

Aylesford **573605 157152** **4 December 2006** **TM/06/03825/OA**
Aylesford

Proposal: Outline Application for 18 apartments, access, parking and associated open space
Location: Bunyards Farm London Road Allington Maidstone Kent
Applicant: Mr J Clarke + Mr A Cheale

1. Description:

- 1.1 Members will recall that this application was withdrawn from the agenda of the APC3 meeting on 26 April 2007 to enable Officers to carry out further investigations following the publishing of Planning Policy Statement 3: Housing which introduced a new threshold for requiring affordable housing on development schemes. Under PPS3 the threshold has been lowered to 15 dwellings, compared to the Borough Council's previous adopted position of 25 dwellings. Given that this scheme is now caught by the lower threshold, there has been a need to examine the balance of providing affordable housing with the applicant. The applicant is currently undertaking a financial appraisal of the site which the Council's financial consultants will assess and their findings will be reported in a Supplementary Report.
- 1.2 PPS3 indicates that any development over 15 units should provide affordable housing. The Affordable Housing Guidance Note requires a 30% contribution and the emerging LDF policy 40%. The applicant has submitted project finance details which are being assessed by the Council's advisors. I shall report on the results of this exercise and the affordable housing assessment subsequent to these matters in a supplementary report.
- 1.3 Analysis of the financial appraisal of the site would enable a suitable contribution to be calculated taking into consideration the overall costs of clearing and developing the land.
- 1.4 For Members' information a copy of the original report is attached as an Annex.
- 1.5 My recommendation to the earlier meeting is set out below.
- 1.6 I will RECOMMEND further in the Supplementary Report.

Grant Planning Permission *This was approved in accordance with the following submitted details: Letter dated 04.12.2006, Letter dated 24.11.2006, Letter dated 24.11.2006, Site Plan dated 24.11.2006, Design and Access Statement dated 24.11.2006, Report VISUAL SURVEY dated 24.11.2006, Drawing 0648/05/2 F dated 24.11.2006, Floor Plan dated 04.12.2006, Drawing 0648/06/1 B dated 24.11.2006, Elevations dated 04.12.2006, Transport*

*Assessment dated 24.11.2006, Report NOISE IMPACT dated 24.11.2006,
Drawing 0648/06/6 C dated 23.02.2007, Contaminated Land Assessment dated
23.02.2007.*

Contact: Robin Gilbert