

**Borough Green**  
Borough Green And  
Long Mill

**560249 156612 7 June 2011**

**TM/11/01191/FL**

Proposal: Erection of 177 dwellings, creation of 6.82 ha of public open space including local area of equipped play (leap), new vehicular access onto Haul Road and modified vehicular access onto Quarry Hill roundabout. Provision of access roads, footpaths, landscaping and all associated infrastructure, removal of bridge deck to Isles Quarry East

Location: Isles Quarry Quarry Hill Road Borough Green Sevenoaks Kent

Applicant: Crest Nicholson Eastern

---

## **1. Description:**

- 1.1 Planning permission is sought for the erection of 177 dwellings on the site, a former quarry site, which is in the process of being restored. The site is identified under policy CP18 of the Tonbridge and Malling Borough Core Strategy 2007 as a strategic housing location to meet housing needs in the more remote part of the Borough. Policy H2 of the Development Land Allocations Development Plan Document (adopted in April 2008) (DLA DPD) details how this site is to be developed and restricts the allocated area of the housing to an area on the north east side of the former quarry.
- 1.2 Planning Services staff have been in detailed dialogue with the applicants on a number of aspects of the scheme and as a result a full re-consultation exercise is in hand to give the community a full opportunity to assess and comment on the emerging revised proposal scheme
- 1.3 The application proposes the provision of the development on a phased approach, with 165 units being developed in Phase 1 and 12 units (in the north east corner of the site) coming forward as part of Phase 2, upon completion of remediation works to Stangate Quarry West (which is currently accessed via Isles Quarry West).
- 1.4 The proposal consists of 106 dwelling private units and 71 affordable units with 59 affordable units provided within Phase 1 and 12 affordable units provided within Phase 2. The proposal would provide a mix of 1- 4 bedroom flats and houses.
- 1.5 The proposal involves upgrading the private Haul Road to Dark Hill Roundabout to adoptable standards and for its adoption by KCC. A new access point from the Haul Road is proposed, to provide access to a landscaped amenity area and 140 of the proposed dwellings. The proposed road would allow vehicles to exit the site by a left turn only, towards the Dark Hill roundabout. It is proposed that 37 of the dwellings (including the 12 units in Phase 2) would be accessed from the Quarry Hill roundabout.

- 1.6 The site of the housing does not cover the whole of the former quarry area. Immediately to the west of the housing area, a landscaped amenity area would be provided in conjunction with the development of the allocated residential area. To the west and south of this, a Local Wildlife site (previously known as an SNCI) is located (still within the confines of the former quarry site).
- 1.7 The whole of the site is not readily visible from the public highway nor public vantage points. Therefore, in light of the nature of this proposal, and in particular the setting of the proposal within the currently derelict and damaged area within the former quarry on the edge of Borough Green, I am taking the unusual step of recommending that the Committee holds a Members' site inspection in advance of the next meeting, so that Members can fully explore and appreciate the relevance of the form, character and location of the site in their subsequent decision. I believe that in this particular case it would be helpful for Members to visit the site prior to the consideration of a full report setting out the substantive issues, including the responses to recent consultation on the amended scheme, at the next available Area Planning Committee.

**2. Recommendation:**

- 2.1 A Members' site inspection **BE ARRANGED**.

Contact: Glenda Egerton