

**Urgent update Report – 16/507471/FULL**

**Full planning application for the development of 310 residential units, in two buildings ranging between 8 and 18 storeys, including 177 sqm of A1/D1/D2 floorspace, associated car parking, public realm and landscaping works Springfield Park, Royal Engineers Road, Maidstone**

**Heads of Terms**

1. In the recommendation, replace heads of terms with the following

1.1 Social infrastructure

<b>Service requirement per applicable two bed dwelling (x136) *</b>	<b>Total</b>	<b>Project</b>
Primary Education £590	£80,272	Towards the enhancement of North Borough Primary School
Secondary Education £1272	£173,114	Towards phase 1 of the new Free School of Science and Technology, Valley Park, Maidstone opening September 2018
<b>Per Dwelling (x310)</b>	<b>Total</b>	<b>Project</b>
Community Learning £30	£9,515	Towards the enhancement of St Faiths Adult Education Centre, St Faith's St, Maidstone
Youth Service £8	£2,630	Towards Youth equipment for the new attendees at Infozone Youth Centre, Maidstone
Libraries £48	£14,884	Towards Kent History & Library Centre additional bookstock
Social Services £55	£17,322	Towards Changing Place Facility in Sessions House, Maidstone

\* This applies to the two bed flats. The proposal gives rise to 10 additional primary school pupils during occupation of the development and 7 additional secondary school pupils.

## 1.2 Parking

Add to Heads of Terms that the applicants will maintain controlling parking on the roads under their ownership (shown in red and blue on the drawing Appendix 1 of this urgent update report).

## 1.3 Additional Consultation response:

1.3.1 **KCC Ecology have** reviewed the ecological information which has been submitted with the planning application and are satisfied that the submitted information provides a good understanding of the ecological interest of the proposed development site. They advise that while they have concerns with the proposed reptile mitigation they are satisfied that these concerns can be addressed within an updated reptile mitigation strategy submitted as a condition of planning permission.

### 1.3.2 Additional Conditions

1.3.3 As a consequence of KCC Ecology's comments the following conditions are suggested:

**Replace condition 27** with the following:

27. Prior to any works starting on site (including vegetation clearance) a detailed reptile mitigation report shall be submitted to and approved in writing by the Local Planning Authority. The mitigation strategy must provide the following information:

- a) Translocation methodology
- b) Location of receptor site
- c) Reptile surveys of receptor site
- d) Details of ecological enhancements to increase carrying capacity
- e) Timetable of the proposed works
- f) Details of 5 year monitoring plan
- g) Long term management plan
- h) Measures to address conflict occurring due to the recreational use of the site.

All works must be carried out in accordance with the approved mitigation strategy.

The proposed reptile mitigation area shown in Drawing C122102-04-01 – Site Areas Drawing C122104-04-02 – Reptile Mitigation Strategy is provided prior to commencement of development.

### **New Condition**

31. Prior to occupation a lighting design strategy for biodiversity shall be submitted to and approved in writing by the LPA. The strategy shall:

- a) Identify those areas / features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, e.g., for foraging.
- b) Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places. All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior to consent from the Local Planning Authority.

### **New Condition**

32. Prior to occupation of the development an ecological management plan (EMP) shall be submitted to, and be approved in writing by, the local planning authority prior

to the occupation of the development. The content of the EMP shall include the following.

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.
- i) The retention of cord wood at woodland edge;
- j) The incorporation of bird/bat nesting boxes,

The EMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the EMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: To ensure appropriate ecological mitigation is provided.

#### **1.4 Amended condition**

**Alter condition 10** to read:

The capacity to accommodate Superfast fibre optic broadband or equivalent shall be provided to all buildings (residential, commercial, community etc.) of adequate capacity for current and future use of the buildings.

From:

The capacity to accommodate Superfast fibre optic broadband or equivalent shall be provided to all buildings (residential, commercial, community etc.) of adequate capacity (***internal min speed of 100mb to each building***) for current and future use of the buildings

Reason for change: The developers do not have control of internet speeds to the site and the issue is not significant in the planning balance.

#### **1.5 Remove condition 28: AIR QUALITY RE OFFSETTING EMISSIONS (Calculation of Mitigation/Compensation)**

Reason for removal: The proposed condition does not meet the necessary tests as the Air Quality Assessment demonstrates 'no significant impact' and in fact any effects judged as 'lower' than the consented scheme on site.

**Appendix 1** showing land within the ownership of the applicant. Red line shows the current application site, blue line shows other land with is owned by the applicant.

