

LINTON PARISH COUNCIL

<http://lintonkent.org>

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Chairman

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FAO Richard Elder Esq.
Planning Support
Maidstone Borough Council
Maidstone House
King Street
Maidstone ME15 6JQ

Dear Mr Elder

Re: Planning Application 16/505401/FULL (Erection of 13 dwellings and garages with associated access and landscaping at Vicarage Field, Linton Hill Linton Kent)

I am writing to you with consultee comments on behalf of the Linton Parish Council. Having considered the above application, those Parish Councillors eligible to do so have voted to raise no objection to it, by a majority of 5 in favour to 1 against.

We do have additional comments, as follows:

1. Linton is a rural village, with extremely limited capacity for housing development or other expansion. We view this application as infill, given that it is surrounded by developed land on three sides. We wish to make it quite clear that we would not support any development whatsoever into the open agricultural land beyond, and do not wish this to be seen as any sort of a precedent for so doing.
2. The A229 is a busy arterial route, a main access to and from Maidstone from the South. It is under ever-increasing pressure from traffic, caused by a number of factors including several nearby housing developments, some much larger than this one. There are two particular problems that we suffer from in Linton, please see the following items 3 and 4:
3. The junction to the North, at the crossroads with the B2163, is widely held to be the most dangerous in the whole Southern area of Maidstone. It is also the source of long queues and delays at peak times. We are aware that funds have been allocated in the past, from developments such as Cornwallis Academy, towards improving these crossroads but in practice very little has been done. We wish a high priority to be given to resolving problems here, through provision of a roundabout. We know this is the responsibility of KCC Highways Dept and we will approach them directly. But we request that MBC support this approach and allocate sufficient funding as required, via s106 or other means.
4. The centre of Linton village is fortunate to have a good-sized car park next to St Nicolas' church. It is popular and well-used. Unfortunately most of the facilities its users require, for example the Bull Inn, and the Linton Village Hall, from which a popular Pre-school

facility operates, are on the other side of the A229 and therefore necessitate crossing the road at least twice. This can be dangerous, especially for children and the elderly and disabled, and we are in the process of establishing contact with KCC to request installation of a pedestrian crossing facility. We therefore ask that should MBC be minded to approve this planning application, sufficient funds are allocated to Linton to allow this to take place.

5. In common with many rural communities, supply of utilities and services is of variable quality. We consider that water pressure, sewerage and broadband provision will all require upgrading to cope with the projected increase in demand and would like pressure exerted on providers to ensure that these services are sufficient, and improved if necessary.
6. We would like to see three specific amendments/additions made to the application, or included as conditions in the approval letter if any. First, we wish to see the existing policy of nil street lighting in Linton respected, ie no street lighting to be permitted within this development. Second, we would like to see a pedestrian gate and path allowing general access directly into the playground area, in the vicinity of the proposed pond. Third, we would like to have a hedge of mixed native species planted along the Southern border of the right of way along the Northern boundary of the field.

Yours sincerely

Jerry Whitmarsh
Chairman, *for* Linton Parish Council