

2 February 2017

STATEMENT ON MATTERS AX1 AND AX2

My name is David Orpin, I am a long time resident of the Isle of Sheppey, I would like to point out some numbers to the Inspector.

1. I object to the Council including the allocation of 3 additional greenfield sites for housing on the Isle of Sheppey i.e. :-

| | |
|---------------------------------------|-----|
| Barton Hill Drive | 620 |
| Belgrave Road | 140 |
| Junction of Scocles Road and Elm Lane | 50 |

A total of 810 additional dwellings

The inclusion of these sites is not justified for the following reasons.

2. In my Representation sent in August 2016, I pointed out that there are already planning consents and allocations for about 2500 dwellings on the Isle of Sheppey which have not yet been built, a figure the Council have not disputed. (details submitted in August 2016)

This only includes for the allocation of 1180 dwellings at Queenborough and Rushenden in accordance with the Councils latest figure.

3. In October 2016, Planning Application No. 16/507298 for Phase 1 of the redevelopment of land off Rushenden Road, comprising 102 dwellings... was submitted and validated as the first part of the Queenborough and Rushenden Regeneration Scheme. The Planning, Design and Access Statement included with this Application states on page 12 paragraph 3.20

The density of the proposed development would fall slightly below the Masterplan development parameters at 36 dph. However this is due to the topography of the site and the amount of undevelopable banked ground around the perimeter of the site. If this undevelopable area was

offset from the application site it would achieve 51 dph and fully accord with the requirements of the Masterplan.

5. Now considering the Queenborough and Rushenden regeneration site as a whole, the gross area now available for housing has increased due to the inclusion of the ISTIL site to about 80 ha, deducting 19.5 ha for open space, schools and community facilities as required by the Masterplan, leaves a net area of about 60.5 ha.

Using the density figure of 36 dph, as per this first phase application, this yields a total number of dwellings on the whole site of $60.5 \times 36 = 2178$ which is in line with the figure in the original Adopted Masterplan of 2010.

Furthermore, this figure of over 2000 dwellings is confirmed in the report by Kent County Council, titled , *The Thames Estuary: Opportunities and Challenges*, dated April 2016. This states on page 5, Item 6 - *Queenborough and Rushenden - Potential for over 2000 homes- infrastructure in place but little housing delivery to date.*

6. So this equates to $2178 - 1180 = 998$ more dwellings on this site than the Council have allocated in the Local Plan, obviously this removes the requirement for the Council to allocate these additional 810 dwellings on the Isle of Sheppey, and will still comply with the Inspectors requirement that the overall Local Plan provision be increased to 776 dwellings per annum.

7. It must be noted that generally the Council underestimate the number of dwellings that sites will yield in their allocated figures, for instance Thistle Hill was originally allocated to yield 1000 dwellings but in reality about 2000 will be built.

In view of the additional number of dwellings that the Queenborough and Rushenden site will inevitably yield, I would request that the Inspector directs the Council to delete the unnecessary greenfield site allocations of Barton Hill Drive, Belgrave Road and Scocles Road from the Local Plan.

I am happy to go through my figures with the Council.

