

LENHAM NEIGHBOURHOOD PLAN

EVIDENCE BASE

SUPPORTING BACKGROUND REPORT

STRATEGIC INFRASTRUCTURE DELIVERY REPORT

PRE-REGULATION 14 CONSULTATION DRAFT

AUGUST 2017

1.0 SURFACE WATER DRAINAGE

Requirement

- 1.1 Each site within the Plan will be provided with a Sustainable Water Drainage System (SuDS).

Application

- 1.2 The requirement to provide SuDS applies to all the Strategic Housing Delivery Sites (SHDS).

Timing

- 1.3 All SHD Sites will provide details of SuDS for approval before any planning permission is granted.

Implementation

- 1.4 All SuDS to be in place and fully operational for that phase before any dwelling on each phase is occupied.

Lenham Neighbourhood Plan Policy Provision

- 1.5 This requirement will be implemented through Policy SHDS 1(ii).

2.0 FOUL DRAINAGE

Requirement

- 2.1 A comprehensive sewerage network to include sufficient capacity at Lenham Sewage Treatment Works (LSTW) will be provided for each of the sites.

Application

- 2.2 The requirement applies to all Strategic Housing Delivery Sites.

Timing

- 2.3 Material demonstrating that an appropriate mechanism will be in place to deliver a comprehensive drainage system for each site will be submitted for approval before any planning permission is granted.

Implementation

- 2.4 An adequate foul drainage network (including adequate capacity at LSTW) will be installed before any dwelling on each phase is occupied.

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- 2.5 Foul Drainage Infrastructure Policy FD1.

3.0 EDUCATION

Requirement

- 3.1 Provision for an additional Two Forms of Entry for Primary Education and financial contributions to Secondary Education.

Application

- 3.2 A potential Site for a new Primary School will be provided by SHDS2. Proportionate financial contributions to be made by all SHD Sites. Kent County Council, as education authority, is responsible for calculating the size of the education contributions and for holding the monies until such time as they be invested in upgrades to education facilities.

Timing

- 3.3 Potential site to be provided before the occupation of the 250th dwellings on SHDS2. Financial contributions to be secured before planning permission is granted on any site and payment to be made on a phased basis, as agreed with KCC.

Implementation

- 3.4 Provision of school places to be implemented by KCC as education authority.

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- 3.5 Education Policy ED1 and Policy SHDS2.

4.0 HEALTH

Requirement

- 4.1 Provision for the upgrading of local doctor's facility to include the provision of at least one additional consulting room.

Application

- 4.2 Financial contribution to be made by all SHD Sites in proportion to the number of dwellings on each site. When planning permission was granted for 23 dwellings at Gove House (14/503411/FULL) on 26th January 2017, the NHS Healthcare Contribution was £643.30 per dwellings (index linked). On an equivalent basis, the SHD Sites would pay a total of £643,304.34p (indexed linked) towards an upgrade of the local doctor's facility within Lenham Parish.

Timing

- 4.3 Financial contribution to be secured before planning permission is granted on any site. The payments will be made on a phased basis as the development progresses.

Implementation

- 4.4 The provision of the additional facility to be implemented by Len Valley Practice.

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- 4.5 Health Infrastructure Policy HE1

5.0 OPEN SPACE PROVISION

On Site Open Space Provision

- 5.1 The requirements for onsite open space provision are set out in Policies SHD2-8.

Requirement

- 5.2 To the extent that any SHDS cannot meet the full requirements of the Maidstone Borough Local Plan to provide open space on site, each development proposal will be expected to make a financial contribution towards the provision, upgrading, laying out and maintenance of such facilities elsewhere in Lenham Parish.

Application

- 5.3 Each development proposal will be expected to provide a calculation showing the extent to which the open space provisions of the Maidstone Borough Local Plan can be provided on site. Each development proposal will also be expected to provide a calculation of what the cost of providing the unmet balance of the open space would have been had it been provided on site, including land costs. The financial contribution for each site, net of the value of any provision made on it, will be secured before any planning permission is granted on that site. Payment can be made on a phased basis.

- 5.4 When planning permission was granted for 23 dwellings at Grove House, Lenham (14/503411/FULL) on 26th January 2017 the Open Space Contribution was £36,225.00 (index linked) or £1575.00 per dwelling (index linked). On an equivalent basis, if none of the open space could be provided on site the SHD Sites would be expected to make a contribution of £M1.525 (index linked) towards off site provision elsewhere in Lenham Parish.

Implementation

- 5.5 Lenham Parish Council, or other appropriate local organisation acting on behalf of the Parish Council, will hold the Off Site Open Space Contributions and will use them for the purchase, laying out, upgrading or maintenance of open space facilities within the Parish. It is anticipated that these monies will be invested during the Plan period, before 2031.

- 5.6 **Lenham Neighbourhood Plan Policy Provision**
Green Infrastructure policy GR1 and Policies SHDS 2-8

6.0 TRANSPORTATION

6.1 Link from A20 Ashford Road to Ham Lane North of the Railway Crossing

Requirement

- 6.1.1 A new junction with the A20 Ashford Road to the west of Lenham and link to Ham Lane at a point to the north of the crossing of Ham Lane over the railway (Smokey Bridge) capable of accommodating the traffic movements from A20 Ashford Road to the Headcorn Road when all the sites allocated in the Plan are completed.

Application

- 6.1.2 This road link will be provided by SHD Site 2, Land West of Ham Lane and North of the Railway.

Timing

- 6.1.3 The road link shall be completed and open to traffic before the occupation of the 300th dwelling with SHDS2.

Implementation

- 6.1.4 The new road link shall be constructed to a standard such that it will be offered for adoption by KCC as Highway Authority.

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- 6.1.5 Land west of ham Lane and North of the Railway Policy SHDS2 and Transport Infrastructure Strategic Highway Network Policy TR1.

6.2 Improvement to the Ham Lane crossing over the railway (Smokey Bridge).

Requirement

- 6.2.1 It will be necessary to provide traffic signal controls to facilitate one-way traffic flows over the Ham Lane crossing of the railway. If possible, at the same time, an enhanced pedestrian/cycleway crossing of the railway will be provided. All works are to be provided within the existing bridge structure.

Application

- 6.2.2 The traffic light controls are necessary to facilitate the occupation of SHD Sites 5, 6 and 7. It will be necessary therefore to have an agreed scheme in place before the occupation of any dwellings of the SHD Sites 5, 6 and 7.

Timing

- 6.2.3 The scheme will be implemented before the occupation of any dwelling within SHD Sites 5, 6 and 7.

Implementation

- 6.2.4 The scheme will be designed and implemented by the public sector (KCC Highways) who will recoup the cost of the scheme from each of SHD Sites 5, 6 and 7 in proportion to the number of dwellings permitted on each one. Each of SHD Sites 5, 6 and 7 will sign a planning agreement including provision to pay the proportionate cost of the scheme before planning permission is granted.

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- 6.2.5 SHD Sites 5, 6 and 7 and Transport Infrastructure Strategic Highway Network Policy TR1.

6.3 Improvements to the carriageway of Ham Lane including provision of an improved junction of Ham Lane with A20 Ashford Road.

Requirement

- 6.3.1 It will be necessary to make improvement to the carriageway width of the existing Ham Lane. It will also be necessary to provide a reconfigured junction of Ham Lane with the A20 Ashford Road. These schemes will need to be designed to adoptable standards to meet the approval of KCC as Highway Authority.

Application

- 6.3.2 The Ham Lane junction and carriageway improvements scheme is required to service SHD Sites 2, 3 and 4. Each of SHD Sites 2, 3 and 4 will be required to pay towards the cost of the scheme in proportion to the number of dwelling permitted on each Site.

Timing

- 6.3.3 Each of SHD Sites 2, 3 and 4 will need to have made provision through signed planning agreements for their proportionate share of the cost of the scheme before the occupation of any dwellings within that site.

Implementation

- 6.3.4 The Ham Lane junction and carriageway improvement scheme will have to have been implemented before the occupation of 50% of the dwellings permitted on each of sites SHDS 2, 3 and 4.

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- 6.3.5 SHD Sites Policies 2, 3 and 4 and Transport Infrastructure Strategic Highway Network Policy TR1.

6.4 Road linking Ham Lane to the Headcorn Road and associated comprehensive footpath/cycleway network.

Requirement

- 6.4.1 It will be necessary for a new road to be constructed from the Headcorn Road to Ham Lane at a point close to its crossing of the railway (Smokey Bridge). That new road will serve SHD Sites 5, 6 and 7. The road will be capable of accommodating the traffic movements from the A20 Ashford Road to the Headcorn Road when all the sites allocated in the Plan are completed. The scheme will include a new junction (or junctions) with the Headcorn Road and will need to be designed to adoptable standards to meet the approval of KCC as High Authority. Associated with the new road access it will be necessary for SHD Sites 5, 6 and 7 to deliver a comprehensive and integrated footpath/cycleway network serving all three sites.

Application

6.4.2 Before any planning permission can be granted to SHD Sites 5, 6 or 7 it will be necessary for a Masterplan showing the development of all the sites together to have been prepared or approved by Lenham Parish Council, in consultation with Maidstone Borough Council and Kent Country Council as Highway Authority. That Masterplan will show a satisfactory road arrangement within SHD Sites 5, 6 and 7. The Masterplan will also show a satisfactory arrangement of strategic open spaces and footpath/cycleways serving SHD Sites 5, 6 and 7. The Masterplan document will provide an appropriate mechanism for the delivery and phasing of the development including the new road.

Timing

6.4.3 Planning permission shall not be granted to any of SHD Sites 5, 6 and 7 until the Masterplan has been approved by Lenham Parish Council, demonstrating that an appropriate mechanism is in place to deliver a comprehensive transportation and open space network serving SHD Sites 5, 6 and 7.

Implementation

6.4.4 Construction and occupation of the dwellings will then proceed in accordance with phasing provision set out in the Approved Masterplan.

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6.4.5 SHD Sites Policies 5, 6 and 7 and Transport Infrastructure Strategic Highway Network Policy TR1.

6.5 Provision of Footway Crossing over the Railway to facilitate access to Lenham Station from the south side.

Requirement

6.5.1 There are three railway tracks in the vicinity of Lenham Station. The station footbridge currently crosses two of these but not the third. As part of the development to the south of Lenham it would be beneficial to provide a pedestrian footway over all three railway lines. Such a footway should be provided in conjunction with enhanced vehicular and pedestrian access to the south side of the station, together with a 50-space station car park. The proposed south of Lenham Masterplan should show how the footbridge is to be provided, together with an appropriate network of roads, footways and cycleways to serve it.

Application

6.5.2 The enhanced footway crossing should be paid for by SHD Sites 5, 6 and 7 in proportion to the number of dwellings to be built on each one.

Timing

6.5.3 Provision for proportionate payment to be made for the enhanced rail footbridge should be made in a legal agreement before planning permission is granted to any of sites SHD Sites 5, 6 and 7. The payment should be made before the occupation of 50% of the dwellings on each of Sites SHDS 5, 6 and 7.

Implementation

- 6.5.4 The scheme will need to be implemented with the agreement of the owner of SHDS 5 and Network Rail.

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- 6.5.5 SHDS Policies 5, 6 and 7 and Transport Infrastructure Access to Lenham Station Policy TR2.

- 6.6 **Strategic Footpath and Cycleway from the boundary with Charing Parish to the east to that with Harrietsham Parish to the west.**

Requirement

- 6.6.1 One of the basic conditions of any Neighbourhood Plan is that it should contribute to the achievement of sustainable development. In order to contribute to sustainable development the Lenham Neighbourhood Plan provides the opportunity to create a safe and more commodious dedicated footpath and cycleway along the A20 within the Parish.

Application

- 6.6.2 All of the SHD Sites will be placing additional demands on the transportation network. It is therefore appropriate that each one of these sites contributes to the strategic footpath and cycleway enhancement scheme in proportion to the number of houses permitted to be built on each one.

Timing

- 6.6.3 Planning permission shall not be granted to any of the SHD Sites until such time as a legal agreement has been entered into to secure a proportionate payment towards the implementation of the strategic footpath and cycleway enhancement scheme.

Implementation

- 6.6.4 The implementation of the scheme would be the responsibility of KCC as Highway Authority. It is anticipated that funds will be collected and matters organised to ensure the implementation of this scheme during the Plan period, i.e. before 2031.

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- 6.6.5 The SHDS Policies 2 – 8 and Transport Infrastructure Strategic Footpath/Cycleway Policy TR3.