

### **Parish Council Representation**

The Parish Council make the following comments relating to the crossroads:

*“The Parish Council adheres to its previously expressed opposition to the proposals and highlights specifically that in its opinion:*

- *implementation of the revised proposals would make matters worse, exacerbating the problems already encountered by users of the crossroads;*
- *proposals for relocation of the High Street northbound bus-stop and the High Street crossing point present unacceptable risks to road and footpath users alike, particularly given the proximity of the bend on the High Street;*
- *the proposed relocation of the High Street crossing would take it away from the 'desire line' of pedestrian traffic and would increase the risk of users taking chances at alternative points;*
- *the proposals and particularly the proposed guard rail are incompatible with the preservation of the rural character of the village as set out in Objective 06 of the Staplehurst Neighbourhood Plan: 'The crossroads is about more than just moving cars across and through the village; it marks an historic place and is part of the rural fabric of Staplehurst';*
- *implementation of proposed measures could harm the protected horse chestnut trees on the southwest corner of the junction;*
- *use of the land on the southwest corner of the junction is constrained by restrictive covenants and by the presence of utility service infrastructure; the proposals do not address these constraints.”*

### **Local Residents**

Two additional representations have been received raising the following (summarised) points:

- Asked to clarify the alterations to Staplehurst junction and where part of the footpath would be removed and whether an additional filter lane will be provided.
- Technical Note by Mott MacDonald is complex.
- Good to note that the narrowing of the footpath is withdrawn.
- Junction alteration are still dangerous
- Pedestrians wishing to access Headcorn Road from the south will have to cross three roads.
- Where would bus stops be located.

### **Officer Comment**

Most of the points have already been raised and considered in the main report. The works would be carried out entirely on highways land and are not prevented by any covenants etc. The proposed works on the west side of the High Street would be on existing developed

highways land, and notwithstanding this, any works could be carried out in a manner to ensure no harm to protected trees is caused.

**The following conditions are to be reworded**

**Condition 3**

The development shall be carried out in accordance with the boundary treatments as shown on drawing nos. 2580-65C and 2580-66C dated November 2015 and shall be implemented before the first occupation of the building(s) or land to which said boundary treatment is related and, shall be maintained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and to safeguard the enjoyment of their properties by existing and prospective occupiers.

**Condition 4**

No physical boundary treatments, other than those agreed pursuant to condition 3, shall be erected along any part of the western boundary of the site (excluding any temporary structures during construction).

Reason: To ensure appropriate connectivity.

**Condition 7**

The occupation of each phase or sub-phase of the development hereby permitted shall not commence until all planting, seeding and turfing specified in the approved landscape details has been completed for the relevant phase or sub-phase. All such landscaping shall be carried out during the planting season (October to February). Any seeding or turfing which fails to establish or any trees or plants which, within ten years from the first occupation of a property, commencement of use or adoption of land, die or become so seriously damaged or diseased that their long term amenity value has been adversely affected shall be replaced in the next planting season with plants of the same species and size as detailed in the approved landscape scheme unless the local planning authority gives written consent to any variation.

Reason: To ensure a satisfactory landscaped setting for the development.

**Condition 12**

The development, including any works of demolition shall be completed in accordance with the Construction Environmental Management Plan (CEMP) by Redrow Homes and the CEMP shall be adhered to throughout the construction period.

Reason: In the interest of highways safety.

**Condition 23**

The development hereby permitted shall incorporate PV panels to facilitate a 10% reduction in energy as demonstrated in the Energy Statement by Storma Tech; dated 25.11.2016. Details of the PV panels shall be submitted in pursuance to condition 2 and shall be implemented prior to the first occupation of the building(s) or land and maintained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure an energy efficient form of development.

**Condition 25**

The development shall be carried out in accordance with the Noise, Vibration & Air Quality Assessment by Acoustic Air; dated November 2015 and shall be implemented before the first occupation of the building(s) or land and maintained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reasons: In the interest of health and safety

Condition 27

No occupation of the development hereby permitted shall take place until details of a scheme for the preparation, laying out and equipping of the play/amenity area, and its on-going maintenance have been submitted to and approved in writing by the Local Planning Authority. The facility shall be completed in accordance with the approved details prior to the first occupation of that phase of the development.

Reason: To provide open space to contribute to meeting the recreational needs of prospective occupiers.

Amendments to report

Amended paragraph 6.41 to include £68,415.00 rather than £66,415.00.

**RECOMMENDATION**

The recommendation remains unchanged:

**The Head of Planning and Development BE DELEGATED POWERS TO GRANT planning permission subject to a legal agreement and conditions.**