

**MAIDSTONE
BOROUGH LOCAL
PLAN EXAMINATION
IN PUBLIC**

**Session 13B – Alternative Sites
& Countryside Housing
Policies**

Tuesday 29 November 2016

STATEMENT PREPARED BY:



Woolf Bond Planning
Chartered Town Planning Consultants

On behalf of:

**Staplehurst Developments
Limited**

Respondent ID. R19584

NOVEMBER 2016

Qn13.1 Does the site have any relevant planning history? (applications, permissions, appeals, previous allocations)

1. The site has no significant planning history except that set out in our response to Question 13.4 below. It should be noted that the site is the subject of a pending outline application for up to 126 residential dwellings (LPA Ref. 16/507661/OUT). We have not provided the full pack of application documents alongside this submission but can provide these upon request.

Qn13.2 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)

2. The site forms land located in the countryside adjacent to the proposed Staplehurst settlement boundary on its eastern and northern sides in the submitted plan. It is not subject to any other policy constraints or national designations.

Qn13.3 What is the site's policy status in any made or emerging neighbourhood plan?

3. Not allocated for development. Designated countryside on the edge of the Staplehurst settlement boundary.

Qn13.4 Is the site greenfield or previously developed (brownfield) land according to the definition in the glossary of the National Planning Policy Framework?

4. Greenfield.

Qn13.5 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 Representer have any comments on its conclusions.

5. The Council's assessment of the site is set out at Appendix A to the SHEDLAA under Site Ref: H03-240. We have summarised the SHEDLAA in detail in our Regulation 19 representations and do not repeat such detail here. However in concluding upon the site, the SHEDLAA states as follows:

'The site is in a sustainable location adjacent to a designated RSC with good connections to the services within the village. It appears available in its entirety and is not subject to any readily apparent constraints to development. The site is opposite a site already proposed for residential development as allocated in the Reg. 18 consultation draft of the Local Plan, and the access to both sites could be combined.

There may be ecological issues to be addressed (KCC Biodiversity comments awaited) but subject to ecology raising no 'show-stopper' issues, the site could have capacity for between 100 dwellings'.

6. The SHEDLAA proforma confirms that the site is **suitable, available and achievable**. The site is now the subject of a planning application which with the technical supporting information confirms that the site and scheme is suitable, available and achievable. Consequently there is no reason why the site should not be allocated in the emerging Local Plan. It is for these reasons that the site was previously recommended as a Local Plan housing allocation for 100 dwellings and would be included as such in the Regulation 18 consultation (undertaken last year). However as the SHEDLAA acknowledges it did not proceed at this time for one issue only. The single issue confirms that all other matters were accepted. The outstanding issue related to foul water reasons:

'Not accepted by Councillors on the grounds that it has not been demonstrated that current foul water and drainage problems can be resolved. The site be reconsidered in the future subject to the receipt of sufficiently robust evidence coming forward on appropriate mitigation in relation to surface water and drainage management strategies'.

7. On the basis of the above, the site was identified as appropriate for housing development in the SHEDLAA and was to be re-reviewed as a potential housing allocation once robust evidence comes forward.
8. A copy of the submitted Flood Risk & Foul Drainage Statement supporting the recent planning application is appended as Annex C to this statement. Following dialogue with Southern Water the following solution has been agreed and can be secured by way of a Section 98 requisition agreement, involving the upgrading of certain identified foul sewer pipes:

Connection into the existing Foul sewer at connection point TQ77439704 located within Marden Road to the site frontage. In order to cater for the additional flows within the foul system it is proposed to upgrade 100m of sewer prior to the WPS from 150mm to 225mm pipe size. An additional 760m of foul sewer from manhole TQ78439803 located in Headcorn Road crossing agricultural land and under the rail line into Staplehurst discharging to the Staplehurst waste water treatment works will need to be upgraded from a 300mm pipe to 375mm pipe size to cater for the additional capacity required.

9. By way of a Section 98 agreement this constraint is resolved and the Council's single reason for not allocating this site (at the Regulation 18 stage) is resolved. It follows that should additional or replacement site allocations be necessary

due to certain relevant parts of the plan being found unsound, the site can be allocated consistent with positive findings established in the SHLAA.

Qn13.6 What is the site area and is has a site plan been submitted which identifies the site?

10. The site comprises a total 4.68ha in size. The site layout plan and location plan that supported the recent planning application for up to 126 dwellings are appended to this document as Annexes A and B.

Qn13.7 What type, and amount of development could be expected and at what density?

11. As per the submitted planning application, it is anticipated that up to 126 residential dwellings could come forward on the site alongside open space and landscaping. This would comprise a gross density of up to 27 dwellings per hectare. As illustrated on the site plan, the site can include a variety of housing types and sizes, including flatted accommodation to accord with policy DM11.

Qn13.8 When could development be delivered and at what rate?

12. The site is available for development now and could be delivered over an approximate 2 year build period. By forming a greenfield site it does not suffer from any abnormal constraints. It is therefore deliverable in full within the present 5 year period.

Qn13.9 What evidence is there of the viability of the proposed development?

13. The submitted application proposes a policy compliant affordable housing provision. By forming a greenfield site with limited constraints, our client is confident the scheme is viable.

Qn13.10 Has the site been the subject of sustainability appraisal and does the Representor have any comments on its conclusions?

14. Yes. The site has been considered under site ref. HO3-240 in the SA. This identifies only 3 scores as red:
 - The site being over 3.9Km from a secondary school;
 - The site being over 800m from a cycle route; &
 - It does not form previously developed land.

15. The constraints in relation to proximity to a secondary school and a cycle route are true of all sites in Staplehurst. The site forms greenfield land, similar to various other proposed allocations across the District including adjacent to

Staplehurst. The site therefore does not suffer from any red scores that other allocated sites at Staplehurst do not also receive.

Qn13.11 What constraints are there on the site's development and how could any adverse impacts be mitigated?

16. As set out in the suitability section of the SHLAA the site is identified to be:

'It is open and free from any readily apparent constraints'.

17. As discussed in our response to question 13.5, the sole reason for the Council not allocating this site was due to foul water and drainage issues. This constraint has been resolved through dialogue with Southern Water and consequently no constraints exist to the site's development exist. Technical information in other respects supports the submitted application and can be made available upon request.

18. The Council's consideration of the site confirms no sustainability, landscape, access, highway or character constraints to its suitability and availability for an allocation. The sole issue (foul water) has now been resolved. The inspector is therefore invited to allocate the site either in addition to, or in place of other allocations; or reserved for future development to add additional flexibility to the plan.
