

Session 5 – Housing Supply Overview; South East Maidstone Strategic Development.

No.	Issue.	Timescale.	Response.
5.1	Lenham Broad Location H2(3) MBC to supply information on threshold at which WWTW works needed to support additional housing development and which 5 year period it could be delivered within. – 2019 and /or 2024	3 Nov 2016	Further discussions have been held between MBC and Southern Water to address action points 5.1 and 5.7. To assist the Inspector, a Statement of Common Ground (Appendix 4) sets out the agreed position on these matters.
5.2	MBC to supply schedule of sites that were included in calculation of past windfall including what sort of site (greenfield/brownfield; inside outside settlement) size etc.	3 Nov 2016	The Council has provided a detailed schedule and this is attached at Appendix 1.
5.3	MBC to provide a year on year housing trajectory rather than by 5 year periods	3 Nov 2016	The Council has provided a detailed schedule and this is attached at Appendix 1.
5.4	MBC to provide written evidence to support the inclusion of sites in the housing trajectory and phasing. Inspector to consider how this may be dealt with in terms of e.g. written comments or a further hearing.	3 Nov 2016 After evidence received	The Council has provided a detailed schedule and this is attached at Appendix 1.
5.5	At Session 5B KCC indicated that reports had been done on Willington Street and Wheatsheaf junction, including one shared last week shared with MBC. The Inspector requests that MBC or KCC provide these reports as evidence for the Examination.	3 Nov 2016	Copies of the Report, Appendices and Drawings were provided by the Council to the Programme Officer by email on 28 October 2016 and are appended as Appendices 2 plus 2(A) to 2(Q).
5.6	MBC to provide copies of the completed S106 Obligations for sites H1(5) H1(6) and H1(7) plus any other relevant drafts or heads of terms for those yet to be completed for H1(9) and H1(10).	3 Nov 2016	Completed Unilateral Undertakings for the sites H1(5); H1(6); H1(7) are attached as Appendices 3(A) – 3(C).
5.7	MBC to provide written response to Southern Water points concerning criteria for connection to sewage treatment and location of housing	3 Nov 2016	Further discussions have been held between MBC and Southern Water to address action points 5.1 and 5.7. To

	development near pumping stations - as set out in written statement submitted for Session 5B.		assist the Inspector, a Statement of Common Ground (Appendix 4) sets out the agreed position on these matters.
5.8	MBC to confirm yield expected for allocation H1(8) regarding site area and net density after accounting for any additional policy criteria proposed for the retention of the frontage hedge (where not required for access) and a buffer to the site frontage to protect the hedge and the setting of heritage assets.	3 Nov 2016	<p>Through addressing the Inspector's Action Point and following review of the policy, it is apparent that the stated average density of 35 dwellings per hectare is incorrect. This is because the density does not take into account the provision of 2.88ha of open space required on site.</p> <p>To address this, an amendment to the site area is proposed to extend it westwards and provide two parcels of land allocated for public open space (1.4ha) as shown on the amended site plan (attached below this table) (PC/133). This land is within the same ownership as the remainder of the site, as reflected in the SHEDLAA and Draft Maidstone Borough Local Plan (Regulation 18) (March 2014). The remainder of the open space (1.48ha) would be provided within the site.</p> <p>This allows for 440 houses at an average net density of approximately 35 dwellings per hectare (which excludes the 1.48ha of open space and allows for an undeveloped area along the eastern edge of the site as now proposed under criterion 3 of the attached amended policy below).</p> <p>No changes to the settlement boundary would result but an amendment to policy OS1 is required (PC/134) to include the new open space allocations (also attached below this table).</p>

		<p>It is considered that these changes respond appropriately to the Action Point and are sound in the context of the NPPF, in that the changes would be positively prepared, justified, and consistent with national policy in order to provide necessary public open space infrastructure, seek to meet objectively assessed need and enable the delivery of sustainable development at the site.</p>
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Policy H1 (8) – West of Church Road, Otham (PC/133)

Policy H1 (8) – West of Church Road, Otham

West of Church Road, as shown on the policies map, is allocated for development of approximately 440 dwellings at an average density of 35 dwellings per hectare. In addition to the requirements of policy H1, planning permission will be granted if the following criteria are met.

Design and layout

1. The tree line along the western boundary of the site will be enhanced, to protect the amenity and privacy of residents living in Chapman Avenue.
2. An undeveloped section of land will be retained along the western boundary of the site, to protect the amenity and privacy of residents living in Chapman Avenue.
3. An undeveloped section of land will be retained along the eastern edge of the site in order to protect the setting of St Nicholas Church and maintain clear views of the Church from Church Road.
4. The Church Road frontage will be built at a lower density from the remainder of the site, to maintain and reflect the existing open character of the arable fields on the eastern side of Church Road and to provide an open setting to St Nicholas Church.
5. The hedge line along the east boundary of the site with Church Road shall be retained and strengthened where not required for access to the site.
6. Retain non-arable land to the north and east of St Nicholas Church, to protect its setting.
7. Retain discrete section of land at the south east corner of the site to provide a 15 metres

wide landscape buffer to ancient woodland (bordering site at this location), to be planted as per the recommendations of a landscape survey.

Access

8. Access will be taken from Church Road only.

Air quality

9. Appropriate air quality mitigation measures to be agreed with the council will be implemented as part of the development.

Open space

10. Provision of approximately 2.88ha of *natural/semi-natural* open space *consisting of 1.4ha in accordance with policy OS1(18), and 1.48ha* within the site, together with additional on/off-site provision and/or contributions towards off-site provision/improvements as required in accordance with policy DM22.

Community infrastructure

11. Contributions will be provided towards the expansion of Greenfields Community Primary School to mitigate the impact of the development on primary school infrastructure.

Highways and transportation

12. Widening of Gore Court Road between the new road and White Horse Lane.

Strategic highways and transportation

13. Bus prioritisation measures on the A274 Sutton Road from the Willington Street junction to the Wheatsheaf junction, together with bus infrastructure improvements.

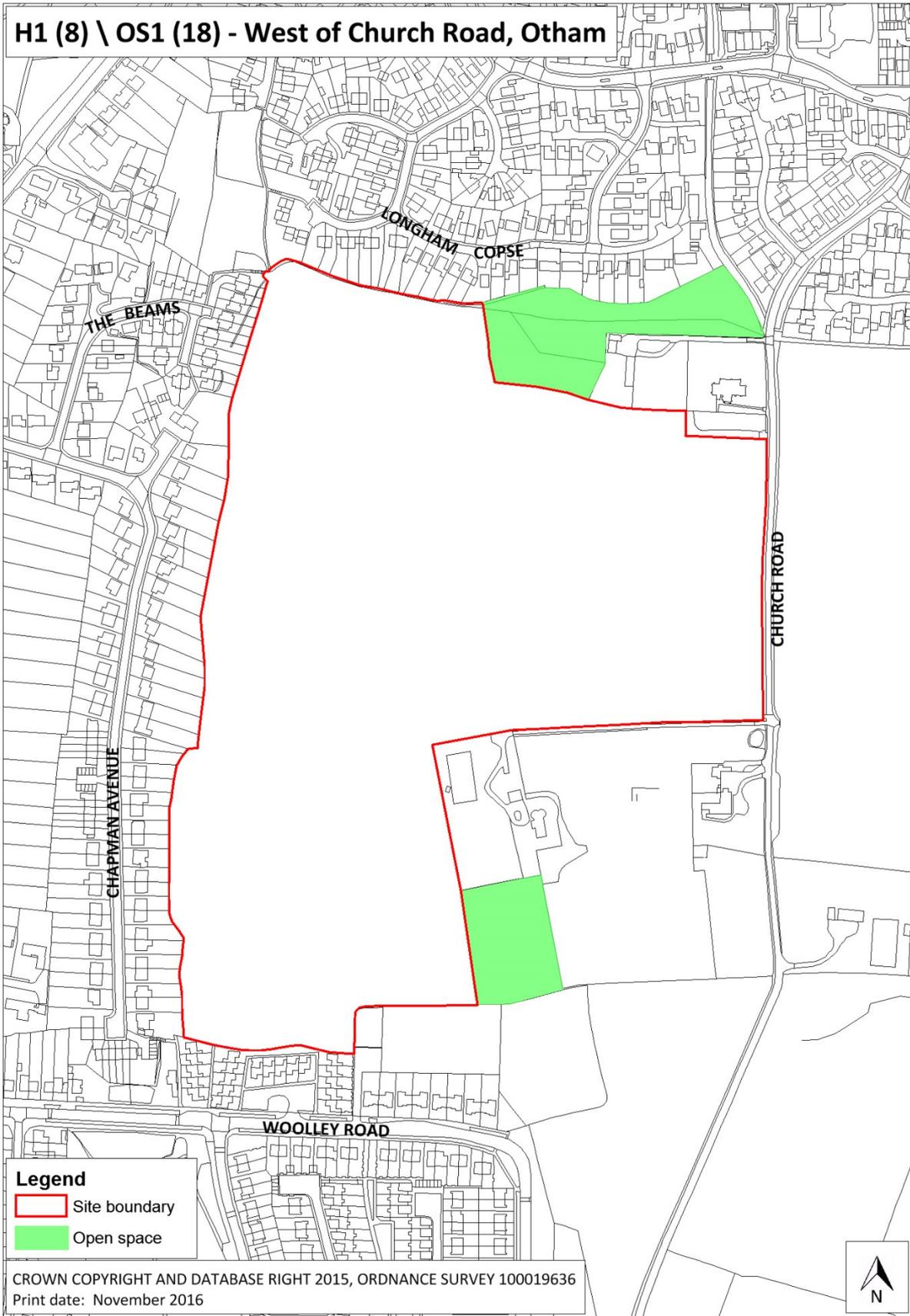
14. Improvements to capacity at the junctions of Willington Street/Wallis Avenue and Sutton Road.

15. Package of measures to significantly relieve traffic congestion on Sutton Road and Willington Street.

16. Improvements to capacity at the A229/A274 Wheatsheaf junction.

17. Improvements to frequency and/or quality of bus services along A274 Sutton Road corridor.

H1 (8) \ OS1 (18) - West of Church Road, Otham



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Print date: November 2016

Policy OS1 Open space allocations (PC/134)

Policy OS1

Open space allocations

The following sites, as shown on the policies map, are identified for provision of publicly accessible open space to complement the growth identified in the local plan.

Policy reference	Site name, address	Approx. ha	Open space typology
(1)	Oakapple Lane, Barming	1.50	Natural/semi-natural open space
(2)	Langley Park, Sutton Road, Boughton Monchelsea	7.65	Informal open space (nature conservation area)
(3)	South of Sutton Road, Langley	14.00	Natural/semi-natural open space
(4)	Kent Police HQ, Sutton Road, Maidstone	1.60	Outdoor sports provision (3-5 sports pitches)
(5)	Cross Keys, Bearsted	2.40	Natural/semi-natural open space
(6)	South of Ashford Road, Harrietsham	1.37	Natural/semi-natural open space
		0.50	Allotments
(7)	Church Road, Harrietsham	0.91	Natural/semi-natural open space
(8)	The Parsonage, Goudhurst Road, Marden	2.16	Natural/semi-natural open space
(9)	North of Henhurst Farm, Staplehurst	1.22	Natural/semi-natural open space
(10)	North of Lenham Road, Headcorn	0.10	Amenity green space
(11)	South of Grigg Lane, Headcorn	1.18	Natural/semi-natural open space
(12)	North of Heath Road (Older's Field), Coxheath	1.12	Natural/semi-natural open space
(13)	Heathfield, Heath Road, Coxheath	0.50	Amenity green space
(14)	Former Syngenta Works, Hampstead Lane, Yalding	4.40	Natural/semi-natural open space
(15)	Boughton Lane,	1.49	Natural/semi-natural

	Loose and Boughton Monchelsea		open space
(16)	Boughton Mount, Boughton Monchelsea	0.15	Natural/semi-natural open space
(17)	Lyewood Farm, Boughton Monchelsea	0.15	Natural/semi-natural open space
<u>(18)</u>	<u>West of Church Road, Otham</u>	<u>1.40</u>	<u>Natural/semi-natural open space</u>