

From: Kathy Lockwood
To: Ben Oates
Cc: ~~Andrew Bowles; [redacted]; Chris Elworthy; Rosemary Simmons;~~
Planning Comments: Kathy Lockwood
Subject: OPC's response to 20/505877/OUT Brogdale Farm
Date: 05 September 2024 15:03:35

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Dear Ben,

Re: 20/505877/OUT Brogdale Farm Brogdale Road Ospringe ME13 8XU Outline planning application for mixed-use development comprising up to 360sqm nursery school (use Class Ef), up to five holiday lets and up to 1,710sqm of flexible workshop, industrial & research and development floorspace (use Class Eg (ii, iii), with all matters reserved except access from Brogdale Road.

At our parish council meeting on 4th September 2024 we considered the above application and we comment as follows:

Nothing we have seen in the latest amendments alters our views expressed in ² separate consultations in January 2021 and September 2021. We remain of the view that this is an inappropriate development both in scale and type in this location.

Actually
as
10.15.24

Amongst the grounds for objection we have previously submitted to you, we would wish to reiterate to you the concerns as to the amount of traffic this development is likely to generate, and the unacceptable effect this would have not only on Brogdale Road, the A2/Brogdale Road junction, but also the other rural lanes which could be used to access the site (including Porters Lane and Plumford Lane and Coxett Hill) and in terms of noise and pollution on the residents who live close to these roads. This traffic would include not only cars but commercial vehicles of all sizes. Traffic data used in the application will ^{not} have taken full account of the significant increases in the amount of traffic using all these roads and lanes including from (1) the full development of the housing estate at Perry Court; (2) the use of Perry Court roads as a shortcut to and from the M2 and the A251; (3) the forthcoming increase in visitor numbers at Brogdale Collections from upgrading being carried out there; (4) Lorenden School obtaining planning permission to increase its pupil numbers; (5) Willow Farm's forthcoming expansion following several recent grants of planning permission; (6)

the opening of the Painters Forstal Community Hall; (7) increased activity at the campsite in Painters Forstal. We have ongoing concerns about the speed and number of traffic movements to and from the site at present, and that this scheme will further significantly exacerbate these issues.

Whilst the Planning Statement Addendum states that "the access details remain unchanged from those in which KCC Highways confirmed were acceptable", we remain of the view that the location of the access poses highway risks and that traffic levels using Brogdale Road (see above) were underestimated

We remain unconvinced based on our own observations that there is patent demand for the types of buildings and uses proposed, bearing in mind other sites awaiting development and unlet commercial units in and around Faversham. Siting holiday units in an industrial setting remains incongruous to us. Likewise the nursery.

The development would impact on the adjacent Grade II listed Brogdale Farmhouse and any benefits of the development do not outweigh in our view the harm to the setting of this building. Moreover, the industrial elements of the site especially closest to Brogdale Road will be clearly seen from the grounds of Brogdale Farmhouse given the lack of adequate screening along the common boundary. The noise and disturbance from the commercial activity will also adversely affect this dwelling, as well as others in the locality.

We would reiterate one further point. This site is a small part of the overall landholding at Brogdale, now under new ownership. There has been sporadic and disparate development across parts of the site for many years. This has led to a jumble of consents leading in turn to an incoherent planning situation, including as to uses, operating times, etc. Previous planning officers have called for a masterplan to allow the future of the Brogdale site to be better managed from a planning point of view. We have strongly supported this call – the current application refers to an "illustrative masterplan" but this has no binding effect whatsoever. We would repeat our call for there to be a formal masterplan submitted for approval by Swale in conjunction with this application, in such a way that it covers the whole site and would influence planning decisions for the future, with the decision on the masterplan being taken prior to or at the same time as this application.

If notwithstanding our concerns the application is to be granted

consent, we would ask that days/hours of use are restricted, and uses of the industrial units controlled (eg to prevent change of use to other uses) to reduce the impact on nearby residents considering the size of and the mixed use of the development.

Kind regards

Kathy

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