

**Session 14A – Wednesday 30 November 2016 – 10:00-13:00
Alternative Sites**

Representation 19102- Mr and Mrs P Williams

**Land South Of Orchard End East Of Maidstone Road Sutton Valence Kent
ME17 3LS**

**Qn14.1 Does the site have any relevant planning history?
(applications, permissions, appeals, previous allocations)**

An outline planning application (MA/15/510306) for 14 dwellings with means of access and site layout for approval at this stage was lodged with the local planning authority on 4 January 2016. The proposal is categorised as a major planning application by the local planning authority.

The proposal is awaiting the outcome of a planning appeal decision following an appeal against non-determination by the local planning authority. A copy of the site layout plan drawing included as part of the outline planning application is submitted with this statement.

The site area is approximately 1.5 hectares. As the site is in excess of 0.5 hectares, in line with the Councils Affordable Housing Supplementary document (dated 2006), we have allowed for six lower value smaller houses as part of the proposal.

Qn14. 2 What is the site's policy status in the submitted Local Plan? (eg whether in defined settlement/countryside/AONB/conservation area/ Landscape of Local Value etc)

The site is located within the countryside in the emerging local plan. The site **is not** situated within a Conservation Area an AONB or an Area of Local Landscape Value (ALLV).

Qn14. 3 What is the site's policy status in any made or emerging neighbourhood plan?

The site is within the defined Sutton Valence Neighbourhood Plan area. No policy status has been given to the site to date as the neighbourhood plan is in the early stages of production.

Qn14. 4 Is the site greenfield or previously developed (brownfield) land according to the definition in the glossary of the National Planning Policy Framework?

The site is greenfield land under the definition set out in the National Planning Policy Framework. The land is used as amenity land in connection with the adjoining property at Orchard End. It is not in active farm use.

Qn14.5 What previous consideration by the Council has been given to the site's development (eg inclusion in a Strategic Housing and Economic Development Land availability Assessment (SHEDDLAA) and does the Representor have any comments on its conclusions.

No previous consideration has been given to this site by the local planning authority as part of the local plan process

The site was submitted as an alternative site as part of the Regulation 19 consultation on 18 March 2016. No local plan submission had been made prior to that date.

Qn14.6 What is the site area and is has a site plan been submitted which identifies the site?

Site area is 1.5 hectares. Site plan attached showing the extent of the site.

Qn14.7 What type, and amount of development could be expected and at what density?

Due to its location on the edge of a designated larger village we consider that a proposal for 14 units is appropriate. Surrounding properties are detached family sized dwellings. Therefore, a proposal for 14 dwellings is an appropriate figure. The site layout plan attached shows 14 dwellings. The adjoining site, referred to as the Oaks, has the benefit of planning permission for 10 detached dwellings.

The proposal shown on drawing allows for the provision of enhanced landscaping around the boundary of the site and an open space

Qn14.8 When could development be delivered and at what rate?

Development can proceed within the first 5 years of the plan period (2016-2021)

Qn14.9 What evidence is there of the viability of the proposed development?

The site is a greenfield site. There are no remediation costs associated with this development. No significant highway or junction improvement works. Letter attached from Kent County Council indicating no issue with the proposed means of access onto the A274 Headcorn Road subject to a Section 278 agreement.

Section 106 contributions will be payable to Kent County Council and the NHS for school and library provision plus improvements to doctors surgery facilities in the local area. A copy of the requirements are attached with this report.

Qn14.10 Has the site been the subject of sustainability appraisal and does the Representor have any comments on its conclusions?

No sustainability appraisal undertaken as part of the local plan process.

However, there is an agreed statement of common ground that this site is a sustainable location in term of access to services, facilities and public transport. This formed part of the Statement of Common Ground relating to the current appeal decision. Copy attached for information.

Also attached a various appeal cases in the local area confirming that the site is a sustainable location. Attached are the following appeals cases relevant to this site:

- APP/U2235/A/14/2228989 The Oaks (MA/14/0830) – Ten dwellings
- APP/U2235/W/15/3137036.Chartway Street (MA/15/0464) Six Dwellings
- APP/U2235/W/16/3146765 Appleacres, Warmlake- Six Dwellings
- MA/15/9960 Land Rear of Warmlake Industrial Estate- Five Dwellings

Qn14.11 What constraints are there on the site's development and how could any adverse impacts be mitigated?

No physical constraints. The proposal would involve the replacement of a boundary hedge line fronting onto the highway in order to create a visibility splay. However, there remains an opportunity to provide a replacement hedge line along the front of the site with indigenous and native plants that will be represent an improvement to the existing hedge line.