

# BAPCHILD

## CONSULTATION NEWSLETTER



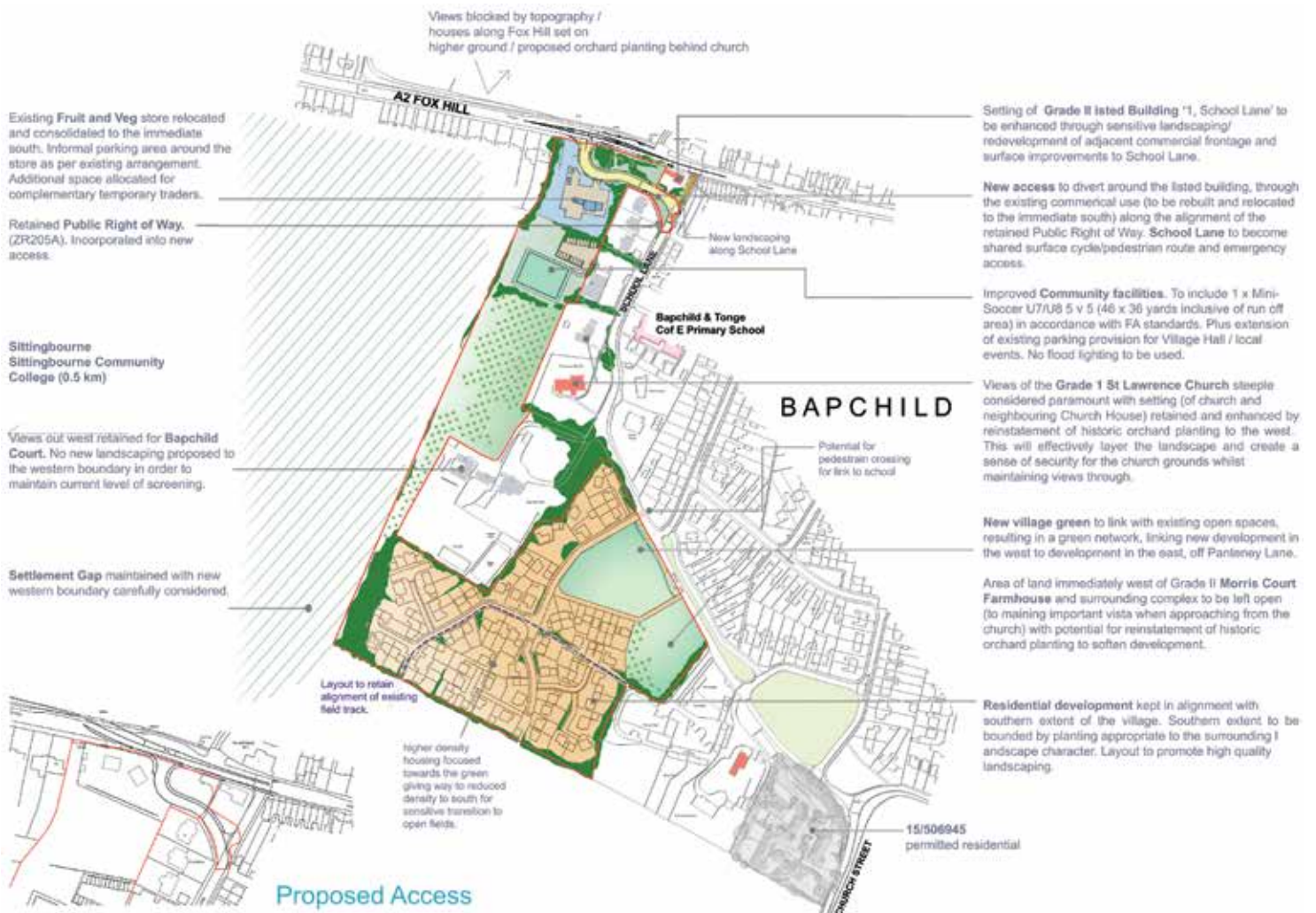
APM development at Cornhill-on-Tweed

Dear Resident, APM services Ltd is a locally based company involved in promoting land for residential development on behalf of the landowners. Previous developments include small to medium sized housing schemes in Camber, Rye; St Ives, Cornwall; Berwick, Northumberland and the Yorkshire Dales, all of which were built sensitively, utilising local materials to ensure homes in character with their surrounding natural landscape.

As you are probably aware there is a shortage of housing, particularly in the South East and for many months we have been working on a scheme to provide housing plus other benefits to Bapchild village.

These include a new access onto the A2 to reduce congestion and increase safety, a village green, additional parking for the school and village hall, recreational facilities such as tennis courts and play areas, a historic orchard and landscaping to create a definitive boundary between Bapchild and Sittingbourne plus plans to replace the existing fruit and veg store with a new village shop.

## Land at Bapchild - Illustrative Masterplan



### Continued from cover

Although scarcity of housing is an issue, we want our plans to sit well in the landscape and with local residents. We are in discussions with Swale Borough Council and Kent County Council and our role is to balance this advice with your comments and those of your elected representatives, as well as making sure all technical and environmental requirements are met.

The Government recently introduced the Housing and Planning Act 2016 and one of its objectives is to increase the delivery of new homes and improve the affordability of home ownership for first time buyers. Our proposal will include a 40 percent provision of affordable homes.

### Listening to you

We will listen carefully to what you have to say as well as taking advice from technical experts, who undertook important environmental, geological and archaeological surveys on our behalf.

Having considered all these factors, we will seek to implement your thoughts into the proposal, where appropriate and workable.



## Our proposal

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APM Services Ltd is intending to submit a planning application to Swale Borough Council for a scheme at Fox Hill in a semi-rural environment.

Should an application be submitted, we will seek outline planning permission for the housing and landscaping elements of the scheme and full planning permission for the access facilities, setting of the grade II listed buildings and the development of the new commercial buildings at the north end of the site.



We believe that the proposal also has significant benefits for the community and will include the following,

- **80 new homes, with 40 percent affordable dwellings,**
- **Enhancements to School Lane junction with the A2, increasing safety and visibility,**
- **Mini football pitches and extended parking for the village hall,**
- **Enhanced setting of grade II listed building at '1 Fox Hill' through sensitive landscaping,**
- **Improved setting of grade I listed building St Lawrence Church steeple, through the reinstatement of an historic orchard,**
- **New village green linking with existing open spaces, creating a 'green network',**
- **Local venue to be retained with open space provided,**
- **Existing fruit and veg store to be redeveloped plus additional complementary space for temporary traders.**

## Sustainability, access and parking

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The proposals include significant enhancements to the School Lane junction, which suffers from narrow road widths and poor visibility.

The proposed new junction in the vicinity of the fruit and veg store will enjoy wider road widths, new crossing points to bus stops and a right turning lane off the A2. These improvements will improve safety and capacity for residents.

The proposal is not expected to result in any increased impact on the local road network, particularly given the improvements offered at the A2 junction and will comply with best practice guidance, incorporating high quality design, plentiful car parking and facilities for walking and cycling.

## Ecology

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We have undertaken a baseline ecological survey and a preliminary ecological appraisal in support of our planning application.

A reptile survey recorded a low population of common lizard present along the thin strip of vegetation to the south of the site. Bat surveys undertaken between May to October 2016 did not record any roosting bats but eight species of bats were recorded commuting across the site and foraging.

Although the development may potentially impact on some bat foraging habitat, the creation of a new village green and the planting of an orchard to the back of the church, provides new foraging for the local bat population. This will enhance the present situation as local intensively managed arable land offers little foraging opportunities for bats.

## Flood Risk and Drainage

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A Sustainable Urban Drainage scheme will be implemented on the site to ensure that surface water from the site will not be increased.

We have commenced an initial data collection exercise to determine the various site constraints including local geology and the location of existing public sewers. Further site specific infiltration testing will be carried out in the next month to determine whether infiltration can be used on the development.



## Archaeology and heritage

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In accordance with central and local government planning policy, a desk-based assessment has been undertaken to establish whether the site has any significant archaeological value and potential impact on local heritage assets.

There are no Heritage Assets, such as World Heritage Sites or Scheduled Monuments within 1km radius of the study site, which also retains limited archaeological potential, particularly for earlier periods of human activity.

## Next steps

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Before the scheme can be built, we need planning permission from Swale Borough Council and therefore must submit a planning application. Local authority officers will then examine and consider our application before making a decision.

More information on the application process can be found at [www.swale.gov.uk](http://www.swale.gov.uk)

## Feedback

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Your comment will help us to develop the proposal and this is why it is important you let us know what you think about the plans shown in this newsletter and on our project website [www.bapchildconsultation.co.uk](http://www.bapchildconsultation.co.uk)

## Have your say

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This is an important opportunity to tell us what you think about the proposals and you can feedback to us in the following ways,

- Through the project website [www.bapchildconsultation.co.uk](http://www.bapchildconsultation.co.uk) and complete the online feedback form.
- Write to us at **APM Services Ltd**  
6 Hatfield Close, West Byfleet, Surrey KT14 6PG

## Keep in touch with the project

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Regular updates on the project's progress will be available on the project website.