

Aylesford **TM/16/00797/OA**
Aylesford North And Walderslade

Outline Application: erection of x 5 dwelling houses and x 5 detached garages with associated access parking and turning areas and landscaping at Taddington Wood North of Robin Hood Lane Blue Bell Hill for Mr J Greenfield

PC: Objection remains. Over development of the site as per previously refused application. No additional amenities included.

DPHEH:

Paragraph 6.35 of the main report sets out that the application triggers policy OS3 of the MDE DPD and explained that further assessment was required to establish whether any on site provision could be made or whether a developer contribution might be sought as an alternative. Further assessment has now been undertaken and I can advise that in this case there would be a requirement for the provision of either 1426.75m² of open space adjacent to the application site or a contribution of £27,546 for off-site provision. In this regard, consideration would be given to the enhancement of the Taddington Valley open space. The exact allocation of such a contribution would be determined through discussions between officers and the developer alongside an assessment of local opportunities and consideration of all relevant evidence at the time of the application, e.g. Site Management Plans and the Council's Capital Plan to establish what the priority projects should be.

In all likelihood in this set of circumstances it would be more appropriate to seek an off-site contribution but negotiations between officers and the developer would need to take place in this regard following any resolution of the Committee to grant planning permission.

RECOMMENDATION REMAINS UNCHANGED

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