

# LINTON PARISH COUNCIL

<http://lintonkent.org>

*Jerry Whitmarsh*  
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19 February 2018

Mid Kent Planning Support  
Maidstone House  
King St  
Maidstone ME15 6JQ

Attn: Richard Timms

Dear Sir

18/500618/FULL – Land South of Heath Road, Linton

I refer to your letter of 6 February 2018 enclosing details of the above application.

Having reviewed the papers and discussed the matter, Linton Parish Council has voted to OPPOSE this application, on the following grounds:

- The proposed development is badly and inconveniently sited, outside the boundaries of the village it aims to serve. By definition many of those using the facility will have difficulties in getting to it via public transport or on foot. We recognise that the centre would serve a wider area than Coxheath alone, but Coxheath is by far the largest community in the area and would provide the majority of patients
- It constitutes an unacceptable commercial development on farmland in the open countryside in direct contravention of Policy SP17 of the Maidstone Borough Local Plan
- It will extend the village envelope of Coxheath into Linton and urbanise the boundary buffer between the two communities
- It directly contravenes the recently adopted Local Plan for Maidstone, which makes no mention of this site but does include the alternative site on Clockhouse Farm. Policy SP13 of the Local Plan says: "The loss of local shops, community facilities and green spaces will be resisted" whereas this proposal by contrast involves building on a greenfield site, far from the village centre, which it would therefore undermine
- The proposed design appears that it is or could be the same as that for the alternative Clockhouse Farm site, for which outline planning permission has already been obtained and which is centrally situated within Coxheath. It would appear to be untrue to say that this site is better, beyond provision of a few additional parking spaces. The Clockhouse Farm site is far more strategically located and should therefore be preferred.

- There will be a negative economic and social impact on the Coxheath village centre, as people and facilities are drawn out of the village, which conflicts with Policy DM17 of the Maidstone Local Plan
- The B2163 Heath Road is an exceptionally busy road. It is disadvantageous to build a new access onto it and further increase traffic flows along the road. The new access will be sited in the 40mph limit area and will thus be inherently less safe than the Clockhouse access withing the 30mph limit area. It will also work to the detriment of Coxheath residents, who will have to walk a long way along the B2163 to reach the surgery.
- Damage and loss will be caused to rural hedging defined as important under the Hedgerow Regulations 1997

Overall, we fully accept the need for facilities of this kind but consider this to be the wrong location for them. We note that outline permission has already been given for a virtually identical medical centre in a better, more central village location and this should be preferred. Given that site's availability and its proven acceptability in planning terms, it would be quite wrong to start the process afresh in a rural, greenfield site

Yours faithfully

[signed]

JR Whitmarsh  
Chairman, Linton PC