

# Memo

To: Marion Geary, Principal Planning Officer  
From: Mary Ann Winterman, Parks Project Officer  
Date: 1<sup>st</sup> November 2023

**Application:** 23/504471/OUT

**Location:** Land At Moat Road Headcorn TN27 9RB

**Proposal:** Outline application (with all matters reserved except access) for the development of up to 120no. dwellings (Use Class C3) including demolition of existing buildings, new means of access into the site from Moat Road (not internal roads), associated highway works, provision of public open space, emergency/pedestrian access to Millbank, and associated infrastructure including surface water drainage (with related off site s278 highway works to Moat Road).

The Parks and Open Spaces Team has viewed the above outline application. When required to comment on the provision of accessible open space to meet the requirements of a development, we look for an allocation to meet the quantities and typologies indicated in policy DM19, Maidstone Borough Local Plan 2017.

The proposed site contains 120 residential dwellings and based on current residential dwellings and open space provision in the area, there would be a requirement of 4.0614 hectares of meaningful on-site open space within the development. The application documents indicate 3.29 hectares of accessible on-site open space so there would be a deficit of 0.7714 hectares.

As the on-site requirement has not been met it is requested that a contribution of £299.15 per dwelling is made for off-site improvements or maintenance to open space in the area.

- 120 units x £299.15 per unit = £35,897.62 off-site contribution.

This is based on the cost per dwelling as set out in the 'Supplementary Planning Guidelines' and Fields in Trust's (formerly National Playing Fields Association) guidelines as provision costs for outdoor playing space.

Based on current provision in the area, the location is underprovided for in open space, and we request a contribution for off-site open space provision which should be used to improve/provide/maintain natural open space, amenity space, play and/or sport features at:

- Hoggs Bridge Green Recreation Ground
- Days Green
- Headcorn Village Hall Grounds
- Accessible Public Open Space within 1km of the application site.

The implementation of this project may incur project management costs, tendering & procurement fees & disbursements and these will be contained within the S106 Open Space contribution sum.

Regards

Parks and Open Spaces Team