

Land at Highfield Road, Halfway

# Planning, Design & Access Statement ADDENDUM

on behalf of  
New Homes and Land Ltd

January 2022



**Carter Jonas**



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# 1. Introduction

## Background

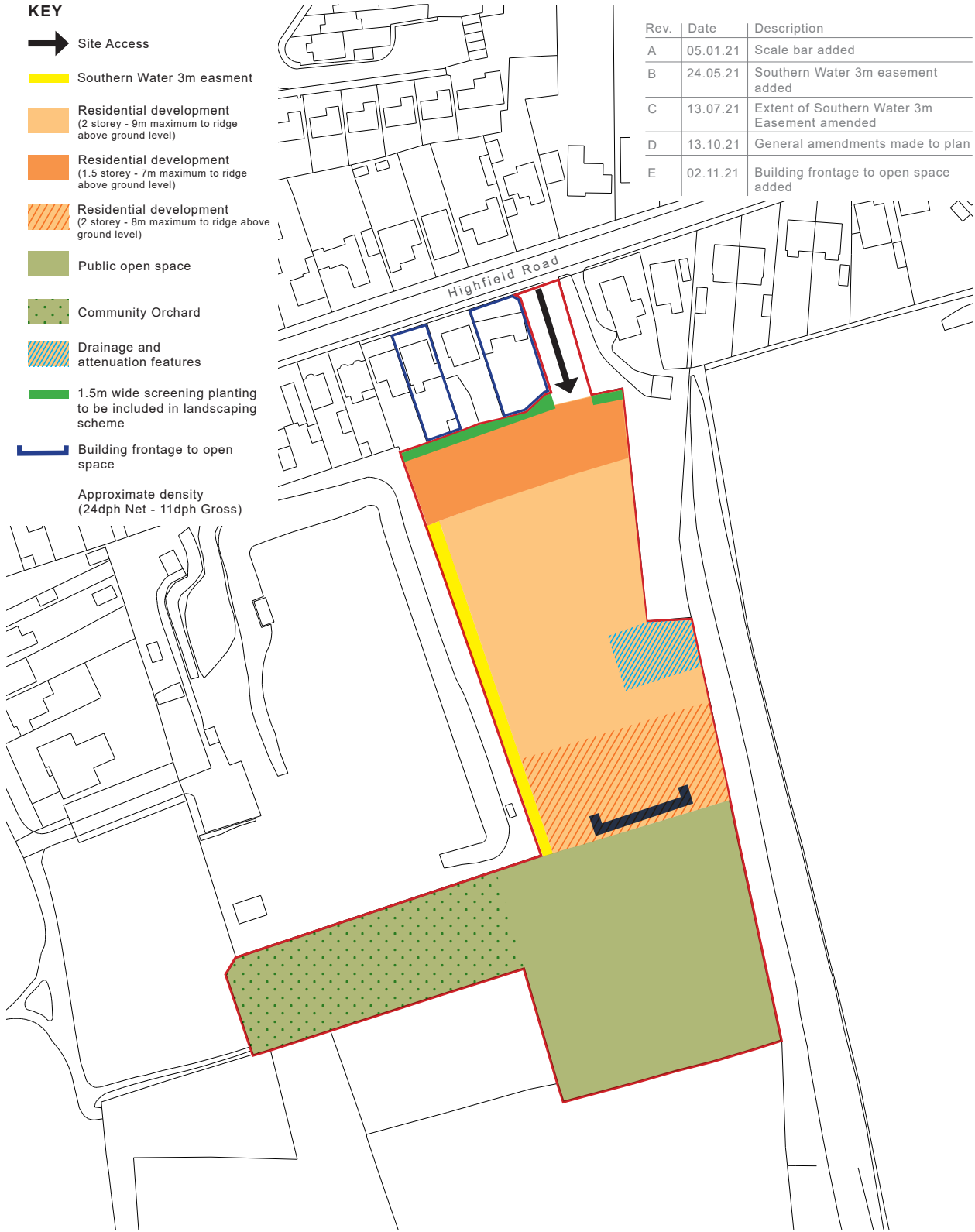
An outline planning application relating to land at Highfield Road, Halfway was submitted to Swale Borough Council in December 2020. The outline application sought permission for the development of up to 19 dwellings and all necessary supporting infrastructure, with all matters reserved apart from access. It was supported by a raft of technical reports, along with a Planning, Design and Access Statement (PDAS) which describes the site's context, relevant planning history, the proposed development, design and access considerations, planning policy context and the material planning considerations relevant to the Council's decision. The content of the submitted PDAS remains relevant to the application proposals, albeit the scope of the proposed development has since changed. This addendum to the PDAS has therefore been prepared to summarised the amended proposal.

**KEY**

-  Site Access
-  Southern Water 3m easement
-  Residential development (2 storey - 9m maximum to ridge above ground level)
-  Residential development (1.5 storey - 7m maximum to ridge above ground level)
-  Residential development (2 storey - 8m maximum to ridge above ground level)
-  Public open space
-  Community Orchard
-  Drainage and attenuation features
-  1.5m wide screening planting to be included in landscaping scheme
-  Building frontage to open space

Approximate density  
(24dph Net - 11dph Gross)

Rev.	Date	Description
A	05.01.21	Scale bar added
B	24.05.21	Southern Water 3m easement added
C	13.07.21	Extent of Southern Water 3m Easement amended
D	13.10.21	General amendments made to plan
E	02.11.21	Building frontage to open space added



Land at Highfield Road, Minster-on-Sea, Kent  
PARAMETER PLAN

1602.002(E)

Scale: 1:1000 @ A3



29/11/2020



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## 2. Amended Proposal

### Amended Site Parameter Plan

A formal amendment to the planning application was made in July 2021, which reduced the maximum number of dwellings proposed from 19 to 16. The description of development was amended to the following:

*Outline application for the development of up to 16 dwellings and all necessary supporting infrastructure including internal access roads, footpaths and parking, open space and landscaping, drainage, utilities and service infrastructure works. All detailed matters are reserved for subsequent approval except for access to Highfield Road.*

These amendments were made in response to the comments made on the application by Southern Water (SW), dated 5th February 2021, which indicated the presence of an existing 9-inch public water main within the application site. SW requested that the precise alignment of the water main be established, and consideration given to either amending the proposals to provide a suitable clearance to it or diverting the water main (in combination with an amendment to the site layout).

In liaison with SW, a site investigation took place, and the precise alignment of the water main was established. Its existing alignment means that a diversion is required to accommodate the proposed development and a route for this along the western boundary of the site (adjoining a below ground reservoir) was agreed with SW. The main would be laid within a 3m easement along the boundary, which was identified on a revised Site Parameters Plan (Revision 1602.002C). The need to accommodate the water main easement resulted in a reduction in the number of dwellings to be accommodated on the site to up to 16.

Following this amendment to the application, further discussions took place with the Council's Urban Design Officer with respect to the submitted parameter plan and this was further amended to:

- *Introduce a requirement for a 1.5m wide strip of screening planting along the northern boundary of the proposed site, which adjoins existing residential properties, to be included in the landscaping scheme;*
- *Extend the zone of lower height housing (1.5 storey/7m max to ridge) along the full extent of the northern boundary;*
- *Remove the internal primary movement corridor so to provide greater flexibility at the reserved matters stage for the layout of the proposed dwellings;*
- *The identification of building frontage to the proposed open space to the south.*

The amended Parameter Plan (Revision 1602.002E) is shown opposite and has been accepted by the Council's Urban Design Officer.

## 3. Conclusion

### Summary of Amended Proposals

The amended application continues to provide an opportunity to deliver an additional 16 dwellings in an area where there has been consistent under delivery of new homes. Given the national imperative to increase the supply of housing land this social benefit should be given significant positive weight. The fragile housing supply situation in Swale increases the importance of permitting residential development on small sized windfall sites such as this, in line with paragraph 69 of the NPPF.

Whilst the Site is not currently allocated for development, it is in a highly accessible and sustainable location as acknowledged by an Inspector on a recent appeal decision (Reference W/4001086) which granted outline planning permission for a development of 17 dwellings on land within the countryside to the south-east of Bartlett's Close, Halfway (approximately 1km west of the application site).

The Inspector's decision identified that, when assessed against the development plan as a whole, the development proposed on this nearby site would be in a suitable location and would not be contrary to policies ST1, ST3, ST6 and CP3 of the Swale Local Plan or Paragraphs 8 and 11 of the NPPF, which when read together seek to ensure that development takes place in suitable locations which have good access to local services and facilities and public transport links and future occupiers would not be reliant on the use of a private vehicle.

The previously submitted PDAS also demonstrates that the proposed development will provide multiple other planning benefits, which also carry further significant positive weight, including:

- *jobs during the construction phase and the additional expenditure of the future occupiers would support the viability of local shops and services.*
- *an area of public open space, incorporating a community orchard and area for informal play.*
- *the careful lay-out of sensitively designed houses, creating a new sense of place;*
- *measures to achieve a significant net gain in biodiversity via the implementation of extensive landscaping proposals.*
- *Sustainable construction methods and features such as provision for Electric Vehicle charging.*
- *Making effective use of land that is free from significant environmental constraints.*







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