

M2 Junction 5 Improvements Environmental Statement Volume 2 - Appendix J Assessment of Cumulative Effects June 2019

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Appendix J

(Assessment of Cumulative Effects)

Appendix J. Assessment of Cumulative Effects

J.1 Long list of developments

Table J.1: Long list of Developments

Site Name	Ref	Distance from RLB (km)	Description	Tier	Stage 1		Stage 2	
					Within Zol	Progress to Stage 2	Temporal overlap during construction	Scale and nature likely to have significant effects
East of Hermitage Lane	13/1749	12.6 k	An Outline application for a Mixed-Use development comprising up to 500 residential dwellings (including affordable homes), land safeguarded for an education facility and land safeguarded for a community centre. Provision of public open space (inc. children's play areas) associated infrastructure and necessary demolition and earthworks. The formation of 2No. new vehicular accesses from Hermitage Lane and Howard Drive. With access to be considered at this stage and all other matters reserved for future consideration.	1b	Biodiversity	Yes	Yes	Major housing development beyond the distance threshold for major developments and not in proximity to the motorway network. Unlikely to have a significant impact on the Junction 5.
West of Hermitage Lane	13/1702	13.7	Outline application for residential development (approx. 250) with access. All other matters (appearance, landscaping, layout and scale) reserved for future consideration	1b	Biodiversity	Yes	Yes	Major housing development beyond the distance threshold for major developments and not in proximity to the motorway network. Unlikely to have a significant impact on the Junction 5.
Langley Park	13/1149	11.3	Outline application for the erection of up to 600 dwellings, with associated local centre comprising convenience store (Use Class A1) (1,300sqm - 1,500sqm Gross Floor Area (GFA), retail/commercial units (Use Class A1, A2, A3, A5 and/or D1) (400sqm GFA), and public house (Use Class A4) (550sqm - 700sqm GFA); a two form entry primary school (with pre-school provision and a community facility); public open space; allotments; nature conservation area; and landscaping; with all matters reserved except for the following: 1) Means of vehicular access to the site from Sutton Road, and the spin road within the site; 2) 170 dwellings (phase 1) with its associated open space; 3) Drainage provision, including the surface water attenuation facility, strategic foul and surface water drainage infrastructure and pumping station; 4) Earthworks, to include ground re-modelling.	1a	Biodiversity	Yes	Yes	Major housing development beyond the distance threshold for major developments and not in proximity to the motorway network. Unlikely to have a significant impact on the Junction 5.
North of Sutton Road	15/509251/ OUT	11.1	Outline application for residential development with associated vehicular, pedestrian and cycle access, and associated works, including provision of public open space. (All matters reserved for future consideration with the exception of access).	1b	Biodiversity	Yes	Yes	Major housing development beyond the distance threshold for major developments and not in proximity to the motorway network. Unlikely to have a significant impact on the Junction 5.
North of Bicknor Wood	N/A	10.7	N/A	NA	Biodiversity	Yes	Yes	Major housing development, likely to have significant impact on road use. Does not meet criteria for distance vs size.
Bicknor farm	16/503775/ FULL	11.2	Residential development of 271 dwellings including 30% affordable housing, access and associated infrastructure (resubmission of 14/506264/FULL)	1b	Biodiversity	Yes	Yes	Major housing development, likely to have significant impact on road use. Does not meet criteria for distance vs size.
Land West Of Bicknor Farm Cottages	13/1523	11.3	The erection of 100 dwellings together with associated new access road, car parking, landscaping, and open space.	1a	Biodiversity	Yes	Yes	Major housing development, likely to have significant impact on road use. Does not meet criteria for distance vs size.
South of Sutton Road, Langley	15/509015/ OUT	11.2	Outline application for residential development, together with non-residential uses (including potentially A1 (retail), A3 (sale of food and drink on the premises e.g. restaurant), A4 (public house), D1(a) (medical use), D1(b) (creche/day centre/day	1b	Biodiversity	Yes	Yes	Major housing development, likely to have significant impact on road

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			nursery), or B1 (office), up to 0.4 ha of land reserved for C2 (residential care), the reservation of 2.1 ha of land for primary education (use class D1), public open space in the form of natural green space, allotments, play facilities and informal open space together with landscaping, parking, footpath and cycle links and the necessary servicing, drainage and the provision of necessary utilities infrastructure, with all matters reserved for future consideration with the exception of access (Amended proposal).					use. Does not meet criteria for distance vs size.
Springfield Mill Sandling Road	17/502432/ FULL	10.9	Full planning application for demolition of existing buildings, and development of 295 residential units (use class C3), including 218 x 1-2 bed apartments and 77 x 2-4 bed houses, including associated car parking, public realm and landscaping works, Grade II Listed Rag Room to be preserved and re-used for community (D1), office (B1) or residential (C3) use	1b	Biodiversity	Yes	Yes	Major housing development, likely to have significant impact on road use, however, does not meet the criteria for distance vs size.
KCC Springfield Library HQ Sandling Road	17/504568/ FULL	10.9	Demolition of the existing County Central Library and associated buildings, and erection of six-to-sixteen storey residential development of 162no. Apartments and 86no. Car parking spaces including 429sqm of communal floor space at the former KCC Springfield Library site, Sandling Road, Maidstone	1c	Biodiversity	Yes	Yes	Major housing development, likely to have significant impact on road use, however, does not meet the criteria for distance vs size.
Springfield Royal Engineers Road	16/507471/ FULL	10.8	Full planning application for the development of 310 residential units, in two buildings ranging between 8 and 18 storeys, including 177sqm of A1/D1/D2 floorspace, associated car parking, public realm and landscaping works.	1a	Biodiversity	Yes	Yes	Major housing development, likely to have significant impact on road use. Does not meet criteria for distance vs size.
Hen and Duckhurst Farm, Marden Road,	14/502010/ OUT	19.3	Outline application for the Erection of residential development for up to 250 dwellings with access and garaging with access considered at this stage and all other matters reserved for future consideration.	1b	Biodiversity	Yes	Yes	Major housing development, likely to have significant impact on road use, however, does not meet the criteria for distance vs size.
Fishers Farm, Staplehurst	15/510186/ FULL	18.9	Development of site to accommodate 185 dwellings, together with associated access road (including reconfiguration of Pile Lane), car parking, landscaping and open space.	1a	Biodiversity	Yes	Yes	Major housing development, likely to have significant impact on road use, however, does not meet the criteria for distance vs size.
Newnham Park, Bearsted Road	16/507292/ OUT	13.2	Outline Application with access matters sought for development of medical campus comprising up to 92,379 m ² of additional floorspace (including additional hospital facilities, clinics, consultation rooms and a rehabilitation centre (classes C2/D1); education and training facilities with residential accommodation (class C2/D1); keyworker accommodation for nurses and doctors (class C3); pathology laboratories (class B1); business uses (class B1); ancillary retail services (class A1, A2, A3); and up to 116 bed class C2 neuro-rehabilitation accommodation; internal roads and car parks, including car park for residents of Gidds Pond Cottages; hard and soft landscaping including creation of a nature reserve (to renew existing consent 13/1163).	1b	Biodiversity	Yes	Yes	Major development which will likely have significant impact on road use in the area however, does not meet the criteria for distance vs size.
Eclipse Park, Sitingbourne Road	12/2314	8.8	Erection of Class A1 retail development (with ancillary cafe) and associated servicing, car parking, landscaping and access arrangements	Completed	Biodiversity	Yes	Yes	Major development which will likely have significant impact on road use in the area, however, does not meet the criteria for distance vs size.
Hengist Field, Pond Farm Road, Sittingbourne	09/0260	1.8	Proposed care home (class C2) and office building (Class B1). 2017 note- Care home has been built. Office unlikely to be built.	Completed	Biodiversity	Yes	Yes	The care home has already been constructed and is unlikely to cause any significant impacts. The office development is unlikely to be constructed.

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Gwelo Farm Barn, Bull Lane	18/503324/FULL	1.6	Change of use of a barn to provide a meeting hall/place of worship (Resubmission of 15/503629/FULL).	1b	Biodiversity	Yes	Yes	Unlikely to have significant effects on Junction 5.
Sweepstakes Farm, Lower Hartlip Road	15/508567/FULL	1.8	Conversion of barn and outbuildings to a 4 bedroom dwelling in the curtilage of Sweepstakes Farmhouse.	Completed	Biodiversity	Yes	Yes	Unlikely to have any significant effects on Junction 5
Sweepstakes Farm, Lower Hartlip Road	15/508595/LBC	1.8	Listed building Consent for conversion of barn and outbuildings to a 4 bedroom dwelling in the curtilage of Sweepstakes Farmhouse.	Permitted	Biodiversity	Yes	Yes	Unlikely to have any significant effects on Junction 5
Antolin Interiors, Spade Lane	16/508208/FULL	3.3	New aluminium framed warehouse	Completed	Biodiversity	Yes	Yes	Warehouse already exists on site and is unlikely to cause any significant impacts.
Cookham Shaw, Maidstone Road	SW/11/149 3	Adjacent	Retention of use as gypsy caravan site (planning permission SW/09/0479, 11th September 2009) with variation to condition (3) to allow one additional caravan.	Permitted	All topics	Yes	Yes	Proximity to scheme means that these proposals may have some effect on works. Retention of existing use however, so unlikely to have cumulative effects arising as no proposed changes.
Birch Tree Cottage, Maidstone Road	18/501697/FULL	Adjacent	Erection of a single storey rear extension.	Completed	All topics	Yes	Yes	Very close proximity but scale of works localised to property and unlikely to have cumulative effects with Scheme.
Birch Tree Cottage, Maidstone Road	18/503208/LAWPRO	Adjacent	Lawful Development Certificate for proposed conversion of loft area with flat roof dormer to rear	Permitted	All topics	Yes	Yes	Very close proximity but scale of works localised to property and unlikely to have cumulative effects with Scheme.
Land At Woodgate Lane	15/507804/FULL	0.1	Removal of existing builders yard and construction of 11 new dwellings including access road, garaging and car ports (see also 17/506174/NMAMD, 17/503878/SUB, 17/503878/SUB, 17/505068/SUB)	1a	All topics	Yes	Yes	Proximity to scheme means that these proposals may have some effect on works. Extra dwellings also suggest a likely increase in traffic in the immediate area.
Builders Yard, Woodgate Lane	18/505147/PNP	0.23	Prior Notification for change of use of 3no. buildings and land within their curtilage from Class B8 (storage or distribution) to 3no. Class C3 dwellinghouses. For it's prior approval to: - Transport and Highways impacts of the development - Contamination risks on the site - Flooding risks on the site - Noise impacts of the development - Impacts of air quality on the intended occupiers of the development - Where the building is located in an area that is important for providing storage or distribution services or industrial services or a mix of those services, whether the introduction of, or an increase in, a residential use of premises in the area would have an adverse impact on the sustainability of the provision of those services.	N/A	Air quality, biodiversity, noise and vibration, landscape, geology, heritage, population and human health	Yes	Yes	Proximity to the scheme means that these proposals may have some effect on works. Extra dwellings also suggest a likely increase in traffic in the immediate area.
Broomwood Cottage, Maidstone Road	18/500096/FULL	0.27	Increase height of roof to form first floor extension as amended by drawing no's 2017-120-03 Rev A and 2017-120-04 Rev A received 30 January 2018	Completed	Air quality, biodiversity, noise and vibration, landscape,	Yes	Yes	Unlikely to have any significant effects on Junction 5

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					geology, heritage, population and human health			
Bowl Reed, Oad Street	18/501264/LAWPRO	0.24	Lawful Development Certificate for a proposed single storey side extension to existing garage	Permitted	Air quality, biodiversity, noise and vibration, landscape, geology, heritage, population and human health	Yes	Yes	Unlikely to have any significant effects on Junction 5
Bowl Reed, Oad Street	SW/14/0030	0.24	Revised application for pool building	Completed	Air quality, biodiversity, noise and vibration, landscape, geology, heritage, people and communities	Yes	Yes	Unlikely to have any significant effects on Junction 5
A28 Chart Road improvement scheme	N/A	23.5	Permitted development.	1b	Biodiversity	Yes	Yes	Potential to cause traffic disruptions during works. However, the works are minor and also a considerable distance from Junction 5
A289 Four Elms Roundabout to Medway Tunnel (Medway)	N/A	12.2	Construction to start late 2017.	1a	Biodiversity	Yes	Yes	Potential to cause traffic disruptions during works. However, the works are minor and also a considerable distance from Junction 5
A28 Sturry Relief road (Canterbury)	N/A	35	N/A	1b	Outside ZOI	No	Yes	Unlikely to have significant effects due to distance from the scheme
Sittingbourne Northern Relief Road (Swale)	N/A	8	N/A	Dropped by KCC	Outside ZOI	No	Yes	Unlikely to have significant effects due to distance from the scheme
Land At Wises Lane	17/505711/HYBRID	2.7	Hybrid planning application with outline planning permission (all matters reserved except for access) sought for up to 595 dwellings including affordable housing; a two-form entry primary school with associated outdoor space and vehicle parking; local facilities comprising a Class A1 retail store of up to 480 sq m GIA and up to 560sqm GIA of "flexible use" floorspace that can be used for one or more of the following uses - A1 (retail), A2 (financial and professional services), A3 (restaurants and cafes), D1 (non-residential institutions); a rugby clubhouse / community building of up to 375 sq m GIA,	1C	Biodiversity	Yes	Yes	Significant scale and close proximity to Scheme

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			three standard RFU sports pitches and associated vehicle parking; a link road between Borden Lane and Chestnut Street / A249; allotments; and formal and informal open space incorporating SuDS, new planting / landscaping and ecological enhancement works. Full planning permission is sought for the erection of 80 dwellings including affordable housing, open space, associated access / roads, vehicle parking, associated services, infrastructure, landscaping and associated SuDS. For clarity - the total number of dwellings proposed across the site is up to 675.					
Manor Farm	17/500727/ OUT	2.9	Outline application for residential development for up to 50 dwellings with access off Chestnut Street (All others matters reserved), as amended by drawings received 31/05/2017	1 C	Biodiversity	Yes	Yes	Significant scale and close proximity to Scheme

Key:
 1 A. Under construction
 1 B. Permitted but not yet implemented
 1 C. Submitted but not yet determined
 2 A. PINS Projects where a scoping report has been submitted
 3 A. PINS Projects where a scoping report has not been submitted
 3 B. Site allocation
 3 C. Identified as reasonably likely to come forward

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