

# Revised Proposals for Waterside Park

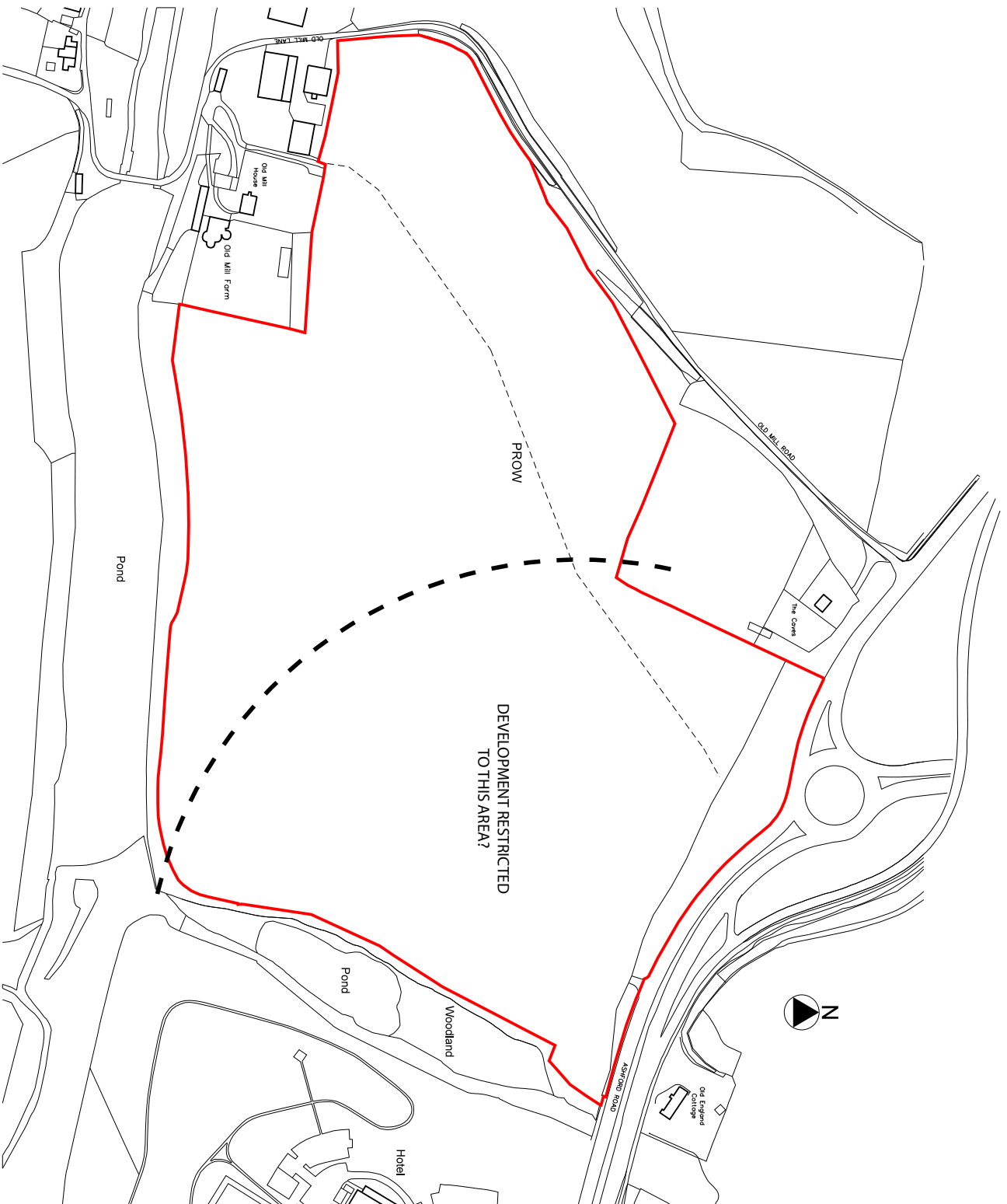
The recent Appeal decision refusing planning permission is being reviewed. In the meantime, and in view of the current Local Plan discussions, the applicant has submitted a revised proposition to Maidstone Borough Council. This proposition reflects the Inspector's assessment of areas where she considered there were concerns and areas where she was content there was no cause for concern or there was benefit.

The Inspector considered landscape and heritage issues tipped the balance when weighed against the need for employment land / economic prosperity and these revised proposals address that balance.

## Headline features of the revised proposal:

- 60% reduction in footprint – 12 acres reduced from 30 acres (see plan)
- 80% reduction in sand / soil removed from site – 60,000m<sup>3</sup> reduced from 300,000m<sup>3</sup>
- Considerable reduction in change to existing topography
- Reduced building height to 9m to eaves
- Visibility from Leeds Castle reduced to nil / negligible
- Considerably reduced landscape impact compared with alternative development sites at Junction 8
- Undeveloped remainder of Waterside Park site to be left 'as is'
- This development cannot creep, unlike other sites in the area
- Development far removed from the River Len & Old Mill Farm
- Much reduced change to public footpath
- The Inspector recognised that development at Waterside Park would not deter people from visiting Leeds Castle
- The Inspector had no issue with highways
- National/local solutions are being identified to ameliorate the effect of Operation Stack on the M20
- Revised scheme can accommodate Scarab's needs and preserve local jobs
- It helps address the need for good employment land identified in the Economic Development Strategy, the result of evidential analysis, albeit on a reduced scale.

August 2015



Areas are approximate only, subject to survey, design development, rights of light & statutory approval.

SCALE 1: 2500 @ A3

