

**Kings Hill
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TM/20/02830/RM

Reserved Matters application (appearance, access, landscaping, layout and scale) for Areas 4-8 of Kings Hill Phase 3 comprising the erection of 140no. dwellings, means of access and associated landscaping, parking, levels, drainage and ancillary works involving the discharge of conditions 1, 12, 13, 19, 20, 23, 24, 37, 38 and 39 pursuant to Outline planning permission TM/13/01535/OAEA at Kings Hill Phase 3 Gibson Drive Kings Hill West Malling Kent

Paragraph 2.1: The application was called in by Cllrs Brown and Tanner.

DPHEH: Policy SQ8 of the MDE DPD is referenced at paragraph 6.15 of the main report. For the avoidance of any doubt, the full text of the policy is as follows:

- 1. Before proposals for development are permitted, they will need to demonstrate that any necessary transport infrastructure, the need for which arises wholly or substantially from the development is in place or is certain to be provided.*
- 2. Development proposals will only be permitted where they would not significantly harm highway safety and where traffic generated by the development can adequately be served by the highway network.*
- 3. Development will not be permitted which involves either the construction of a new access or the increased use of an existing access onto the primary or secondary road network (as defined by the Highway Authority) where a significantly increased risk of crashes or traffic delays would result. No new accesses onto the motorway or trunk road network will be permitted.*
- 4. Development proposals should comply with parking standards which will be set out in a Supplementary Planning Document.*
- 5. Where significant traffic effects on the highway network and/or the environment are identified, the development shall only be allowed with appropriate mitigation measures and these must be provided before the development is used or occupied.*

The assessment relative to these policy requirements is contained within the body of the main report.

RECOMMENDATION REMAINS UNCHANGED.
