

# MORE DEVELOPMENT IN LOOSE VALLEY

## **SECOND PLANNING APPLICATION No: 08/0370 to build multiple houses at Westmount**

### **Deadline for your comment on consultation 31 March**

Dear Resident

**MBC Planning rejected the first application (07/1908) and heeded the strong objection from residents. The 89 objections, including the Campaign to Protect Rural England, sent a clear message. Antler Homes has gone straight to appeal to HM Inspectorate resulting in a Public Enquiry – yet to be heard.**

**To add more pressure, Antler Homes has also submitted a second application that has changed very little. It actually has greater impact on the valley and clearly opens up access to the adjacent orchard. Please respond again to this totally unsuitable proposal.**

This second planning application (**Number 08/0370**) has been made on behalf of Antler Homes. As before, it is to demolish the existing bungalow, Westmount, Busbridge Road, Loose, and erect **four large houses with associated parking and garaging and means of access**. The attached sheet from MBC sets out how to submit your views effectively. Contact details are on the reverse of this sheet.

Yet again, local residents are extremely concerned about this planning application and the detrimental affect this will have on Loose Village, including the potential precedent for further development in the Loose Valley. We are writing to the Council to voice our objections and appeal to you to support us. Like the first application, it is vital that as many people as possible write to the Council to clearly voice their objections.

Key issues you may wish to include in your objections – in your own words - are:

- The site is “partially within the area designated as Countryside” and falls within an area of local landscape importance.
- The proposed development does nothing to enhance the special character or appearance of the adjoining conservation area and will harm the character and appearance of Loose Village.
- The proposed design and layout do not meet the criteria for a new development affecting a conservation area and fail to enhance the appearance of the conservation area. The proposed dwellings are large, incongruous structures which are completely out of character with the surrounding area
- The proposal does not take into account the slope of the site and that all four houses, particularly plot 1, will tower above other properties.
- The proposal does not take into account the water flow of the underground rivers of the application site.
- The proposed development will also be seen from Old Loose Hill when entering the village travelling south of the A229, which currently enjoys a beautiful view of Loose Village and the Loose Valley. This development will alter the landscape features of both Loose Village and the Loose Valley for ever.
- The proposal has not included an assessment on crime prevention or addressed amenity issues such as noise and light.
- The proposal in no way supports the sustainability of Loose Village

- Existing bus services provide access to shopping and mainline stations to principal towns of Kent and beyond. However, although these services may look adequate during the day, the only viable alternative at weekends and in the evening is by private car or taxi.
- Busbridge Road is already a busy enough country lane and the proposed development will undoubtedly change the character of the lane with the introduction of modern urban features and materials.
- The proposal increases dependence on the car for the potential occupants of the proposed dwellings.
- Due to the density of the four houses there is no provision for play areas and informal space. Also, the land plots offer small gardens for the proposed dwellings which, therefore, offer limited space for play.
- The proposal has little regard for the environment and the ecological harm that may occur.
- The proposal does not consider or discuss biodiversity.
- The area is a haven for wildlife as the Loose Valley contains a wide range of wildlife habitats, this is reflected in classification by Kent Wildlife Trust of a large proportion of the Loose Valley as a Site of Nature Conservation Interest.

### **You may also care to use the following conclusions:**

Nobody locally supports either of the two proposed applications developments in terms of scale and design.

This is an encroachment to Loose Village and an attempt to extend the natural finish of the village line and an attempt to make way for further development to the west of the application site.

There is a current application is under appeal. A previous planning application which included part of the land was rejected after Appeal.

A willow tree has already been removed from the site without the appropriate Planning Consents being obtained – (Antler Homes do not deny being responsible) – is this an organisation to be trusted?

Arboriculture implication assessment, transport and ecological surveys have been commissioned by Antler Homes by consultants not local to the area – we would like Maidstone B.C. to carry out independent reviews.

### **To Comment**

You can see the plans on the MBC planning website: [www.digitalmaidstone.co.uk](http://www.digitalmaidstone.co.uk) On the right is the A-Z of services, P for Planning Application Search. Click the link to view and search for 08/0370.

You can forward your views to the Council either through the website or by post, to Peter Hockney, Maidstone Borough Council, 13 Tonbridge Road, Maidstone ME16 8HG. Quote ref 08/0370.

### **Our website: [www.loosevalley.com](http://www.loosevalley.com)**

Our website gives supporting information and more guidance on the application and how to object. **Referring to Policy Documents will help your objection – these are listed on the Web page below.**

For further information, please call 01622 746 443 or email [gordon.gove@yahoo.co.uk](mailto:gordon.gove@yahoo.co.uk) or [sue.gove@yahoo.co.uk](mailto:sue.gove@yahoo.co.uk)

**Please help us in getting the planning application refused. The Loose Valley and Loose Village are precious and enjoyed by you, the residents, and the many people around Maidstone and beyond.**

**We must prevent this planning application moving forward – it could be the start of further development which could result in the beauty of the village and the valley being lost forever.**

Your views must be submitted to  
Maidstone Borough Council by 31 March 2008