

Item 3.3 REFERENCE NO 21/505498/OUT

APPLICATION PROPOSAL: Outline planning application for up to 135no. dwellings with public open space, landscaping, and sustainable drainage system (SuDS) and vehicular access point (All matters reserved except for means of access).

ADDRESS: Land Off Swanstree Avenue, Sittingbourne, Kent, ME10 4LU

Updates

1. Cllr Gibson may be submitting a speech or statement in respect of this Item
2. p249 of the Committee Report sets out the Kent County Council requested infrastructure provision requests. In this respect, there have been recent changes to this request, thus:
 - The County Council are no longer looking for a SENS contribution. Instead, they are looking for the following:
 - Contribution of £273,539.70 towards a new Primary School Site
 - Contribution of £918,000.00 towards a new Primary School Build
 - Total Primary School Build and Land Contribution of £1,191,593.70

 - Contribution of £355,824.00 towards a new Secondary School Site
 - Contribution of £698,760.00 towards a new Primary School Build
 - Total Secondary School Build and Land Contribution of £1,054,584.70
3. At p276, the Report needs to set out the Planning Balance exercise more clearly i.e., the contribution that the development would make to our land supply position, including a 20% Affordable Housing offer, which is a 100% increase over the Policy position as set out in Policy DM8 of Bearing Fruits, together with the highway and PROW improvements, must be emphasised in a more positive light. However, and notwithstanding these benefits, issues over landscape impact, loss of Best and Most Versatile agricultural land and coalescence issues, outweigh any identified benefits in the Planning Balance