

Reference number: 14/506738

Officers comments

A letter has been received from David Hicken Associates questioning the Highways Agency comments and the approach being taken with regard to contributions towards Junction 7 from other developments. The letter is not raising objection to this proposal just seeking clarification over possible inconsistencies. The letter will be responded to outside this process as the Highway Agency to do not raise objection nor seek a contribution on this application.

Drawing no. 2527-03 H of the proposed boundary wall is produced in the Design & Access Statement and was consulted on. A further copy of this was requested as a separate document for ease of the committee presentation.

An additional condition is required to ensure the visibility splays are maintained and not compromised from future landscaping.

Condition 16 requires amending to ensure the works forming the S278 agreement are undertaken.

The recommendation to grant planning permission subject to conditions and a legal agreement remains. For clarification the S106 contributions forming part of this recommendation remain as per the minutes of 28 April other than the deletion of the contribution from Arriva Bus Company which could not be reconciled with CIL regulations.

RECOMMENDATION for S106 contributions as follows:

That subject to the prior completion of a S106 legal agreement in such terms as the Head of Legal Partnership may advise to secure the following:

The provision of 30% affordable residential units within the application site, 60% rental and 40% shared ownership;

A healthcare contribution of £808.20 per dwelling to be invested in Bearsted Medical Practice which is located within one mile of the proposed development;

A primary education contribution of £2,360.96 per applicable dwelling towards the South Borough Primary School permanent expansion to 2FE;

A secondary education contribution of £2,359.80 per applicable dwelling towards the second phase of expansion of Maplesden Noakes Secondary School;

A contribution of £31.75 per dwelling for community learning to be used to address the demand from the development for the provision of new/expanded facilities and services both through dedicated adult education centres and through outreach community learning facilities local to the development; the identified project in this instance being the supply of new IT equipment to St Faiths Adult Education Centre in Maidstone;

A contribution of £31.78 per dwelling to be used to address the demand from the development for youth services locally; the identified project in this instance being the provision of new furniture for InFoZoNe Youth Centre;

A contribution of £127.09 per dwelling to be used to address the demand from the development for additional book stock and services at local libraries serving the development; the identified project in this instance being the supply of additional book stock and moveable shelving to Bearsted Library;

A contribution of £53.88 per dwelling to be used to address the demand from the development for the provision of new/expanded facilities and services both on site and local to the development including assistive technology, and enhancement of local community facilities to ensure full DDA access; the project in this instance being enhancements to the Dorothy Goodman Centre (Age UK) at Madginford;

A contribution of up to £15,000 for improvements at Bearsted railway station to promote sustainable access, the amount to be finalised by the Head of Planning and Development acting under delegated powers;

A contribution towards the upgrading of PRoW KH127 to Church Lane, the amount to be finalised by the Head of Planning and Development acting under delegated powers following discussions with KCC PROW and the applicant; and

The inclusion of a LEMP together with the provision and on-going management on land north of the application site within the ownership of the applicant.

Additional/Amended Conditions

16. There shall be no occupation of the development hereby permitted until the provision, by way of a Section 278 Agreement between the applicant and Kent County Council Highways, of the works identified in the application are agreed with the planning and highway authorities.

(A) Full details shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully carried out before occupation unless otherwise agreed in writing with the Local Planning Authority.

(B) The approved visibility splays within the S278 scheme shall be retained at all times.

Reason: In the interests of Highway Safety.