

Strategic Site – Borough Green Gardens

5.1.14. This site is located in the Sevenoaks/Tonbridge/Tunbridge Wells Housing Market Area and provides an opportunity to deliver not just a significant number of homes but also a relief road for Borough Green as an integral part of the development. This relief road will operate as the principal highway to carry traffic that currently passes through the rural service centre along the A25, thereby improving traffic conditions, air quality and pedestrian safety and general environmental conditions within Borough Green. In order for the

community to enjoy these benefits it is important that the relief road is delivered and fully operational during the early stages of the overall development and that the phasing of the road is co-ordinated with development to ensure there are no material detrimental impacts on traffic flows and related issues. The delivery and timing of the new road will be governed by Planning Obligation Agreements allied to any planning permissions granted.

5.1.15. This strategic allocation will provide a significant degree of sustainable development on currently 'despoiled' and inaccessible land that is well contained. It is capable of increasing the vitality of Borough Green centre by adding a significant population to support the local economy and services and can take advantage of the main line railway services.

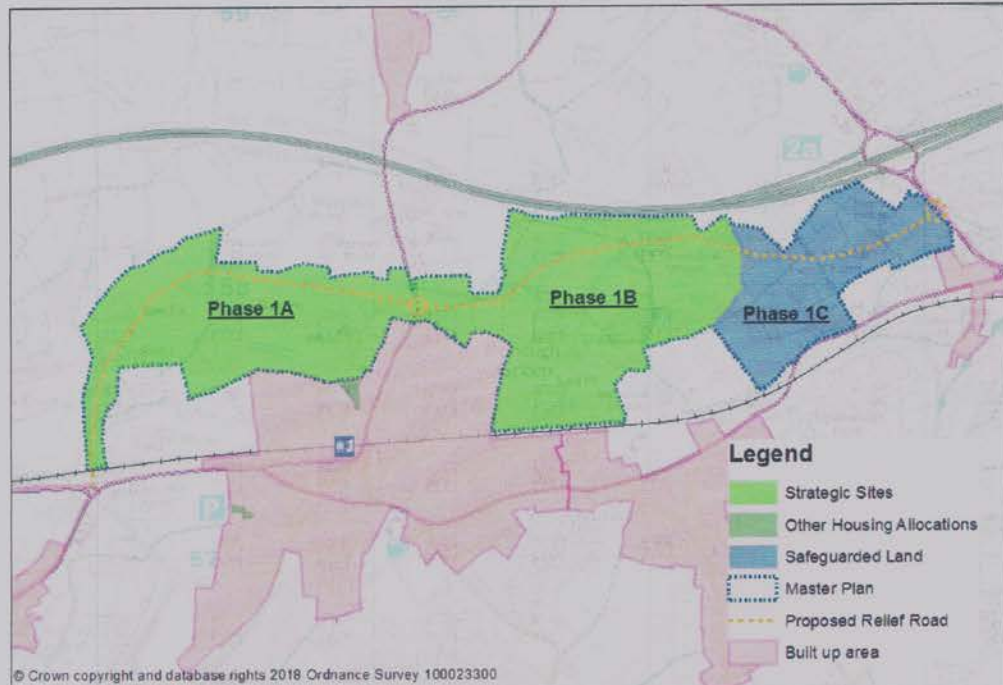
5.1.16. The masterplan area identified on the proposals map will deliver homes during and beyond the plan period and make available new employment land. The majority of Phases 1A and 1B, 1,720 dwellings, are expected to be completed by 2031. The residual amount of Phases 1A and 1B, 380 dwellings, is anticipated to be delivered in the post-plan period along with Phase 1C, 900 dwellings. In order to effectively plan for this strategic site, Phases 1A, 1B and 1C are included in a masterplan area, as defined on the proposals map, which is subject to Policy LP30. Phase 1C has been taken out of the Green Belt and is identified as Safeguard Land to meet the longer-term development needs of the borough (see Policy LP 32).

5.1.17. To help manage the master-planning of this site, a Planning Performance Agreement (PPA) will be expected. This will be prepared and agreed between the Borough Council and the applicant and will cover such matters as timescales, actions and resources. The PPA is considered essential to achieve the objectives of the policy.

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Figure 6: Borough Green Gardens Masterplan Area



LP29: Strategic Site – Borough Green Gardens

1. Borough Green Gardens, as defined on the proposals map, is allocated and safeguarded for development of approximately 3,000 dwellings. 1,720 dwellings are expected to be completed by 2031, with the remainder built in the post-plan period. The site will also provide for 2 ha of new employment land.
2. The prospective applicant should prepare a masterplan, to the satisfaction of the Council, reflecting the phasing outlined in Appendix E and addressing the full requirements of the other policies in the Local Plan and delivering the necessary infrastructure to meet the needs of the development as identified in the Infrastructure Delivery Plan.
3. The masterplan needs to make provision for key pieces of infrastructure necessary to support the development including:

- a relief road as an integral part of the development – linking the A25 in the west to the A20 in the east at Nepicar providing relief along the A25 through Borough Green
 - 2 primary schools – 1 x 2 form entry; 1 x 3 form entry
 - secondary education – proportionate contribution to provision of a new school in the north-east part of the borough
 - healthcare provision to meet the needs of the development
4. The relief road linking the A25 in the west to the A20 in the east, as illustrated on the proposals map, will be required to be completed and open before, or by no later than, the occupation of 450 new dwellings, being 15% of the total number of dwellings allocated within the masterplan area.
 5. The masterplan will be prepared and completed in advance of the formal submission of the planning application. It shall be accompanied by a Planning Performance Agreement and Planning Obligation Agreements covering the phasing and delivery of the infrastructure requirements identified in this policy.
 6. Within the Masterplan area residential and/or commercial development within the Kent Downs Area of Outstanding Natural Beauty (AONB) will only be permitted where it can be demonstrated that it makes a critical contribution to the deliverability of the overall development and where its design, scale, massing and materials are respectful of the local character, qualities and distinctiveness of the Kent Downs AONB. The relief road and development at the northern and western edges of the masterplan area will be required to be sensitively designed taking account of the relationship with the Kent Downs AONB and its setting. A Landscape and Visual Impact Assessment will be required to accompany a planning application for development that addresses the impacts on the Kent Downs AONB and includes appropriate mitigation measures.
 7. Development outside of the Kent Downs Area of Outstanding Natural Beauty (AONB) will be required to respect the setting of the AONB in terms of design, scale, massing and materials having regard to the landscape character and the relevant policies in the Kent Downs AONB management plan and complying with the requirements of Policy LP12.
 8. Development should, where possible, maximise opportunities for net biodiversity gains on site.
 9. The development will be required to provide a wide range of opportunities for safe sustainable travel to Borough Green railway station and the centre of the settlement.