

Reference number: 15/507424

Headcorn Parish Council has submitted an additional letter on the afternoon of committee. The points raised in the letter are addressed as follows:

The amended framework plan is identified in section 8.0 of the committee report and the proposed changes are clearly set out here. No changes are proposed to the access, site area or number of units proposed. Section 8.2 of the committee report advises the amendments are not considered to materially affect the proposal and re-consultation has therefore not been undertaken in this instance. The amended framework plan forms part of the slide show presentation.

Spatial Policy's first comments are available in full on the Portal and were scanned on 14 October 2015. Spatial Policy's second comments are recorded verbatim in the committee report under para. 7.11. Paragraph 7.6 referred to by the Parish relates to KCC Highways comment, not Spatial Policy.

The site formed part of a much larger site during the call for sites process under Policy HO-65. This much larger site was not considered sustainable for future development.

The site is located adjacent the urban boundary / edge of Headcorn which is classified as an urban area within the Borough on the Local Plan 2000 Maps.

Regulation 16 of the Headcorn NP sets a cap of 30 houses for any individual housing development. The draft Regulation 14 of the NP recommended introducing phasing, with a proposed development level of 30 units every 5 years for new housing in developments of more than 2 units. This proposed phasing has been omitted from Regulation 16 of the NP.

Points raised by Spatial Policy regarding the sustainability of the site were considered during the assessment of the application. The points noted by Spatial Policy have not been suggested as benefits in the committee report.

The National Planning Casework Unit (NPCU) has not formally placed a holding direction on the planning application. The NPCU have indicated that the application is the subject of a referral, however this will not prevent Members from making a decision on the application.

KCC Highway been consulted and have not raised objections to the proposal.

The points raised by Headcorn Parish Council are not considered to change the overall assessment of this planning application.

Recommendation remains unchanged