

Extract from Squerryes' Proposals for Westerham July 2017 (main report)

6.8 The work continues to compile the remaining evidence base and design a fully resolved masterplan for the delivery of a preferred option.

6.9 The work will produce, for consultation and submission:

- A full masterplan for the preferred option that will:
 - Specify the land to be released from the Green Belt and define a new boundary
 - Show the alignment of the relief road, its junctions with London and Croydon roads and the A25 and the proposed access points, including for Churchill Primary School
 - Specify the land within the released area that is proposed for development and the land that is proposed for additional Common Land
 - Show where landscape mitigation is proposed and illustrate the proposals for the mitigation
 - Illustrate the layout, character and design of each new neighbourhood and show how each relates to the other and integrates with the rest of Westerham, the extended Common Land and the amended Green Belt
 - Illustrate the new public access proposals for walking and cycling
 - Show the bunding and planting scheme to provide a noise screen for the M25
 - Illustrate the proposals for enhances outdoor recreation facilities
 - Identify the land ad illustrate the proposals for compensatory improvements to restore the historic character of the land in the remaining Green Belt, improve the resilience to climate change and for enhances public access
 - Identify the area and proposals for the extension to the SSSI and the actions to respond to the opportunities of the Biodiversity Opportunities Areas for enriching the habit of the greensand an heathlands
 - The outline design and transport assessment of the relief road, together with the proposals for its phasing, based among other things on ANPR and ATC survey data to be collected in the early autumn (see Section1, paragraph 1.15) and VISSIM modelling (see the separately submitted Technical Note 2)
 - A full landscape character and visual impact assessment of the proposals

- A phase 1 habitat survey, identifying the potential for significant effects and proposals for mitigation
- An air quality assessment of the impact of the relief road once the details are complete and the traffic mix, trip generation and distribution data are in
- A stage 1 assessment of the consequential impact of the diversion of the relief road on the preservation of the fabric of the heritage assets of the town centre
- A socio-economic, environmental and economic impact assessment of the proposals
- Statements on the viability of the proposals and the undertakings for extending the Common Land and the delivery of affordable housing and community facilities and for ongoing consultation with Westerham Town Council and local communities
- A Statement of Community Involvement
- A planning statement that will set out both the exceptional circumstances to justify the proposed release of the Green Belt and the wider justification for the proposals in planning terms

Westerham Town Council understands that a further consultation exercise by Which Way Westerham will begin in December 2017, with follow up in January 2018. (Timings, WTC is informed, may change)