

Monkton Neighbourhood Plan Area Responses

Organisation	Surname	First Name	Yes or No	Response	Link
Highways Agency	Bown	Kevin		<p>Thank you for consulting Highways England regarding the above, seeking comments no later than 1 November 2019.</p> <p>Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the strategic road network (SRN). The SRN is a critical national asset and as such Highways England works to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.</p> <p>We will be concerned with proposals that have the potential to impact on the safety, reliability and/or efficient operation of the SRN, in this case the M2/A2 corridor in East Kent.</p> <p>We note that with regards to Monkton, the plan is at the stage whereby the area to be covered is being defined. In this respect we have no comments, but would welcome the opportunity to participate in all future consultation events</p>	View Response
Courtley Planning Consultants Ltd	Courtley	Howard		<p>At present the limited scale and nature of the plan is difficult to read. There are no road names or numbers or any land features that make it easy to define the boundaries of the NP.</p> <p>We request better scaled plan so people can see clearly the defined boundaries of the NP.</p>	View Response
Courtley Planning Consultants Ltd	Courtley	Howard	No		View Response
Natural England	Natural England			Letter attached	View Response
	MEADEN	IAN		Yes, it is vital that local residents have a say in development and planning. There are very worrying signs that big developers are ready to ruin the character of our few remaining villages .Their only concern is profit.	View Response

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	MEADEN	IAN	Yes		View Response
	O'Neill	Gilly		The map looks correct and I am keen that the residents of Monkton are involved in any development of the village	View Response
	O'Neill	Gilly	Yes		View Response
	FANE	ROGER		It will be on farm land, when there is other options .like empty buildings	View Response
	FANE	ROGER	No		View Response
	Baker	Ralph		I accept that the factors listed above are relevant to the Monkton area and should be considered by the Parish Council. I am particularly concerned about any housing being built in the designated area, as Monkton in particular and Thanet as a whole is overpopulated and therefore causes negative affect on those living in these areas and any visitors that may want to come to these areas.	View Response
	Baker	Ralph	Yes		View Response
Kent Police	Team	CPDA		<p>Thank you for the email of 19 September 2019 and opportunity to comment in regard to: Location: Monkton Proposal: Neighbourhood Plan We have based our comments to incorporate Crime Prevention Through Environmental Design (CPTED) and Secured by Design (SBD) to help design out the opportunity for Crime, Fear of Crime, Anti-Social Behavior (ASB), Nuisance and Conflict.</p> <p>We recommend that applicants/agents should consult us as local Designing out Crime Officers or other suitably qualified specialists to address CPTED when considering developments of more than 10 homes or any Commercial or Retail developments in Monkton. In order to help shape developments, we might, on occasion, request that applicants/agents apply for a SBD award. Details can be found at www.securedbydesign.com. SBD is the UK Police flagship initiative combining three differing levels of security: Gold incorporates the security of the external environment together with the physical security</p>	View Response

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				<p>specification of the home. Silver offers those involved in new developments, major refurbishment and the individual the opportunity to gain an award for the level of physical security provided. Bronze offers a route to achieve a reasonable level of physical security for bespoke or refurbished properties where a traditional enhanced security product is not available e.g. listed buildings. There are a number of other awards available including one for Commercial developments.</p> <p>The design and layout of a development will affect the opportunity for crime so early involvement with us can help reduce its potential so at Pre App stage. For example:</p> <ol style="list-style-type: none"> 1. Cars parked where they do not have natural surveillance from "active" ground floor windows can offer opportunity for car crime. 2. Commercial buildings with an unsecured rear route, if not overlooked appropriately and benefitting from additional surveillance, can attract criminality. 3. Corner and Apartment buildings where the ground floor windows adjoin a publicly accessible area can attract desire lines and suffer loss of privacy. <p>Therefore the addition of windows or resiting car parking areas, adequately sized and locked gates and defensive boundary treatments can reduce the opportunity and deflect potential offenders. These are a couple of examples from a long list. ***CONTINUED IN ATTACHMENT BELOW***</p>	
	Comber	Christopher	Yes		View Response
Gladman	Agnew	Richard		Attached letter	View Response
Wood Plc on behalf of National Grid	Bartley	Lucy		Letter attached	View Response
	Denton	Derrick		No Jobs, The Hospitals cannot cope with present numbers let alone this new influx of people, and anyone thought about the environment lately. With climate change on its way why not feed it and dig up fields and cause more gases.	View Response
	Denton	Derrick	No		View Response

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	Chudleigh	Sarah		It's the same as the parish area. There would need to be a good reason not to use the area suggested and I don't know of one!	View Response
	Chudleigh	Sarah	Yes		View Response
Environment Agency				<p>Flood Risk</p> <p>The planning area includes locations within flood zone 3, defined by the National Planning Policy Framework (NPPF) as having a high probability of flooding. If a sequential test can be demonstrated to the satisfaction of the local planning authority, a detailed Flood Risk Assessment (FRA) is required to be submitted in support of any planning application falling within flood zones. This should include detailed flood levels for a range of flood events, as well as information to demonstrate how the development will mitigate against flooding, including flood warning and flood resilience. We will object to any application within a flood zone that is NOT supported by a FRA.</p> <p>Groundwater Vulnerability</p> <p>The area overlies principal/secondary aquifer. Aquifers are capable of supporting water supplies, and in some cases forming an important source of base flow to rivers. Substances move very quickly through Principal and Secondary aquifers making the groundwater within them very vulnerable to pollution.</p> <p>Pollution Prevention</p> <p>Drinking water supplies could be at risk from activities at this site and all precautions should be taken to avoid discharges and spillages to the ground during both construction and subsequent operation. We recommend you incorporate pollution prevention measures to protect ground and surface water. We advise applicants to follow our guidance - Groundwater Protection. This is a report that highlights the importance of groundwater and encourages industry and other organisations to act responsibly and improve their practices. This can be found at:</p> <p>https://www.gov.uk/government/collections/groundwater-protection</p>	View Response

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				<p>The Environmental Permitting Regulations make it an offence to cause or knowingly permit any discharge that will result in the input of pollutants to controlled waters.</p> <p>Drainage Surface Water lease note that infiltration of surface water to ground will only be acceptable in locations where the ground conditions are suitable, i.e. free from contamination and where there is an adequate unsaturated zone (between the base of the discharge and the water table). Any discharge direct to groundwater will not be acceptable.</p> <p>The discharge of surface water to ground will also only be acceptable if the drainage is clean and uncontaminated. Drainage from areas of new developments where potentially polluted run-off will be generated will not be acceptable discharging to ground.</p> <p>***CONTINUES IN UPLOADED FILE***</p>	
Kent County Council	Beswick	Kate		<p>KCC's Public Rights of Way and Access Service are keen to ensure that their interests are represented within the local policy frameworks of the Parishes, Districts and Boroughs in Kent. The team is committed to working in partnership with local Councils to ensure continued commitment to PROW in Monkton and the wider East Kent region, for the benefit of residents and visitors to the area. We will look to achieve the aims contained within the 'Rights of Way Improvement Plan (ROWIP) (2018 – 2028)' and contribute towards 'Increasing Opportunities, Improving Outcomes: Kent County Council's Strategic Statement (2015-2020)'.</p> <p>The Parish Council should be aware that KCC's ROWIP was published in 2018. Based on extensive research and public consultation, the plan assesses the extent to which public rights of way (PROW) meet current demand and how they will need to evolve to meet future requirements.</p> <p>When writing the NP the Service strongly urges that Monkton Parish Council ensures the Rights Of Way Improvement Plan (ROWIP) is referenced, this will enable successful joint partnership working to deliver improvements to the Parishes' PROW network.</p> <p>The content of the NP should make reference to PROW and Countryside Access, where PROW within and adjacent to development sites should</p>	View Response

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				<p>be protected and retained.</p> <p>Where there exists a capability to increase public access through building on opportunities offered by existing walking, cycling, equestrian access and public transport infrastructure and providing new pedestrian, cycle and equestrian connections across development sites. These will link new communities with the wider landscape and surrounding communities.</p>	

Report run at 5 Nov 2019 15:11:27. Total records: 22.