

TABLED UPDATE FOR Deferred Item 1

20/503707/HYBRID – Kent Science Park

Further responses

Bredgar Parish Council has provided the following further comments –

- The clarification relating to the bus service is a positive improvement.
- BPC remains concerned about increased traffic proceeding south through Bredgar and other villages. BPC plan to develop a Highways improvement Plan to address traffic and would seek assistance / a contribution from the developer towards this.
- The landscaping proposed is extremely important and should be implemented as early as possible.

Kent Police – refer to their previous comments, and require surveillance of the car park from the building, a lighting plan and details of security barriers.

KCC Drainage – would refer to comments previously raised.

Southern Water – refer to comments previously raised and the need for development to be phased with offsite sewerage network improvements.

Kent Downs AONB Unit – would support measures to limit light spill from buildings and provision of a bus service.

Officer comments – in respect of the above points, members should note proposed conditions 27 (external lighting), 38 (crime prevention), 42 (landscaping to be delivered at early stage), 44 (phasing for connection to public sewer system) and 46 (management of light spill from buildings).

The Bus service

Following concerns raised at the April committee and again at the committee site meeting by some Members in relation to the proposed private bus service, I have discussed this matter further with Kent County Council and the applicant.

The applicant is willing for a contribution to be re-directed towards the operation of a public bus service (either a new service or extension to an existing service) rather than the private facility originally proposed. This will entail further discussion with bus operators to establish how this can be achieved, and the costs of doing so.

In respect of the highway improvement plans referred to by Bredgar Parish Council, although the specific details of such plans are not yet known, the applicant would be willing, in principle, to contribute towards this.

I would recommend that the above matters are delegated to officers, in consultation with the local ward member, to assess in further detail and progress as part of the S106 Agreement.

Recommendation – my recommendation remains unchanged.