land and homeowners within the blight area affected be offered immediate legal expenses? How much legal expenses will be offered?	See question 104
133	Are you planning to pay additional compensation to business owners affected within the blight area?	See question 127
136	At a time when Maidstone and Ashford Borough Councils have pledged to be carbon neutral in less than 10 years – and during a period when the car as a private form of transport is being heavily legislated against – why is Maidstone Borough Council, one that is led by a party that is supposed to be sensitive to environmental and pollution issues, pushing forward with a development on green land which will be almost entirely dependent on the car?	See question 1.
139	My question is simple. Why are you promoting a policy that flies in the face of every recommendation for a sustainable, healthy future for our citizens in the 21st century. In Europe we need to stop sealing soils now as these are vital for reforestation to have any chance of reaching climate goals. Further to this we currently import effectively >60% of our food and with a large part from Europe which now we are separated from and this will put huge emphasis on growing nutritious food for all (not industrial grown strawberries as promoted by our council). You talk in your strategy of sustainability and environment, there is no evidence you understand or intend to follow that pathway. Please access and read UNEP GEO 6 pan European assessment just google this name for the pdf see pgs 133- onwards. I was a lead coordinating author of this focussed on health and land. I am not talking from as a nimby but with a well-informed perspective that as our council you should and must focus on. Stopping this wasteful, damaging unnecessary, project in Lenham heath should be a start of a reversal of years of disastrous development for our future.	See question 1.

<p>140</p>	<p>I was interested to read the following statement which is in "The Initial Landscape and Visual Technical Note"1.13. Historic mapping1 (OS Six Inch, 1888-1913) shows that at the end of the 19th century the landscape of the Site was more heavily wooded than it is today, particularly to the north of the mainline railway (formerly the London, Chatham and Dover Railway). This included several substantial woodlands, such as Cobham Wood, Nears Wood and Ten Acre Wood (all of which have now been cleared). Also evident from the mapping is the presence of orchard farming, including several orchards concentrated within and around Lenham Heath/Lenham Forstal and Charing Heath. For those who don't know Cobham wood was at Old Shelve Farm; Nears wood and Ten Acre wood were at Wheat Grattan Farm, opposite New Shelve Farm.</p> <p>My questions are. How come these woods are mentioned as being part of the site as they were situated well to the North of the Ashford to Maidstone railway line and as these are listed, how come there is no mention of Square wood or Shelve wood these were also North of the railway with the latter bordering Forstal Road from New Shelve to the railway, it also covered a larger area than Cobham wood?</p> <p>As the majority of these woods are no longer present, (a small part of Cobham still exists) was Shelve wood deliberately left off the list so as not to give the game away that development of the site might extend to the North of the railway up to the A20 itself?</p> <p>Part of the proposal shows development of a proposed new sand extraction area near Chapel farm, as part of the country park (it's been in the Kent Structure plan for many years), when is extraction of sand due to be completed form this quarry and will the proposed development have use of the new access road from the quarry to the A20?</p> <p>There have been many new properties built in Lenham and Harrietsham over the last couple of years and yet many remain unsold (not surprising given their price), so if all these houses are going to be built where are all the people going to come from to occupy them, there are only so many people out there who can afford a half a million pound plus house, unless they are all low cost housing for local people, also will it not swamp the local housing market bringing everyone's property value down?</p>	<p>The proposals will be scrutinised by the Local Planning Authority through the Local Plan Review process.</p>
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Given the size of the proposal would it become a new parish (Lenham Heath) in its own right so have its own Parish precept, so not contribute to the Lenham Precept?

141	<p>I attended the meeting held in Lenham on 24th January 2020 with William Cornall, Councillor Martin Cox, Councillor Fay Gooch and Helen Whately on the panel to answer questions and was pleased to hear that nothing yet had been fully decided and that our questions would be answered. It was also noted that employment was an important factor in the council's decision making.</p> <p>We are a group of 7 Businesses on the Rose Lane Industrial Estate Lenham Heath which is on and within the boundary of the designated redevelopment area and who jointly employ over 100 people and we understand from the original proposed plan that the Estate area is designated to be a 'formal open space'! Yet we are surrounded by open space so why flatten an established thriving business estate for this purpose?</p> <p>Some of us have recently relocated our businesses to this estate at some considerable cost and made significant investments in it and did this because the searches and directives we received from Maidstone Borough Council via our legal teams confirmed through your local plan stated that 'planning permission will not be granted to redevelop or use vacant business, industrial storage, or distribution sites or premises, for non-employment purposes, unless the retention of the site or premises for employment use has been fully explored without success', therefore underpinning continued use and retention of the site for long term employment and business use. .</p> <p>Clearly what MBC are proposing is in clear contraction of this policy and statement.</p> <p>1 Can we assume that the inclusion of this site was an oversight and that the council would indeed not consider this for redevelopment and leave it as a local employment area?</p> <p>2 Were you aware of the number of employed people working for the companies on this site?</p> <p>3 If the site is to be redeveloped can you explain why without consultation you feel you can demolish a thriving industrial area even though your policy states you would not?</p> <p>4 Why do you feel they can predetermine the lives of the people who work on this site without consultation? The business owners have had no correspondence from the council suggesting any such schemes.</p> <p>5 If you feel you have contacted any of the business owners or landowners associated with this site could you indicate dates when they may have first taken place.</p>	<p>Council officers would be pleased to meet with local business to discuss the proposal, and this offer has been made to SOHL. If you would like to arrange a meeting to discuss the proposals please email heathlands@maidstone.gov.uk</p>
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142	Has MBC had any contact with KCC planning? Lis Dyson has already ruled that Chapel Farm East should not be quarried for sand because it is too important archaeologically. How can she now allow housing?	No decisions have been made at this stage. The Council has commissioned several technical and environmental surveys to further understand the development potential of the location.
143	If we need so much new housing why have you sold the new blocks in Stone Street in Maidstone to London Boroughs?	Comment noted.
144	Regarding the letter to Central Government indicating the need for the central requirement for housing numbers in Maidstone and South East. Who signed from the Borough Council? Did Martin Cox sign the letter?	Cllrs Cox, Gooch, Perry, Powell & McKay.
145	What is the definition of affordable housing?	Please see that National Planning Policy Framework.
146	Of the housing developments been/being built since 2015, what percentage is affordable?	Between 30-40%.
147	Why can't MBC stand in solidarity with Sevenoaks and refuse to accept the number of houses? What is the worst that can happen?	The Council has written to the Ministry of Housing Communities & Local Government to once again raise concerns over the increased housing targets for Maidstone.
149	How much money has MBC spent on the Lenham Heath proposal?	Detailed previously.
150	How much money has MBC spent on the other six proposals?	These have been developed by private sector land promoters / developers.
151	How do the proposed Garden Community Development affect the Local Neighbourhood Plan - please explain?	It does not affect it.
152	Are the inclusion of a new motorway junction and train station a pre-requisite to the proposed development?	Not known at this stage. A variety of possible transport infrastructure solutions will be explored in due course.
153	Where are all the people coming from who will live in the houses?	Each council is set housing targets to deliver.
154	I'm a local young person (aged 8). I want to know if you will do the appropriate surveys on how this will impact wildlife. I'd also like this to be made public as soon as possible so we can have a say on the future of where we are growing up?	The Council has commissioned several technical and environmental surveys to further understand the development potential of the location.
155	At the public meeting you said you cannot build on AONB and you cannot build on a flood plain. Why, then, is it OK for you to consider building on a principal Aquifer? Area 289 is within a source protection zone 3. The substrate in this area is Greensand. The Greensand naturally filters rainfall which eventually arrives at the boreholes at Charing. By covering the sand with concrete this will deplete the amount of rainfall available to the aquifer and thus the public water supply. The SE of England is designated "seriously water stressed" by the environment agency. SE waters forecasts show that there will be a deficit of up to 137 million litres of water per day during a hot dry summer by 2040. An additional 5,000 homes will increase water demand by at least 10,000 * 149 litres per	The Council has commissioned several technical and environmental surveys to further understand the development potential of the location.

	person. How can MBC justify concreting over the very area where essential rainfall is corrected?	
156	Given the new government strategy to expand the country's economy in the North of England, and improve transport links there, to what extent are housing allocations across the country to be reviewed?	As stated at the community briefing, each council now has a housing target to achieve.
159	What about the doctor's surgery? Already oversubscribed?	Comment noted.
160	From the call for sites process the Council has yielded 60,000 potential new homes from various sites across the Borough. Why is the Council pushing for the "Heath Lands Garden Community" at Lenham Heath site when it is clearly not wanted and there appears to be many other sites more feasible?	The Local planning Authority will consider all the submissions.
162	The Council often refer to the Letwin report as the driver behind Maidstone becoming a Master developer and "Garden Communities". From our understanding the Letwin report has never been approved by National Government and is not law. Therefore, the model's detailed in the Letwin report should not be used as they are not "approved". Why is Maidstone Borough Council using a report not approved by National Government?	The report simply puts forward ideas as to the different roles that councils could potentially play in helping to deliver larger schemes.
164	If we understand reports correctly Maidstone Borough Council have never been a "Master Developer" on a project before. Why do Maidstone Borough Council now feel they have the credentials and experience for overseeing such a sizeable development?	Comment noted.
165	A new motorway junction will surely have a significant impact on the highways plan to deal with any disruption at the ports or Eurotunnel. Operation Brock will have to be replaced. Has the council thought about the full impact of the proposal before announcing it in the media?	Not known at this stage. A variety of possible transport infrastructure solutions will be explored in due course.