

### 3.7 flood risk and drainage

Chapter two has identified that any development at this site should overcome potential flood risk by locating development outside of the potential flood zone, whilst providing a comprehensive Sustainable Urban Drainage system. This must ensure that water run off is at a rate at or below that associated with the current agricultural land use.

The exact specification will be detailed through a planning application and input from a drainage consultant. Such a scheme will need to be approved by the Environment Agency. All sewers must be laid to adoptable standard.

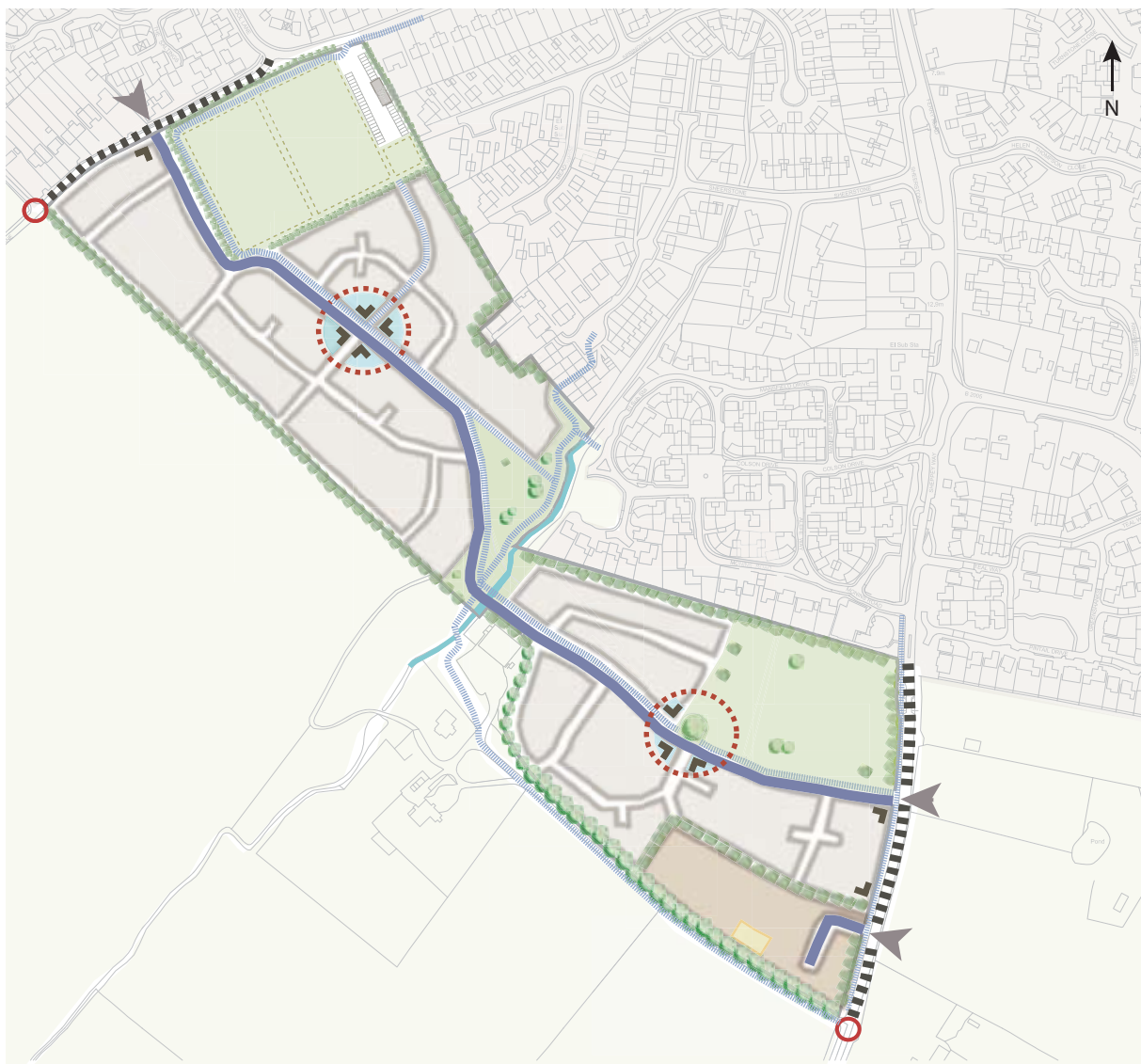


Fig 31. suggested masterplan

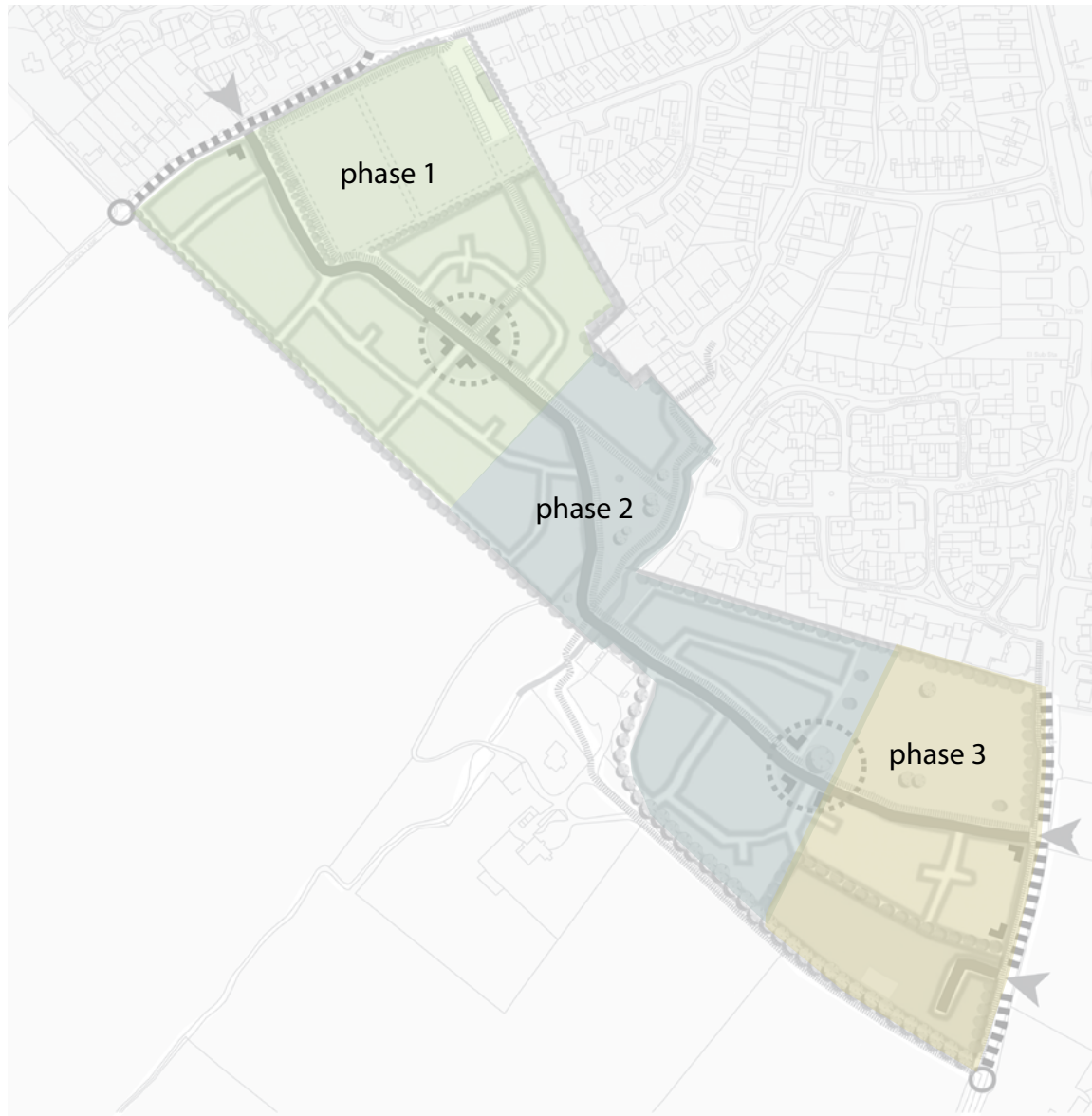
### 3.8 masterplan analysis

The suggested Masterplan has evolved through design stages taking into account the opportunities and constraints presented by the site, national, regional and local policy, urban design guidance, and consultation with local people, the Parish Council and Swale Borough Council. The suggested Masterplan shows how the objectives set out within Policy AAP9 of the adopted Swale Borough Local Plan 2008 can be met. This includes the delivery of 1ha of employment floorspace, the expansion of the existing recreation ground, and the provision of new dwellings.

The Masterplan proposes the extension of the existing traffic calming in the village (30mph), with a new entrance feature at Sheppey Way. At Sheppey Way, a separate entrance is provided for the employment area, screened by new planting. The line of existing Poplars is retained. A Local Distributor Road (as per the Kent Design Guide) is proposed linking Sheppey Way to School Lane, which will be usable for buses. Residential streets will lead from this main route and link into a network of footpaths.

Open space is provided at a rate of 2.06ha if based on NPFA and local requirements for the likely maximum of 327 units. This includes the extended recreation ground (which provides new football pitches, children's play equipment, car parking spaces and a changing pavilion/meeting room) semi-natural open space around the Iwade stream, and an area of formal play incorporating the retained tree on site. Existing hedgerow to the site boundaries will be replaced where necessary. A new, low level hedgerow is suggested to the western site boundary, so that development can have a frontage set behind shared access roads and front gardens.

The suggested Masterplan is considered to fully meet the objectives of policy AAP9, whilst incorporating best practice urban design principles. It works with the opportunities of the site to provide links to the surrounding community and deliver new community facilities.



### 3.9 implementation and phasing

The Masterplan, although not being a prescriptive document, encapsulates the desired objectives for development and thus the proposal either should be broadly consistent with it or demonstrate the advantages of being substantially different.

In the Development Brief Masterplan, Phase 1 will commence at School Lane to allow for the early provision of the improved recreation ground. Works will then continue in a south easterly direction. Unless there are compelling disadvantages in doing so, it is suggested that this should be the phasing proposed in any planning application and that the construction traffic implications should be fully detailed in the submissions, including protection of School Lane pedestrians living opposite from the construction traffic, as the lane here has no footways.

Fig 32. phasing diagram