

Comments for Planning Application 17/505711/HYBRID

Application Summary

Application Number: 17/505711/HYBRID

Address: Land At Wises Lane Borden Kent ME10 1GD

Proposal: Hybrid planning application with outline planning permission (all matters reserved except for access) sought for up to 595 dwellings including affordable housing; a two-form entry primary school with associated outdoor space and vehicle parking; local facilities comprising a Class A1 retail store of up to 480 sq m GIA and up to 560sqm GIA of "flexible use" floorspace that can be used for one or more of the following uses - A1 (retail), A2 (financial and professional services), A3 (restaurants and cafes), D1 (non-residential institutions); a rugby clubhouse / community building of up to 375 sq m GIA, three standard RFU sports pitches and associated vehicle parking; a link road between Borden Lane and Chestnut Street / A249; allotments; and formal and informal open space incorporating SuDS, new planting / landscaping and ecological enhancement works. Full planning permission is sought for the erection of 80 dwellings including affordable housing, open space, associated access / roads, vehicle parking, associated services, infrastructure, landscaping and associated SuDS. For clarity - the total number of dwellings proposed across the site is up to 675.

Case Officer: Andrew Byrne

Customer Details

Name: Mr Stephen Palmer

Address: 83 Maylam Gardens, Borden, Kent ME10 1GA

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I fail to see how this S106 can be approved when both Swale Borough Council or KCC have been able to provide details of where and when the new Sittingbourne Hub is going to be built. This may even be the Heritage Centre that was removed from the Morrisons application. If it is the old hub then why is it in the S106 and this seems an extremely unprofessional management of the list with no due diligence.

If it is the new hub then details of this should be made public to determine if the S106 payments are actually adequate.

It just seems that as long as list of S106 payments exist then that is justification to approve this application. This is just another thing on a long list of amateur creations for this application and the whole application should be rejected and if the developer wants to proceed then the application should be more professional and fit for purpose.

The new Hub is mentioned in the following points:

Appendix A

Community learning contribution - £40,790.25

Library contribution - £153,225

Social Care - as an option

In addition to this I would like to question the following:

Appendix A

Ecology contribution - why is this only for 10 years when the application is going to ruin it for life.

NHS CCG - I understood the NHS had declined to use the proposed on-site facilities, so why is this mentioned.

Affordable Housing - I have seen via an FOI that the affordable housing should be 14% not 12% as the additional houses the developer added are in a rural classified area and therefore SBC had asked for an increase.

Open Space Specification - this mentions payment made to SBC for initial 10 year, but no monetary value has been specified.

Air Quality - this mentions the electric charging points and low emission boilers, though I understand this has been a legal requirement for over 10 years, so why it is on the list at all. There is no mention of the travel planning/ free bike. Also, there is no monetary value specified which I understand is about £500k.

Sports Club - as the developer has been this a major selling point then it should be delivered as part of Phase 1A and not at the end of the development when they can then say it is not viable.

Local Labour - This should be more strictly defined what this means and also the % of workforce and how many apprentices.

Maylam Gardens cycle - this mentions Maylam Gardens cycle path, as a resident from the start I was not aware there was a cycle path and cannot recall any signs. Surely this should be delivered at start of Phase 1A as part of sustainability.

Cryalls Lane and Riddles Road cycling links - This should be delivered at the start of any building that connects to these areas as part of sustainability.

With regards to Appendix C Updated list of conditions for application

Para 10 - this specifies a water use per household of 110L per day. How will this be monitored and policed and what happens if every household exceeds this amount?

Para 19 - 07.30 start and 19.00 finish is not really in the interests to residential amenity as this seems a very early start and late finish.

Para 32 - does this take into account the additional parking that will be created by the rugby club.

I also have the following comments with regards to the Report to Planning Committee.

Para 1.01

It states that a number of points require resolution prior to granting permission. I have not seen any publication of documents on the portal with regards to the following points:

- Historic England (line 5)
- The resolutions to the existing PROWS (line 4)
- KCC proposals for the management of Borden Nature Reserve, an important natural asset (line 7)

1,04 Why has this been removed, surely there should be a Police contribution. It is still in the S106 list.

2.01 Should the Borden Nature Park management not gone to public consultation?

2.04 (5) This implies that the whole Spine Road is width restricted. This is not in any of the application documents, so how will this be managed to stop HGVs, but allow buses.

2.05 If negotiations are not completed then why is this going to committee and how can the general public who are not attending or even those attending make comment.

4.01 states that the S106 contributions have been agreed with those involved, so why does SBC planning or KCC not be able to answer when and where is the new Hub.

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Case Officer: Andrew Byrne

Customer Details

Name: Mr Christopher Hore

Address: 51 Auckland Drive, Sittingbourne, Kent ME10 1HN

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I note Gore Court Club will benefit by An off site sports contribution of £50,807 (hockey) and £5,000 (cricket); also by £20,000 for resurfacing to car park.

Should these sums be more properly used to ameliorate impact on the areas where the Rugby club is being sited in Borden, if approved?

It seems Gore Court Club is doing rather well out of the SS.106 arrangements set before us by officials of Swale Council.

Pardon my ignorance, but I thought Gore Court wanted to sell off their space for property development, to realise a capital return from which they hope to re-site their rugby facility in Borden. This is where the impact will be felt and yet the SS. 106 benefits are being channelled back to the Club. No wonder there was a mass turn-out by their members at the last planning meeting. Since then key members of the elected membership of Swale B.C. have been deposed in a vitally important Council election. Full-time permanent staff of the Council should take due note.

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Case Officer: Andrew Byrne

Customer Details

Name: Mr John Waters

Address: 26 Dental Close, Sittingbourne, Kent ME10 1DT

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a Departure Application and has been advertised as such. This means that the application as a whole does not form part of or comply with the adopted Local Plan.

The decision taken at the planning meeting on 30th January was based upon a factually inaccurate and misleading Officer's Report which implied that the application largely met the Local Plan policy. What was not made clear was that Policy MU3, by which a portion of the site was in the Local Plan, was not being complied with and furthermore had been "dismissed" by the applicants in their submissions.

It is of utmost importance that the Planning Committee are made fully aware of these facts prior to commencement of the meeting on 20th June in order that they can make a properly informed decision and reject the application and S106 agreements.



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14th June 2019

Dear Councillor,

Wises Lane, SW Sittingbourne (17/505711/HYBRID)– Section 106

The meeting of the Extraordinary Planning Committee on 30th January 2019 considered this application and the outcome was a resolution to grant permission, subject to the presentation of the S.106 contributions at a forthcoming committee meeting. The S.106 Agreement details are scheduled to be considered by the Planning Committee on the 20th June 2019. Following the committee meeting on 30th January there have been further significant discussions between the applicants and officers to agree appropriate trigger points for the delivery of infrastructure requirements.

As a hugely important strategic site for Swale's Local Plan and housing delivery, the S.106 obligations linked to the application both mitigates its impact and supports the objectives and needs of Swale Borough, Sittingbourne and the local community.

The scheme provides 675 new homes including 81 affordable homes, circa £12.6 million of financial contributions and off site works which equates to (once indexation is taken into account), over £20,000 per plot, the highest level of contributions per house ever achieved in Swale. Our landowners and development partner are committed to the funding of this significant and important public infrastructure using private funding unlocked through land value capture and delivery of this site. The S.106 agreement to be brought before you demonstrates this.

In addition, the application includes over 22 Ha of open space, major highways improvements that are fundamental to the functioning of Sittingbourne's road network and thus its attractiveness as a place to live and work, school land and sports pitches, including new facilities for Sittingbourne Rugby Club and a commitment to creating 50 apprenticeship schemes throughout the lifetime of the development construction.

The comprehensive package of contributions and works to be completed ensures that infrastructure is provided to mitigate the impact of development, as well as significant wider benefits to the existing population, including significant improvements to air quality.

It is vital that the details of the S.106 and planning conditions before members are approved so as to allow for the commencement of development on site and the delivery of much needed homes to meet the identified housing need within the adopted Bearing Fruits Local Plan. If approved the delivery of this development will allow for the following benefits to be delivered to Swale and Sittingbourne:

- Improved air quality along the A2, which currently is to the detriment of the health of local residents. The application would improve through reducing traffic volumes on the A2 through the provision of an alternative and complimentary route;
- Improvements at Key Street, along with Stockbury Roundabout, with no possible solution other than via this application. It is important to note that the highways improvements, a long standing and hugely detrimental local issue, are funded entirely by this development with no burden on the taxpayer, ensuring there is no infrastructure deficit that must be met locally or by government funding;

- Improved housing delivery, closing the door to unallocated greenfield sites coming forward, as this site forms a significant component of housing delivery in the adopted local plan and the Council's 5-year housing land supply;
- Increased provision of affordable homes and meeting the needs of those on the waiting list. The application proposes 81 affordable homes with the potential provision of an additional 11 subject to viability under a mechanism within the S.106 (for clarity this would then provide 92 total affordable homes on site);
- Sporting provision positively affecting the health and wellbeing of residents, new facilities for Sittingbourne Rugby Club, Swales largest sports club and improved facilities for Old Bordenians Hockey Club and Gore Court Cricket Club;
- Opportunities for 50 young people in construction apprenticeships;
- Funding for the Sittingbourne Hub which provides for a wide cross section of society;
- Wider education provision and choice at both primary and secondary level;
- Delivery of improved medical provision at The Meads and London Road, something of great concern to local people.

Ultimately delays will impact heavily upon, and to the detriment of, residents of Sittingbourne and Swale and whilst we appreciate that there are objectors, the wider benefits need to be fully appreciated and the S.106 requirements now before you provide the comprehensive package of measures that will ensure harm is mitigated.

With respect to delivery, BDW Homes, our delivery partner, are legally committed to purchasing the site upon the grant of planning permission and are committed to starting on site at the earliest opportunity. Quinn Estates will remain fully committed including the delivery of the commercial, community and sports facilities.

The significant betterment and advantages for current and future generations in the Borough are clear and have been formulated through extensive consultation with stakeholders and approving this package of S.106 contributions enables the early delivery of much needed highways, infrastructure, housing, educational, sporting and community benefits.

The S.106 requirements, now agreed with officers in discussion with local ward members, represent a significant improvement in trigger points and requirements to meet requests made since 30th January. We hope that members can fully support these requirements to ensure much needed homes and associated infrastructure are delivered without delay.

Yours sincerely,

Huw Evans
Managing Director – Quinn Estates