

6 Land allocations for new development

6. Address any issues arising from a noise assessment;
7. Secure pedestrian and cycle access to Church Lane and a footpath connection east to west;
8. Be supported by a Transport Assessment, to be submitted with any planning application, to determine the need and timing for any improvements to the transport network and the phasing of development. A financial contribution toward any such improvements will be sought; and
9. Provide infrastructure needs arising from the development, including that identified by the Local Plan Implementation and Delivery Plan, in particular for improved primary education and health services and, if required, provision of a new community building.

Land east of Station Road, Teynham

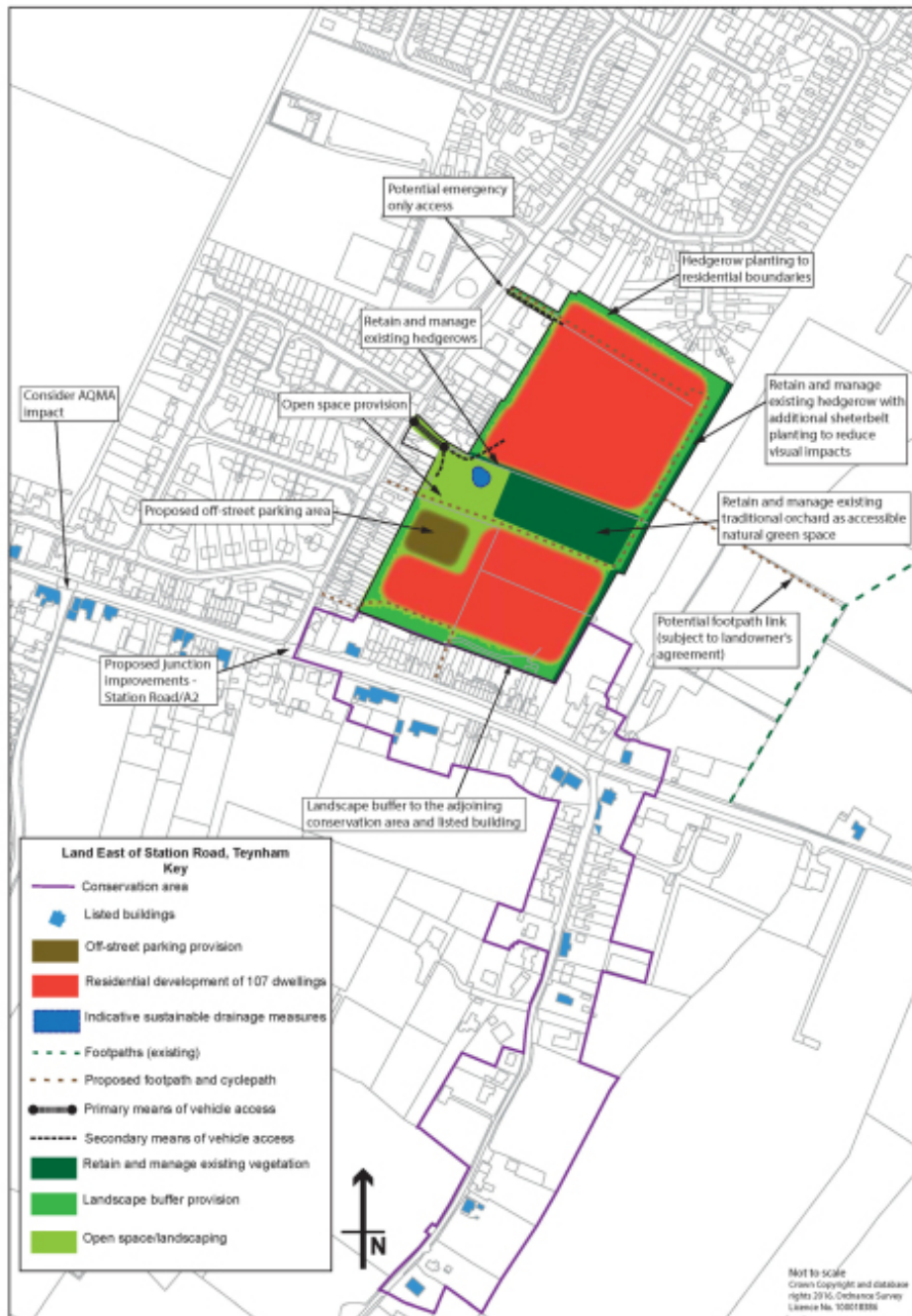
6.5.129 This 4.4 ha site, is located to the east of the properties on Station Road, and to the south of the rear gardens of the properties at Bradfield Avenue and to the north of properties fronting the A2. The site comprises grassland and an old orchard and is bounded to the east and divided into two fields by existing mature hedgerows, whilst the boundaries to existing residential properties are more open and stark. The site is located so as to have good accessibility to a good range of village services and public transport choices.

6.5.130 The site is allocated for 107 dwellings, together with open space and landscaping and off-street parking for existing local residents in Station Road. Development should bring forward a range of housing types in accordance with Policy CP3, including those for affordable housing.

6.5.131 Whilst the site is relatively well contained in views in the wider landscape to the east, an integrated landscape strategy will be required to provide a new attractive eastern edge to the settlement where it adjoins the wider countryside. The views of development from the east should be minimised by use of development density and heights, together with re-enforcement of existing landscape structure. Use of the Council's Design Panel is recommended.

6.5.132 With the existing traditional orchard area on the site a UK BAP priority habitat, this should be retained and supplemented with new orchard planting as necessary. An ecological assessment will need to be submitted at the application stage to determine the extent and importance of habitats and species present and to make recommendations for their avoidance, mitigation and, where appropriate, compensation. Development proposals will also need to reduce recreational disturbance on the SPA, by ensuring the provision of appropriate recreational and accessible natural greenspace opportunities on-site for use by residents and visitors. Such proposals will be subject to an HRA and where demonstrated as necessary to avoid likely significant effects on the SPA, a financial contribution towards wider management of recreational pressures on the North Kent Marshes will be sought in accordance with Policies CP7 and DM28.

6.5.133 Open space will be required in accordance with Policy DM17. The amount of open space provided will be sufficient to meet the generated need for some 1.6 ha. Some 0.3 ha of sport pitch provision will also be required, whilst contributions to formal play facilities will be needed. Actual amounts and types of open space will be determined at planning application stage, in the context of the specific details of the proposed development. In the case of sports pitch and formal play facilities, the degree to which these will be provided on site or by way of off-site financial contribution (or a combination of both) will also be determined at the planning application stage.



Map 6.5.10 Concept diagram

6.5.134 The site adjoins a Conservation Area and the development will need to respect its setting and those of any listed building, in accordance with Policy DM32 and DM33. An archaeological assessment will determine the interests present on the site, especially given its location close to Watling Street and propose mitigation if necessary.

6.5.135 The site will require a new access road off Station Road, through Nobel Close, as well as, potentially, a separate emergency access, between No's 76 and 80 Station Road. Pedestrian access onto Station Road and the A2 will also be required. A safe access to the site could be compromised by existing on-street parking and therefore options to restrict such parking might be required.

6.5.136 A transport assessment will also need to consider the requirement for off-site contributions and/or works, including appropriate traffic management measures and improvements at the junction of Station

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Road and the A2, and possibly elsewhere on the A2. The assessment should also inform preparation of an air quality assessment, which shall consider impacts and implement mitigation within the Teynham Air Quality Management Area.

6.5.137 On street parking is currently a problem on Station Road and off-street provision should be made at the southern end of the site for existing residents. The precise number of spaces will be determined as part of a planning application.

6.5.138 Financial contributions to increased capacity of community services will also be required, including those within the Implementation and Delivery Schedule. These are likely to include increased capacity for primary education at the village and the expansion of primary health services at the village. This latter need could take the form of expansion at one of the two practices at the village, in which case land would need to be provided within the allocation to facilitate the expansion of the Station Road practice. Alternatively, a financial contribution would be required to expand the surgery on the A2 or via a new surgery within the Frogal Lane allocation at Policy MU3.

Policy A 19

Land east of Station Road, Teynham

Planning permission will be granted for a minimum of 107 dwellings, together with landscape and open space on Land east of Station Road, Teynham, as shown on the Proposals Map. Development proposals will:

1. Accord with Policy CP4, in particular demonstrate and provide a strong landscape framework (shown by a submitted Landscape Strategy and a Landscape and Ecological Management Plan) that includes:
 - a. retention and enhancement of existing hedgerows;
 - b. provision of new hedgerow planting;
 - c. retention, enhancement and appropriate management of the existing traditional orchard; and
 - d. new orchard planting for the landscaped areas of the new development.
2. Be of high quality design, of two storeys height, adjacent to the existing residential development and the countryside edge, and respond appropriately to the character, setting, design and materials of the Teynham Conservation Area in accordance with Policy DM32 and DM33;
3. Achieve a mix of housing in accordance with Policy CP3, including provision for affordable housing in accordance with Policy DM8;
4. Through both on and off site measures, ensure that any significant adverse impacts on European sites through recreational pressure is mitigated in accordance with Policies CP7 and DM28, including a financial contribution towards the Strategic Access Management and Monitoring Strategy;
5. Provide an off-street car park to address on-street car parking problems on Station Road;
6. Provide an archaeological assessment to consider the importance of the site and, if necessary propose mitigation;
7. Provide a new access road from Station Road, a separate emergency access onto Station Road and pedestrian and cycle access onto Station Road and the A2;

8. Address air quality impacts arising in the Teynham AQMA, including the implementation of innovative mitigation measures;
9. Be supported by a Transport Assessment and provide appropriate traffic improvements and management measures, including at the junction of Station Road and the A2 and at other locations as appropriate; and
10. Provide the infrastructure needs arising from the development, including those identified by the Local Plan infrastructure and delivery schedule, in particular those relating to improvements in primary school and health facilities.

New allocations on sites within existing settlements

6.5.139 The sites, as outlined in Policy A 20 and shown on the Proposals Map, have been identified as being suitable to provide additional residential development within existing settlements. All sites will have issues that will require consideration in further detail at the planning application stage in accordance with policies of the Local Plan. These matters are not repeated here. However, some allocations have specific issues that are highlighted by Table 6.5.1.

Allocation	Commentary with specific reference to relevant allocations
Orbital, Staplehurst Road, Sittingbourne	<ul style="list-style-type: none"> • Measures will need to be included to mitigate against the rail and road noise for the new residents. • The existing poor access will need to be addressed. • Financial contributions include those toward health and youth services.
152 Staplehurst Road, Sittingbourne	<ul style="list-style-type: none"> • Has potential contamination requiring investigation. A plan of remedial actions shall accompany any planning application. • The impact on existing residents will need to be taken into account. • The existing poor access will need to be addressed. • Financial contributions include those toward health and youth services.
Lydbrook Close, Sittingbourne	<ul style="list-style-type: none"> • Has potential contamination requiring investigation. A plan of remedial actions will accompany any planning application. • Financial contributions include those toward health and youth services.
35 High Street, Milton Regis, Sittingbourne	<ul style="list-style-type: none"> • Potential contamination and the removal of chrysotile asbestos. A plan of remedial actions will accompany any planning application. • The impact on existing residents will need to be taken into account. • The impact on nearby listed buildings, on the conservation area and on areas of archaeological potential will need to be taken into account.
Bysingwood Primary School, Faversham	<ul style="list-style-type: none"> • Mature trees/woodland will be retained and incorporated through an integrated landscape strategy for the site. • Financial contributions include primary school and health services. • Ecological assessment required that will also consider the presence of protected species with a view to achieving a net gain in biodiversity. A Habitats Regulations Assessment will also be required to address matters in accordance with Policy CP7 and Policy DM28.
Faversham Police Station	<ul style="list-style-type: none"> • Within a conservation area. The existing Police Station should be retained. Archaeological remains are likely to be present on the site. Medieval and Roman remains have been found nearby. Any new development must take into account the setting of the adjacent listed building. • Within a Source Protection Zone and a surface water drainage scheme will need to be agreed with the Environment Agency.