

Session 14A – Wednesday 30 November 2016 – 10:00-13:00
Alternative Sites

Land at Squerries Oast, Church Road, Otham

Representation 19116 – Mr H Darley

Qn14.1 Does the site have any relevant planning history? (applications, permissions, appeals, previous allocations)

No relevant history attached to this site

The existing property on the site (Squerries Oast) was rebuilt by the current owner over 40 years ago. The property is not listed and would be retained as part of this proposal.

Qn14. 2 What is the site's policy status in the submitted Local Plan? (eg whether in defined settlement/countryside/AONB/conservation area/ Landscape of Local Value etc)

The site is located within the countryside in the emerging local plan. The site **is not** situated within a conservation area, AONB or Area of Local Landscape Value (ALLV).

Qn14. 3 What is the site's policy status in any made or emerging neighbourhood plan?

The site is not within a Neighbourhood Plan area.

Qn14. 4 Is the site greenfield or previously developed (brownfield) land according to the definition in the glossary of the National Planning Policy Framework?

The site is greenfield land under the definition set out in the National Planning Policy Framework.

Qn14.5 What previous consideration by the Council has been given to the site's development (eg inclusion in a Strategic Housing and Economic Development Land availability Assessment (SHEDDLAA) and does the Representor have any comments on its conclusions.

No previous consideration has been given to this site by the local planning authority as part of the local plan process

The site was submitted as an alternative site as part of the Regulation 19 consultation on 18 March 2016. No local plan submission had been made prior to that date.

Qn14.6 What is the site area and is has a site plan been submitted which identifies the site?

Site area is 0.5 hectares. Site plan attached showing the extent of the site.

Qn14.7 What type, and amount of development could be expected and at what density?

The site has the potential for six dwellings plus the retention of the existing property (Squerries Oast).

The neighbouring agricultural land is included as an allocated site in the Maidstone Local Plan Regulation 19 document. The site reference is H1 (8) Land West of Church Road. The expected yield is 440 dwellings at a density of 35 units dpha. The site is promoted by Bellway Homes. Plan attached showing the allocation site.

The site access can be achieved independently onto Church Road or via the Bellway Homes scheme which is scheduled to come forward within the first five years of the plan period.

The site can provide a low density residential layout with a mix of house types to achieve a high quality residential development in this area at the appropriate density 30 units dpha. The site is a sustainable location within walking distance of Downswood. Access to the site is off Church Road as shown on the attached plan. The land at present forms part of a garden for one detached property.

Qn14.8 When could development be delivered and at what rate?

Development can proceed within the first 5 years of the plan period (2016-2012)

Qn14.9 What evidence is there of the viability of the proposed development?

The site is a greenfield site (part of an extensive curtilage). There are no remediation costs associated with this development. No significant highway or junction improvement works required onto Church Road.

Qn14.10 Has the site been the subject of sustainability appraisal and does the Representor have any comments on its conclusions?

No sustainability appraisal undertaken as part of the local plan process.

Qn14.11 What constraints are there on the site's development and how could any adverse impacts be mitigated?

No physical constraints affecting any potential development. The proposal would involve the replacement of a boundary hedgeline fronting onto the highway in order to create an improved visibility splay.