

Ref: 17/502072

Section 4.0 Local Representations

Since the completion of the committee report, there have been a further 22 comments and a letter from Helen Grant MP which objects to the application on the following grounds;

- Traffic impacts and cumulative congestion on highway network and along Well Street
- Loss of greenspace and landscape impacts and convergence of Loose and Coxheath
- Impacts on infrastructure such as doctors, schools which are already over capacity
- Forstal Lane is inappropriate
- Wildlife impacts
- Different access should be used
- Air quality and pollution and pedestrian safety
- Local plan does not address balance with jobs and sustainability
- Overdevelopment
- Flooding
- Petition demonstrates local opinion against the scheme
- Number of objections under estimated
- Human rights
- Hours of working condition should be imposed if granted
- Destroying character of village
- S106 monies for other scheme not spent
- Loss of privacy and outlook
- Draw attention to petition signed in respect of access
- Drainage issues
- Neighbourhood Plan

Helen Grant MP raises issues regarding loss of greenspaces and states that the local highway network and infrastructure are not suitable. She requires that her objection is noted prior to the application being heard.

It is noted that many of these objections were circulated to members as lobbying material.

Officer Response:

The issues raised were covered in the main body of the report in relation to the relevant matters.

Section 6.0 Appraisal

New section 6.5 to be inserted.

The Council have screened the application to ascertain whether the development is considered to be EIA Development. The development would represent development falling within Schedule 2 of the EIA Regulations due to the size of the site and number of dwellings proposed. However, it is not considered to represent EIA development due to the fact it has already been assessed in terms of its environmental effects through the Local Plan process, the site does not lie within a sensitive area and in any case there are not considered to be significant environmental effects caused by the development by reason of its scale and location of development.

Alterations to Paragraph 6.40

Minor typos are corrected to paragraph but for ease of reference the full amended paragraph provided below;

During the application KCC have requested contributions to a range of infrastructure affected by the development and this would be secured by a legal agreement should it be resolved to grant planning permission. These include contributions to Primary Education at South Borough Primary School £3,324 per applicable dwelling (£831 per applicable flat) and £2,359.80 per applicable dwelling (£589.95 per applicable flat) towards secondary education at Maidstone Grammar School. KCC also request further contributions towards Community Learning of £30.70 per dwelling towards the cost of additional portable equipment in Maidstone, Libraries at £48.02 per dwelling towards additional bookstock (supplied to Coxheath Library, Social Care at £63.56 per dwelling towards the Trinity Foyer Sensory beds and rockery and Youth Services at £8.49 per dwelling towards Coxheath youth workers. These contributions are considered to be justified having regard to the impacts of the development in creating additional demands and pressures on local infrastructure and these monies will assist in creating additional provision or enhancing existing facilities in relation to the identified sectors. KCC have set out information regarding pooling of contributions and they are considered to be CIL compliant.

Alteration to Paragraph 6.41

Clarification that healthcare contributions are £360 per person with the total contribution to be ascertained when the final mix of dwellings is secured at the reserved matters stage.

NHS West Kent CCG use the same NHS WEST Kent formulae This uses unit sizes to calculate predicted occupancy rates multiplied by £360 per person the following predicted occupancy rates will be used:

- 1 bed unit @ 1.4 persons
- 2 bed unit @ 2 persons
- 3 bed unit @ 2.8 persons
- 4 bed unit @ 3.5 persons
- 5 bed unit @ 4.8 persons

As such the healthcare contribution will be £360 x the final occupancy rates of the development which will be known at the reserved matters stage

Alteration to Paragraph 6.42.

Type on last line of paragraph, should instead read ;These monies would be spent on the following;

Section 8.0 Recommendation

Minor Alterations to Section 8.0

Some minor typo's to section but the recommendation and complete list of bullet points is repeated for ease of reference.

RECOMMENDATION - Subject to the prior completion of a legal agreement, in such terms as the Head of Legal Services may advise, to provide the following:

- The provision of 40% affordable residential units within the application site (Tenure mix to be 70 Affordable Rent, 30% Shared Ownership).
- The securing of a LEMP for the management of the Open Space and management of other communal areas within the development.
- Financial contribution of £3324 per applicable house (£831 per applicable flat) for Primary Education and towards permanent expansion to 2FE of South Borough Primary School
- Financial contribution of £2359.80 per applicable house dwelling (£589.95 applicable flat) towards Secondary Education and the cost of Phase 2 expansion at Maidstone Grammar School
- Travel Plan and monitoring fee of £5,000
- Financial contribution of £1,500 per dwelling towards the Linton Crossroads Improvements scheme
- Financial contribution of £30.79 per dwelling is sought towards community learning and the cost of additional portable equipment in Maidstone
- Financial contribution of £48.02 per dwelling towards libraries to address the demand from the development towards additional bookstock (supplied to Coxheath Library).
- Financial contribution towards Healthcare at Stockett Lane surgery and Orchard Medical Centre with final contribution based on the NHS formula below
Unit sizes and predicted occupancy multiplied by £360 per person. The following predicted occupancy rates will be used:
 - 1 bed unit @ 1.4 persons
 - 2 bed unit @ 2 persons
 - 3 bed unit @ 2.8 persons
 - 4 bed unit @ 3.5 persons
 - 5 bed unit @ 4.8 persons
- Financial contribution of £8.49 per dwelling for Youth Services which will be put towards Coxheath youth workers

- Financial Contribution of £63.56 per dwelling is sought towards Social Care and Trinity Foyer Sensory beds and rockery
- Open Space Contribution of £880 per dwelling is based upon the off-site provision that cannot be provided on site to be used towards;
 - Whitebeam Drive Play Area – improvements to the surfacing of the play area and access to the site including pathways and gates.
 - Teen Facilities – infrastructure to engage teenagers with the open space at Stockett Lane to replace the existing “teen shelter”
 - Access to Outdoor Sports and Amenity Green Space (Linden Road) – improvements to pathways, signage and access points to the outdoor space from Linden Road to improve accessibility for the local community
 - Car park for Outdoor Sports and Amenity Green (Linden Road) – improve access and visual appearance to encourage greater use of open space

MY RECOMMENDATION REMAINS UNCHANGED