

Land AT Eccles

BUSHEY WOOD

Newsletter – December 2022

We are writing to provide you with an update on our proposals for the development of Land at Eccles, also known as Bushey Wood.



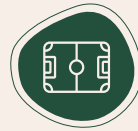
The vision for the development of the site includes:



Development of up to 950 homes



A new primary school (up to 3 forms of entry plus nursery)



Replacement of the existing sports pitches and new changing facilities



Safe and convenient walking and cycling routes



New strategic infrastructure, including a spine street through the middle of our site



A village local centre, which could include commercial/office/retail/community spaces



A wide variety of open spaces covering 50% of the site



Ecological improvements and protection of local wildlife and habitats



Improved access to sustainable transport

Thank you again to everyone who engaged with us throughout our consultation. Your feedback helped us to develop our Outline Planning Application, which we submitted to Tonbridge and Malling Borough Council (TMBC) at the start of the year, and can be found by searching for reference 22/00113/OAEA on the TMBC planning portal.

The community engagement we undertook in 2021 resulted in changes to the plans, including reducing the area of development near Bull Lane; providing additional parking for existing residents; agreement to support the establishment of a youth football team; retaining many of the existing allotments; moving the local centre further into the development site; closing the Bull Lane/Pilgrims Way junction to all but emergency vehicles, cyclists and

pedestrians; and adding retirement homes to the plans. Since we submitted the planning application in January, we have been working hard to incorporate the feedback received in response to TMBC's consultation. Following this work, we have now submitted an addendum to our original application, outlining how we have updated our plans in response to feedback. Local residents should have received a letter from TMBC about this, explaining how you can respond to their consultation about the revised plans.

There is more information about the changes we have made to the scheme within this newsletter and the addendum is available on the TMBC planning portal, under reference 22/00113/OAEA.

In response to feedback we have received during 2022, we have made the following further updates and additions to our plans to ensure that we are delivering the best possible development for current and future residents.

Changing the shape of the school site to make it more regular shaped and easier to develop, in line with Kent County council Education requirements

Providing additional landscaping throughout the site

Small change to the crossing on Court Road to increase safety following a Road Safety Audit

Providing further details of ecological mitigation measures, including a 15m buffer to the ancient woodland and a 10m buffer around Eccles Old Pits, including a rustic fence, planting, and shallow swales and basins

Updates to, and more details about, the heritage mitigation measures, including the protection of Regionally Important Geological and Geomorphological Sites

Details of our contribution towards a new bus service between the site and Maidstone, with a peak-hour link to Snodland via Peters Village

Submission of a Design Code outlining how the site would be developed (through Reserved Matters planning applications) to complement the existing village

In order to provide enough time for us to fully consider all the feedback we received, we have revised our timeline slightly.

- **October 2021 – January 2022:**
Developing masterplan
- **January 2022:**
Submit planning application
- **January – December 2022:**
Further consultation on the planning application by TMBC
- **Early 2023:**
Possible planning committee
- **Late 2023 onwards:**
Develop reserved matters planning applications through further engagement
- **2024/25:**
New homes start becoming available
- **2031:**
Expected completion year

Local residents will have received a letter from TMBC about the further consultation they are now undertaking. For further details, please look at the documents on their planning portal by searching for reference 22/00113/OAEA.

