

**Questions from Cllr Hunt and officer responses – 18/502190/EIHYB, item 2.1
planning committee 4th March 2021**

In relation to MU1:

Could you inform members where the Masterplan/Development Brief can be found please? How does this application sit within all others within the allocation and how do highway improvements link? It would be helpful to understand what developer is delivering each improvement needed and at what time.

What community facilities are being provided during these phases to meet the needs of the future residents?

Response: The application is supported by a draft Development Framework (dated March 2018) prepared collaboratively by the three developers / land owners for the component parts of the NW Sittingbourne (Policy MU1) Local Plan allocation, namely Persimmon Homes, Redrow Homes and GH Dean. This document is available to view on the Council's website (on the Planning page for this application and I have provided it as a PDF) and has been submitted in support of the three applications subsequently submitted for the development of the whole allocation.

This development covers the vast majority of the MU1 allocation and will deliver most of the housing, together with a large area of open space (including a Country Park) and just under 10 hectares of land for two schools.

Condition (9A) should be noted. This will require the submission of a Design Code to guide the development of the 'outline areas' of the site, and this can be used to ensure a consistent and high quality development that will integrate well with the other parts of the Local Plan allocation.

With regard to highway infrastructure, the key off-site road improvements will be funded, or directly tied, to this development should Members granted permission. As you will recall, the permission for the 155 dwellings that Redrow will secure the delivery of off-site improvements to the junction of Sonora Way and Staplehurst Road. In due course, the Great Grovehurst Farm application for 115 dwellings at the northern end of the allocation will also provide a proportionate amount of infrastructure improvements, but these will be relatively modest reflecting the fact that the development amounts to less than 10% of the overall housing provision from MU1.

The triggers for the highway infrastructure are set out in the report and either will be dealt with under the s106 agreement (see paragraph 8.16) or by planning conditions.

With regard to community facilities, as set out in paragraph 8.16.1, the intention is that s106 agreement will include contributions to be spent on improving the capacity and quality of the facilities available at the existing Meads Community Hall and Kemsley Community Hall. The contributions stated in the report have not yet been agreed by the applicant. It is also worth noting that this development will facilitate the provision of land for two schools and contribute significantly towards their development and will include a Local Centre. Members will also note that the

contributions requested by KCC for social care, youth services and community learning (see paragraph 7.28) will be secured under the s106 agreement.

Walking and Cycling:

Bobbing/A249 junction – Comments relate only to drawing number 27239_5504_029 as the proposed full mitigation. However in Persimmon's response dated 20th November 2020 they committed to include a crossing of the North bound on slip within the interim proposals. Whilst I appreciate that drawings for the interim scheme are still to be submitted I feel that the drawings should be updated for the full mitigation scheme to ensure this is incorporated. To agree drawing 27239_5504_029 will mean that a crossing point isn't required.

Response: Members will note conditions (20C) and (21C) which will tie down the delivery of the interim and final improvement scheme for the Bobbing/A249 junction. As set out in the latter condition, the drawing referred to is indicative only and the agreement of details pursuant to these conditions will be used to pin down the details of the highway improvements, including the pedestrian crossing facilities. Nevertheless, the drawing number has been superseded by drawing 27239/5504/071.

Developer contributions:

The Capital Projects officer comments that contributions can be secured for The Meads Community Centre and Kemsley Village Hall. Have both organisations had discussions about what improvements can be made to the facilities?

Response: They have, and detailed requests have been submitted by them. As noted above, the requested contributions have not yet been agreed by the applicant, and I hope to be able to update Members at the meeting.

Landscape Management:

I welcome the setup of a Landscape and Ecology Management committee but request that within representatives of the borough council ward members are specifically included in this. Could it be ensured that this happens please?

Response: This relates to paragraph 8.16.2 and Appendix 1 to the report, and while I can see potential benefits in having direct involvement of ward Members, it may be that it is better for the s106 agreement to be flexible in this regard as it is possible that not all ward Members would wish to take on the role, and there may be other local Members who particularly wish to be involved.

Conditions and Informatives:

Could the below please be added to condition 4C?

- (l) Details of the routing of construction related vehicles to the site.

Response: Condition (4C)(a) already requires 'routing of construction and delivery vehicles' to be included in the Construction Management Plan.

Could then the below informative please be added?

- The details of the construction vehicle routes to the site, including the timings of these (as required to be agreed as part of condition 3) should take into account that vehicles should not use Sonora Way at any time and due consideration should be taken of Bobbing Primary school drop off and pick up times when using Sheppey Way.

This is in the interests of highway safety and the amenities of the area and brings the conditions in line with that of the adjacent development at Quinton Farmhouse.

Response: Yes.

JRW – 2/3/2021