

**MAIDSTONE BOROUGH COUNCIL**

**STRATEGIC PLANNING, SUSTAINABILITY**

**AND TRANSPORT COMMITTEE**

**9 JUNE 2015**

**REFERENCE FROM PLANNING COMMITTEE**

**1. A20 HIGHWAY IMPROVEMENT SCHEME - HARRIETSHAM**

- 1.1 Application MA/14/0828 relating to the redevelopment of land to the south of Ashford Road, Harrietsham for residential development comprising the erection of 113/114 dwellings, internal access road, landscaped public open space, a LAP, a convenience store and highway works to Ashford Road was considered by the Planning Committee in February 2015. The Committee gave delegated powers to the Head of Planning and Development to grant planning permission subject to the prior completion of a S106 legal agreement and conditions and informatives. One of these conditions related to the provision of traffic calming measures proportionate and directly related to the development prior to the occupation of the dwellings.
- 1.2 At the meeting of the Committee held on 28 May 2015, the Head of Planning and Development submitted a report seeking the agreement of Members to, inter alia, the amendment of the S106 contributions and the omission of the above-mentioned condition having regard to the coming into effect of S123 of the CIL Regulations (in particular in relation to the pooling of contributions) and the conclusion that the condition does not satisfy four of the six tests for conditions as set out in the National Planning Policy Guidance.
- 1.3 A copy of the report to the meeting of the Committee held on 28 May 2015 is attached as Appendix A to this reference together with copies of the urgent update reports circulated prior to and at the meeting.
- 1.4 At the meeting, the Development Manager explained that recognising Members' concerns to ensure the delivery of the A20 Highway Improvement Scheme in a timely fashion such that the growth of the southern part of the village is not compromised by conditions detrimental to the amenity and safety of future residents and to the amenity and character of the village as a whole, additional work, which Kent County Council had been party to, had been undertaken to establish a potential scheme of phasing of works corresponding with the likely coming forward of contributions as sites get built out. Details of the proposed phasing of the works are shown in the documentation attached as Appendix B.

- 1.5 The Committee agreed the recommendation set out in the report, as amended by the urgent update reports. However, wishing to receive further assurances in relation to the delivery of the highway works to coincide with the implementation of the development, the Committee also agreed to refer the issue to the Strategic Planning, Sustainability and Transport Committee together with a request that a formal meeting be arranged with Kent County Council Highway Officers and Transport Planners to achieve a satisfactory timetable. The Committee also recommended that representatives of Harrietsham Parish Council be invited to attend and participate in this meeting and suggested that the Strategic Planning, Sustainability and Transport Committee may consider it necessary to refer the matter to the Joint Transportation Board.
- 1.6 Outline application MA/13/1823 for the demolition of existing buildings and the erection of 49 dwellings and associated car parking and landscaping on land at Mayfield Nursery, Ashford Road, Harrietsham was considered by the Planning Committee in January 2015. The Committee gave delegated powers to the Head of Planning and Development to grant outline planning permission subject to the prior completion of a S106 legal agreement and conditions and informatives.
- 1.7 At the meeting of the Committee held on 28 May 2015, the Head of Planning and Development submitted a report seeking the agreement of Members to the amendment of the S106 contributions having regard to the coming into effect of S123 of the CIL Regulations. In agreeing the recommendations set out in the report as amended by the urgent update reports circulated prior to and at the meeting, the Committee reaffirmed the inclusion of an informative specifying that "the highway improvements to the A20 associated with the development shall include the provision of a pedestrian footway along the southern side of the highway linking the development with the existing bus stop and an uncontrolled crossing in the close vicinity of the existing bus stop." The Committee also agreed that the details and timing of the highway works associated with this development should be included in the referral to the Strategic Planning, Sustainability and Transport Committee regarding the proposed discussions with Kent County Council Highway Officers and Transport Planners as outlined in paragraph 1.5 above.

**1.8 RECOMMENDED:**

- 1.8.1 That the Strategic Planning, Sustainability and Transport Committee consider the issue of the phasing of the A20 Highway Improvement Scheme at Harrietsham and requests that a formal meeting be arranged with Kent County Council**

**Highway Officers and Transport Planners to achieve a satisfactory timetable to ensure that the works are delivered to coincide with the implementation of the development comprised in application MA/14/0828 and other developments coming forward along the A20 corridor.**

- 1.8.2 That representatives of Harrietsham Parish Council be invited to attend and participate in this meeting and that the matter be referred to the Joint Transportation Board if necessary.**