

Re: Swale NGC SE Sittingbourne - AONB

From: katiemiller@kentdowns.org.uk

Sent: 2 September 2019 11:37

To: New Garden Communities (SBC) Ben Geering [REDACTED]

Cc: Alison Peters

Thanks Natalie for facilitating last week's meeting and providing these notes. Just a couple of comments from me:

- Please could Ben provide a written explanation of why the proposed motorway junction has to be located on the south side of the M2.
- It is new areas of woodland (rather than large trees) that might not be an appropriate response to existing landscape character on the prairie fields of the dip slope.

Many thanks

Katie

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Please note I work part-time, usually Monday to Wednesday



Enhancing landscapes and life in the Kent Downs

From: New Garden Communities (SBC) [<mailto:NewGardenCommunities@Swale.gov.uk>]

Sent: 30 August 2019 12:34

To: Katie Miller; Ben Geering [REDACTED]

Cc: Alison Peters

Subject: Swale NGC SE Sittingbourne - AONB

Good Afternoon all,

Thank you for the productive discussion we had on Wednesday, as promised here are a few bullet points from the meeting:

- Could the motorway junction be on the other side of the M2 so that it isn't in the AONB? BG: No because it would need to be on a French road with us driving on the right hand side for it to work! It has now been reduced to just one bridge over the M2. BG will send some more detailed junction designs to SBC and AONB showing landscaping, elevations, etc.
- It is easier to mitigate residential development so the AONB unit would prefer the units closest to the M2/AONB to be houses and the warehouses/employment to be further north. BG will look into this.
- The buffer north of the M2 should be widened and please ensure that any screening planting used is suitable for the site's landscape character so as this is prairie fields, large tree planting isn't very suitable, especially on the dip slope.
- The new motorway access will increase traffic in the AONB which could cause disturbance. BG said that you won't be able to get off the motorway and head south but agreed to look at how the increased traffic here could be mitigated either on-site or measures on the existing roads. BG: We are looking at opening up access to the 2 Highstead quarries which could help attract people away from the AONB for recreation.
- There was concern that the floodlights around the sports pitches and the junction would cause light pollution in the AONB. BG said that they will look at this but it is hard to find an area of land large enough in the scheme that is flat enough for pitches. BG is looking at less light polluting floodlights but those on the motorway junction will need to be HE compliant.
- AONB unit happy to continue to engage with Quinn through SBC for the moment but that would change if PA's were submitted, LP allocations agreed, etc and direct engagement may be required.
- KM felt that despite their objections/concerns, this scheme could be mitigated to reduce the impact on the AONB.

If you have anything else to add please let me know.

Many Thanks,

Natalie

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