

## Supplementary Supporting Statement Ditton Edge: Scheme Quantity and Housing Numbers

### 1. Introduction

- 1.1. The East Malling Trust (EMT) has submitted an Outline Planning Application (App Ref. TM/18/02966/OA) to Tonbridge and Malling Borough Council (TMBC) for residential development on land to the south of Brampton Field, Ditton Edge, to provide up to 300 dwellings (Use Class C3) with new access off Kiln Barn Road. All other matters are reserved for future consideration.
- 1.2. Clarification has been sought from officers at TMBC in respect of the breakdown of units proposed and the proposed number of units at the site. This supplementary supporting statement sets out details of these matters.

### 2. Breakdown of units proposed

- 2.1. An Illustrative Masterplan has been submitted with the outline planning application which demonstrates that a high quality residential development can be delivered. The scheme proposes up to 300 units, comprising a mix of 1, 2, 3 and 4 bedroom houses along with 1 and 2 bedroom apartments to support a mixed and balanced community. The scheme will also provide 25% affordable housing based on a tenure split of 70% rented and 30% intermediate units.
- 2.2. The illustrative mix has been prepared having regard to the need to ensure there is a range of units (as per policy requirements) and on local market demand within this location. Should outline permission be granted, the final number of dwellings to be delivered at the site and the final housing mix will be agreed via detailed designs to be approved under Reserved Matters submissions.
- 2.3. In support of the application, the Planning Statement included an illustrative housing mix table. The mix is weighted in favour of 3-bed semi-detached and terraced houses which is considered to be appropriate for the location; however, this could be subject to change at Reserved Matters stage. The illustrative housing mix table is reproduced below in both percentage terms (as per the Planning Statement) and the potential unit numbers this could deliver should a total of 300 units be provided on the site.

**Table 1: Illustrative Housing Mix**

House Type	Illustrative unit mix percentage	Unit numbers based on a scheme of 300 dwellings
1-bed flat	8%	24
2-bed flat	2%	6
2-bed semi-detached house	16%	48
3-bed semi-detached house	19%	57
3-bed terraced house	31%	93
3-bed detached house	4%	12
4-bed semi-detached house	3%	9
4-bed detached house	17%	51
<b>Total</b>	<b>100%</b>	<b>300</b>

- 2.4. It should be noted that fewer units could be delivered, and the final housing mix is only illustrative, with the final housing mix to be agreed at Reserved Matters stage.

### 3. Proposed number of units at the site

- 3.1. The emerging Tonbridge and Malling Local Plan (submitted 23rd January 2019 for examination) includes Policy LP25 which allocates the Ditton Edge site (referenced as 'Site O' in Policy LP25) to provide 216 dwellings. Policy LP25 also allocates EMT's Parkside site ('Site P' in Policy LP25) to provide 205 dwellings. Across these two sites which are within the same landownership and geographically approximately 600 metres apart, the emerging Local Plan allocates these two sites to provide a total of 421 dwellings.
- 3.2. Outline planning permission (Ref: TM/18/03008/OA) has been granted at the Parkside site for up to 110 dwellings. Outline planning permission for up to 300 dwellings at Ditton Edge is being considered by TMBC. Therefore, the overall provision of units these two sites can deliver aligns with the allocations in Policy LP25.
- 3.3. The provision of 300 dwellings at Ditton Edge and 110 dwellings at Parkside is considered to be a logical distribution of housing across these two site allocations. This follows a detailed spatial analysis of Ditton Edge and Parkside. To sensitively accommodate development at these locations, applications have been prepared which propose the majority of dwellings to be located at Ditton Edge with fewer at Parkside. This approach has responded to the heritage and landscape constraints unique to each site. It also responds to the overall numbers of dwellings the two sites would deliver in the Local Plan.
- 3.4. The number of dwellings proposed at the Ditton Edge scheme is more than the proposed allocation in Policy LP25. Therefore, EMT has made representations to the Local Plan at Regulation 19 stage requesting that there is a change to the wording of Policy LP25 to allocate Ditton Edge (Site O) for 300 dwellings. A request has also been made for Parkside (Site P) to be allocated for 110 dwellings. Further, a request has also been made that the site allocation boundary shown on *Map LP5 Settlement Hierarchy 18 – Ditton Edge* is extended southwards to reflect the existing field boundary structure and to provide suitable land supply for 300 dwellings. Below is a copy of the requested amendment to the boundary.

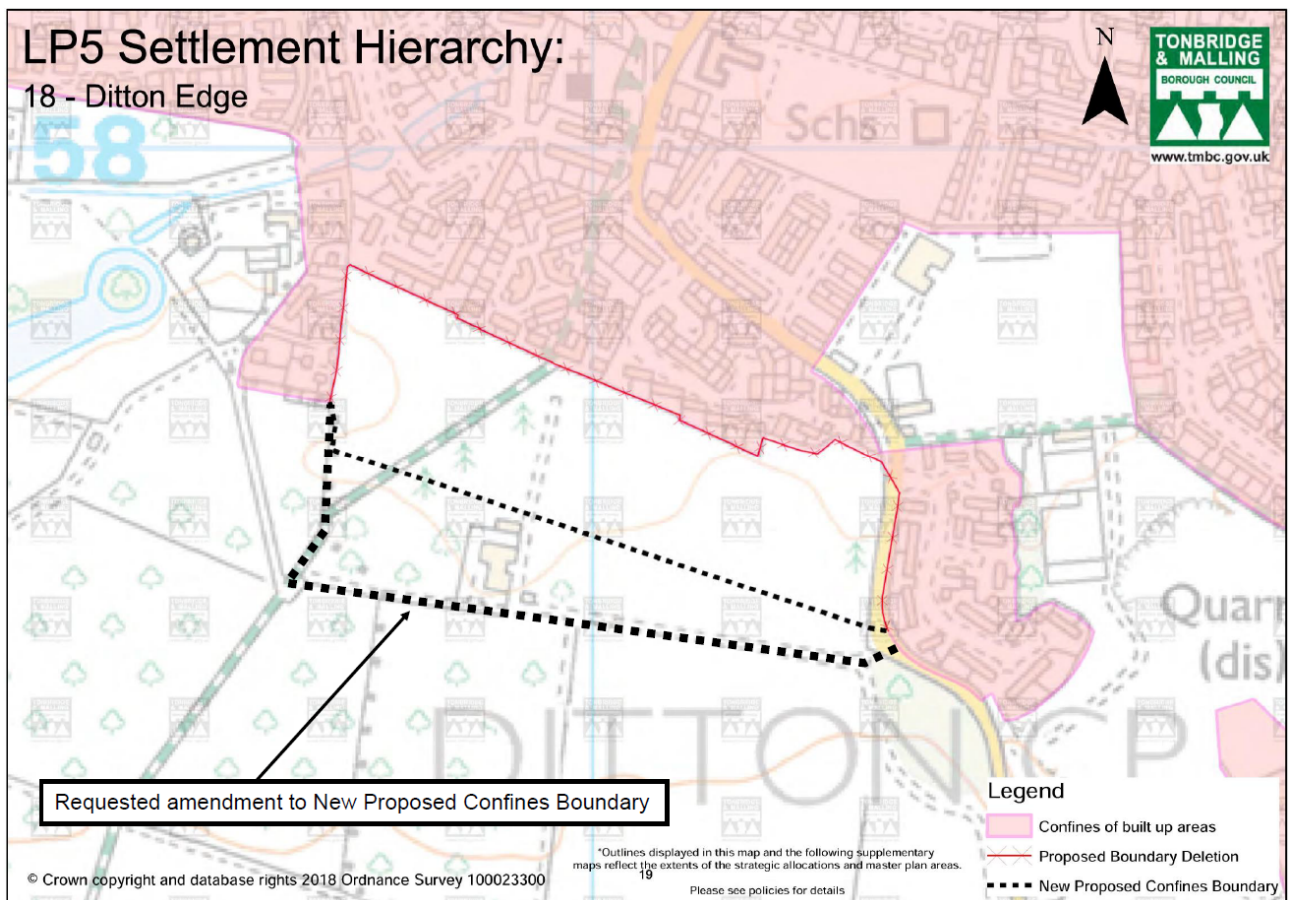


Figure 1: Requested amendments to the Ditton Edge site allocation in the Local Plan

- 3.5. Both Ditton Edge and Parkside outline planning application schemes were reviewed together as part of the

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Transport Assessment scoping process. While two separate applications were submitted, the Transport Assessment reviewed the effect of the developments both in isolation and in combination, meaning the effects if only Ditton Edge or Parkside was to come forward have been assessed.

#### **4. Conclusion**

- 4.1. It is considered the proposed number of dwellings at Ditton Edge is appropriate. The application has been assessed by technical statutory consultees and is considered acceptable in planning terms. The scheme broadly aligns with the allocation of the site in the emerging Local Plan. As set out above and in formal representations made in respect of the Local Plan, the requested changes to Ditton Edge allocation's housing numbers is logical and would deliver the same quantum of housing across the Ditton Edge and Parkside schemes.

**Savills**

**Date: 1 October 2020**