

APPENDIX F – Proposed site allocation policies

H03-314 Land at Bydews Place Tovil

Ward: South

Parish: Tovil

Current use: Grazing land and Agriculture

Land at Bydews Place Tovil development criteria

Planning permission will be granted if the following criteria are met.

Design and Layout

1. Residential development shall only take place on the parcel of land 2.1ha in area as indicated on the proposals map.
2. The parcel of land of 0.3ha as indicated on the proposals map shall be retained as natural/semi-natural open space to provide part of the setting to Bydews Place.
3. Development proposals shall seek to maintain the existing rural nature of the access to Bydews Place and leave appropriate separation from any built development.
4. Development proposals show the retention and reinforcement where necessary of existing boundary hedgerows and tree belts.
5. The character and layout of the development will reflect its role as a transition site on the edge of the urban area.
6. Development proposals will be of a high standard of design and sustainability incorporating the use of vernacular materials.

Access

7. Primary access for the development shall be taken from the B2010 Dean Street.
8. PROW KB14 shall be retained and incorporated into the scheme
9. Pedestrian/cycle paths shall be provided within the scheme and these shall connect to existing and proposed footways along the B2010 Dean Street/Farleigh Hill north and south of the site.

Heritage Impact

10. The development proposals are designed to take into account the results of detailed Heritage Impact Assessment undertaken in accordance with the principles of current guidance, on the designated heritage assets at Bydews Place and land adjoining.

Landscape and ecology

- 11.The development proposals are designed to take into account the results of a landscape and visual impact assessment undertaken in accordance with the principles of current guidance.
- 12.The development proposals are designed to take into account the results of a detailed arboricultural survey, tree constraints plan and tree retention/protection plans.
- 13.The development proposals are designed to take into account the results of a phase 1 habitat survey and any species specific surveys that may as a result be recommended, together with any necessary mitigation/enhancement measures.

Contamination/Landfill gas

- 14.The submission of an appropriate survey carried out in accordance with current best practice, together with any remediation and mitigation measures that may be identified that assesses whether the site is affected by landfill gas migration for the nearby former land fill site.

Drainage and Flood Risk

- 15.Development will be subject to the results of a detailed flood risk assessment and a sustainable surface water drainage strategy that demonstrates surface water run-off from the site will not lead to an increased risk of flooding off-site nor deterioration in groundwater quality.

Community infrastructure

- 16.Appropriate contributions towards community infrastructure will be provided where proven necessary

Open Space

- 17.The provision within the development of approximately 0.74ha of open space of which an area of natural/natural open space area of 0.3ha shall be provided in the location shown on the proposals map and any contributions proven necessary towards the off-site provision of other types of open space.

Highways

- 18.The development proposals are accompanied by a detailed traffic impact assessment that assesses the implications of the proposed development on the surrounding road network including in particular, the nearby household waste recycling site in Burial Ground Lane and the junctions of

the B2010 with Straw Mill Hill, Church Street and Courtenay Road/Ecclestone Road Tovil and the junction of College Road, King Edward Road and Old Tovil Road with Hayle Road.

19. The implementation of any necessary improvement/mitigation measures as identified through the Traffic Impact Assessment.

Site Area: 2.4ha Net developable area 1.66ha


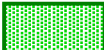
Approximate yield: 50 Approximate density 30 dwelling/ha

Land at Bydews Place, Tovil



CROWN COPYRIGHT AND DATABASE RIGHT. ORDNANCE SURVEY 100019636

Legend

-  Residential development
-  Publicly accessible open space

**H03-319 Land South of Tovil
(Located between Dean Street B2010 and Stockett Lane)**

Ward: South

Parish: Tovil

Current use: Grazing land and Agriculture

There is a continuing need for publicly accessible outdoor sports provision within the Borough. To-date the only significant specific new provision has been secured at the Kent Police HQ in Sutton Road. Provision of further significant outdoor sports provision at this site (approximately 9.25ha are proposed) would be an important step in meeting the need for such provision in the Borough.

Given that part of the proposed site is a former land-fill site an element of residential development is also proposed to facilitate the provision of the outdoor sports facilities in order to off-set the costs of mitigation and future land-fill gas monitoring and control. To seek to address a recognised gap in local medical provision in the area a GP surgery/community medical facility is also proposed.

It is important that any development scheme clearly demonstrates through appropriate viability assessment that the residential element of is the minimum necessary to enable the provision of the outdoor sports facilities and the surgery/community medical facility and the on-going costs related to future landfill-gas monitoring and control

Land South of Tovil Development Criteria

Planning permission will be granted if the following criteria are met.

Design and Layout

1. The new (approximately 9.25ha) outdoor sports facilities shall be located on the western area of the site adjacent to Dean Street.
2. A new GP surgery facility shall be constructed and provided and shall be located in the NW corner of the site adjacent to Dean Street as shown on the policies map.
3. The residential development area (approximately 12.09ha) shall be located to the east of the rugby club facility as shown on the proposals map.
4. Two further landscaped/semi-natural/natural open space areas of 2.67ha and 3.54ha shall be provided as shown on the proposals map.
5. Any application shall be accompanied by a detailed viability assessment that indicates how the residential development is the minimum necessary to deliver the rugby club and GP surgery facilities together with the necessary scheme for the continued control and monitoring of landfill gas.
6. Development proposals show the retention and reinforcement where necessary of existing boundary hedgerows and tree belts.
7. The character and layout of the development will reflect its role as a transition site on the edge of the urban area.

8. Development proposals will be of a high standard of design and sustainability incorporating the use of vernacular materials.

Access

9. Primary access for both the residential and rugby club/medical facility shall be taken from the B2010 Dean Street.
10. Pedestrian and cycle links shall be provided through the site connecting Dean Street and Stockett Lane and the facilities within the site including the landscape/open space areas to the east and south.
11. A pedestrian/cycle path shall be provided along the site frontage to Dean Street and connections to PROW KB15 and KB14 provided. The facility shall also connect to and upgrade as necessary existing and proposed footways to the north along Farleigh Hill.
12. PROW KB15 shall be upgraded along its existing route within the site.

Heritage Impact

13. The development proposals are designed to take into account the results of detailed Heritage Impact Assessment undertaken in accordance with the principles of current guidance, on the designated heritage assets of the Loose Valley Conservation Area, Abbey Gate Place and Bydews Place.

Landscape and ecology

14. The development proposals are designed to take into account the results of a landscape and visual impact assessment undertaken in accordance with the principles of current guidance in short, medium and long distance views viewpoint to be agreed with the Council including from within the Kent Downs AONB and the North Downs escarpment. The assessment shall also clearly address the visual impact of the proposed lighting and floodlighting for the rugby club facility.
15. The development proposals are designed to take into account the results of a detailed arboricultural survey, tree constraints plan and tree retention/protection plans.
16. The development proposals are designed to take into account the results of a phase 1 habitat survey and any species specific surveys that may as a result be recommended, together with any necessary mitigation/enhancement measures.

Contamination/Landfill gas

17. The submission of a scheme to ensure the continuing protection of the development from the migration of landfill gas and the continuing functioning of the landfill gas control system to be approved by the Council. The approved scheme will be expected to encompass current best practice. The Council will need to be satisfied that arrangements have been made to ensure the continuing integrity and necessary maintenance

of the scheme during the period that the landfill site is actively producing gas, through appropriate planning obligations.

Drainage and Flood Risk

18. Development will be subject to the results of a detailed flood risk assessment and a sustainable surface water drainage strategy that demonstrates surface water run-off from the site will not;
- a) compromise the landfill gas control and monitoring system,
 - b) lead to an increased risk of flooding off-site, or;
 - c) lead to pollution of groundwater.
19. Development will be subject to a detailed foul water drainage strategy that demonstrated that it will not;
- a) compromise the landfill gas control and monitoring system,
 - b) lead to an increased risk of flooding off-site, or;
 - c) lead to pollution of groundwater.

Community Infrastructure

20. The delivery of a constructed and completed GP surgery facility at an appropriate stage, as early as possible, in the construction programme.
21. The completion of a community access agreement in respect of the outdoor sports facilities.
22. Land should be made available for primary education use, the details of which shall be agreed with the local education authority.

Open space

23. The provision of landscaped/semi-natural/natural open space areas of 2.67ha and 3.54ha as shown on the proposals map.
24. The provision of approximately 9.25ha of outdoor sports facilities
25. Provision of publicly accessible open space/play space within the residential development area and any contributions proven necessary towards the off-site provision of other types of open space.

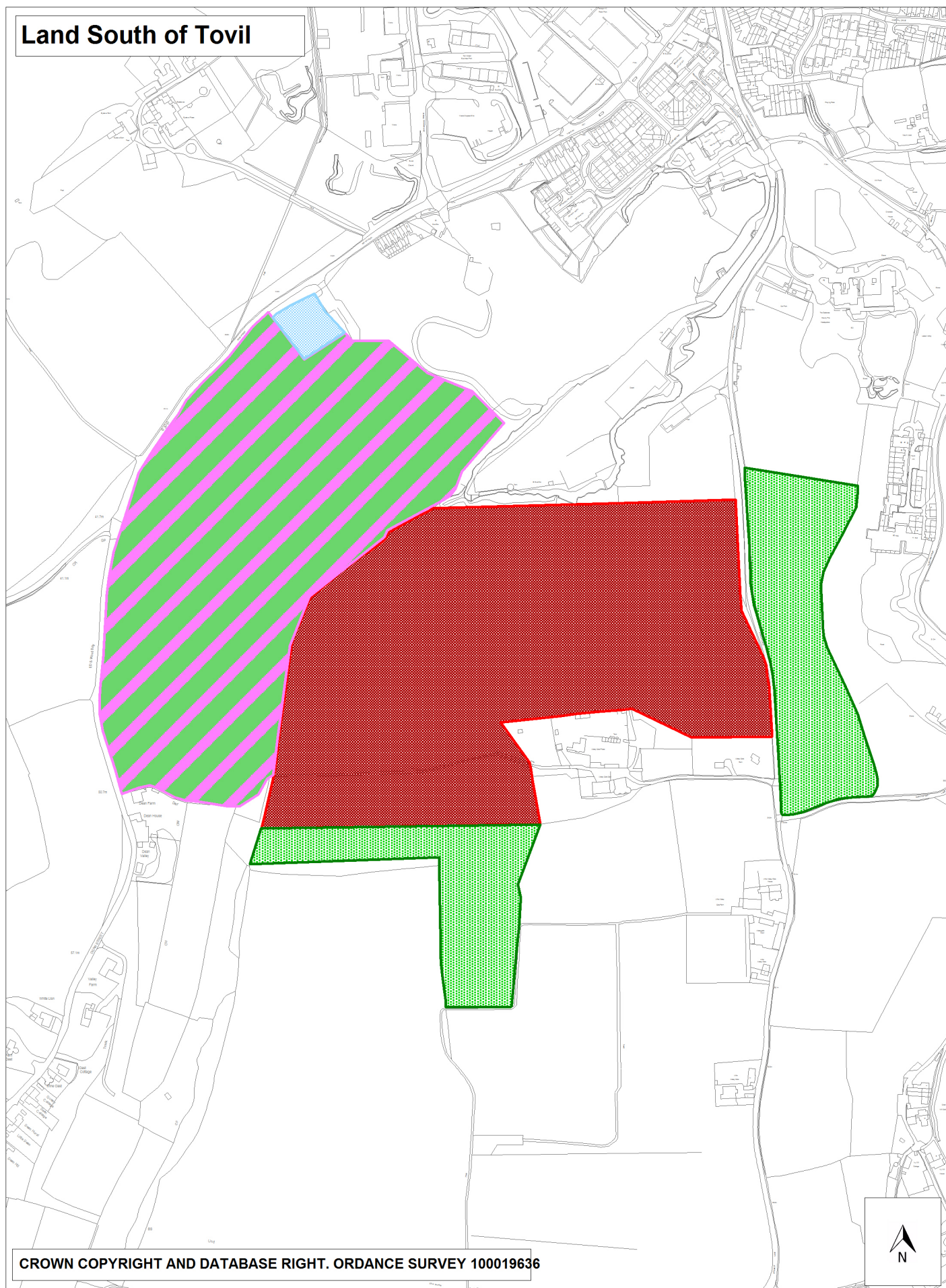
Highways

26. The development proposals are accompanied by a detailed traffic impact assessment that assesses the implications of the proposed development on the surrounding road network including in particular, the nearby household waste recycling site in Burial Ground Lane and the junctions of the B2010 with Straw Mill Hill, Church Street and Courtenay Road/Ecclestone Road Tovil and the junction of College Road, King Edward Road and Old Tovil Road with Hayle Road.
27. The implementation of any necessary improvement/mitigation measures as identified through the Traffic Impact Assessment.





Site area 28.36ha Net (Residential) developable area 12.9ha

Approximate Yield 452 Approximate Density 35 dwellings/ha

Land South of Tovil



Legend

-  Residential development
-  Publicly accessible open space
-  Community infrastructure / outdoor sports provision
-  Community infrastructure