

Maidstone Borough Council

# Maidstone Borough Local Plan Regulation 18 Consultation 2015









**This is a public consultation draft of the Maidstone Borough Local Plan undertaken in accordance with Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012.**

**The consultation commences on Friday 02 October 2015**

**And closes at 5pm on Friday 30 October 2015**

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This consultation covers only selected aspects of the emerging Maidstone Borough Local Plan set out on the following pages. To get a complete understanding of the content of the emerging Local Plan, it should be read alongside the Maidstone Borough Local Plan Regulation 18 (March 2014) document which is available on the Council's website here:

<http://www.maidstone.gov.uk/residents/planning/local-plan/local-plan-progress>



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## Introduction to the public consultation

**1.1** The Maidstone Borough Local Plan is the key document prepared by the council to guide future development in the borough. It sets out the council's vision and objectives for managing development to 2031, and is prepared according to national government legislation, specifically the National Planning Policy Framework (NPPF), which contains the presumption in favour of sustainable development, and Town and Country Planning Regulations .

**1.2** The draft local plan was published for its first full stage of public consultation<sup>(1)</sup> between 21 March and 7 May 2014. Approximately 1,700 individual submissions were made to the draft local plan by the public, agencies, local authorities, developers, landowners and their agents, and other stakeholders during the consultation period. Six petitions were presented that contained a total of 10,700 signatures, bringing the total number of respondents to the local plan consultation to 12,400. All of these representations are available to view on the council's website.

**1.3** To mitigate against the risk of future challenge to the local plan with regard to the achievement of the borough's objectively assessed housing need, a further 'call for sites' exercise was undertaken with a submission deadline of 4 April 2014. Landowners, developers and their agents submitted 162 potential housing sites for the council to consider, of which 42 were resubmissions of sites which had been considered previously in the council's Strategic Housing and Economic Development Land Availability Assessment. These additional sites were assessed using the same methodology as for those included in the 2014 consultation draft local plan, and were also subject to sustainability appraisal.

**1.4** A significant amount of work has been undertaken to consider all of the representations made during the consultation on the local plan and to assess the potential of the sites submitted during the call for sites. Two main and contrasting responses were received from the consultation process in respect of the site allocations for housing. First, many residents felt that: the overall number of houses allocated was too high and would result in the loss of greenfield land, including productive agricultural land; there is inadequate infrastructure to support development; and development would have an adverse impact on the character of individual settlements. Second, other respondents noted that there were insufficient housing allocations to meet the objectively assessed need and therefore more sites should be identified.

**1.5** Following consideration of the representations and new site submissions, four housing site allocations are proposed to be deleted from the draft local plan and 20 new housing sites are proposed to be allocated for consultation, of which 12 are brownfield sites. One further former draft housing site allocation has been retained and included for consultation with a reduced dwelling yield. An additional 9 sites for accommodation for the Gypsy and Traveller community have also been proposed for allocation.

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1 In accordance with Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012

**1.6** Updated supporting evidence has highlighted a qualitative need for employment sites that cannot be met through the existing site allocations in the draft plan. A further site for employment uses at junction 8 of the M20 motorway is included as part of this consultation.

**1.7** New allocations for strategic natural and semi-natural open space are proposed for consultation, and the policy for publicly accessible open spaces has been revised to include new open space standards that future development proposals will be expected to meet.

**1.8** The countryside policy has been reproduced so that consultation can be undertaken on the revisions to the criteria for landscape and landscapes of local value.

**1.9** A new policy for nursing and residential care homes is has been drafted for consultation, in order to address an increasing demand for elderly accommodation over the time frame of the local plan.

**1.10** Revisions to allocations for park and ride services are proposed, including the deletion of services previously allocated at Linton Crossroads and at the M20 motorway junction 7.

**1.11 This public consultation will commence on Friday 02 October 2015 and will close on Friday 30 October 2015 at 5.00pm.**

**1.12** During the consultation period comments can be made in a number of ways but the use of the council's online consultation page is encouraged. This can be accessed at <http://maidstone-consult.limehouse.co.uk/portal> The public can also email or write to the council at the addresses set out in the front of this document. Details of the council's commitment to consultation can be found in the Statement of Community Involvement.

**1.13** This local plan is not finalised and, following the close of the consultation, all comments received will be assessed by the council and appropriate amendments will be made. The council will then publish the "publication" or "Regulation 19" version of the Maidstone Borough Local Plan for final public consultation before submitting the plan to the Secretary of State for independent examination.



### Policy SP5 - amendments relating to landscape and landscapes of local value

#### The countryside

**2.1** Maidstone borough is predominantly rural with a large proportion of the population living in villages as well as on the fringes of the urban area. Much of the rural landscapes are of high quality with valuable agricultural and ecological resources within the borough. The countryside areas are highly accessible to those living and working in the urban areas, complemented by a wide and well-used public rights of way network. They also act as a major asset to attract new investment into the borough. However this proximity to the urban area brings with it pressures arising from an increased level of demand for houses, recreation and jobs in the countryside.

**2.2** The countryside is defined as all those parts of the plan area outside the settlement boundaries of the Maidstone urban area, rural service centres and larger villages with defined settlement boundaries and is depicted on the policies map. The countryside has an intrinsic value that should be conserved and protected for its own sake. However there is also a need to ensure a level of flexibility for certain forms of development in the countryside in order to support farming and other aspects of the countryside economy and to maintain mixed communities. This needs to be mitigated in a way that maintains and enhances the distinctive character of the more rural parts of the borough.

#### Rural economy

**2.3** Maidstone's rural economic character is diverse and complex in nature. The number of rural and agricultural businesses found within villages and rural service centres and the wider countryside account for a significant proportion of all firms in the borough. Small businesses are a particular feature of rural areas, as is homeworking, home-based businesses and live-work units.

**2.4** Agriculture remains an important influence, fulfilling a number of important and varied roles in the countryside, contributing to the local economy, and managing and maintaining much of the valued landscapes. It benefits from the fact that much of the soil within the borough comprises the most high grade and versatile agricultural land. However, in line with other businesses agriculture needs to be able to react to new and changing markets and developments in technology. A more recent trend in agriculture is the response to demand for produce to be available on a year round basis. This leads to land being put under intense pressure for almost industrial scale development that can have an adverse impact on the wider landscape and natural assets, such as wildlife, soil and water resources that require protection within the landscape. Another trend is the increasing interest in smaller-scale renewable energy installations. Further advice and guidance on the landscape implications of these activities will be given in the Landscape Character Guidelines supplementary planning document.

**2.5** Many rural businesses have begun to diversify away from traditional rural activities primarily through the re-use of farm and other buildings for commercial non-agricultural purposes. This has not only helped to retain economic activity within rural areas but has enabled a number of farms to remain operational. Tourism is of great importance to the local rural economy with the countryside

providing ample leisure and open-air recreational opportunities. As well as sustaining many rural businesses these industries can be significant sources of employment and can help support the prosperity of rural settlements and sustain historic country houses, local heritage and culture. To a lesser degree, the winning of minerals such as sand and chalk has also taken place as a diversification activity, but these activities are largely confined to relatively small-scale sites on the North Downs and Greensand Ridge.

**2.6** The local plan will continue to recognise the importance of supporting small-scale rural business development. Its priority is to locate these businesses within the defined rural service centres. However, there are employment sites already located outside of these settlements and it is important to offer these businesses a degree of flexibility.

### **Small villages**

**2.7** The attractiveness of the countryside is partly due to its scattered settlement pattern and buildings. The overall settlement pattern across the borough is characterised by a large number of small villages scattered across the countryside surrounding a handful of larger, more substantial settlements. It is important these settlements retain their individual identities as there can be a delicate balance between settlement proximity and separation.

**2.8** A small area to the west of the borough lies within the Metropolitan Green Belt (MGB), incorporating the villages of Nettlestead and Nettlestead Green. The fundamental aims of the MGB are to prevent urban sprawl and to assist in safeguarding the countryside from encroachment. The local plan will support sustainable development within the MGB provided it is not harmful to the open character of the designation in accordance with the National Planning Policy Framework.

**2.9** The rural settlements rely heavily on community-focused services. Community facilities such as clinics, health centres, day centres, playgrounds, playing fields and sports facilities, children's nurseries and schools, village halls and places of worship, together with local village services, particularly with respect to village shops, post offices, healthcare facilities and public houses are essential if small rural settlements are to remain vital and viable.

**2.10** For sustainability reasons, the local plan priority is to locate new or improved community facilities in defined rural service centres and larger villages. However, in small villages new facilities may be permitted to serve the local community provided a clear need is demonstrated. The local plan will resist the loss of any community facility that meets an essential community need and which is not available or reasonably accessible elsewhere. In all cases, another beneficial community use should be sought before permission is granted for the removal of these facilities.

**2.11** There has been a continued decline in local village services and the local plan will continue to resist any further losses. Any proposal for the re-use or re-development of an existing local village service will be required to be supported by clear evidence of non-viability, such as marketing the building or facility for a period of time to test whether another community interest, operator or owner could be found.

### Design

**2.12** The countryside is a sensitive location within which to integrate new development and the borough council will expect proposals to respect the high quality and distinctive landscapes of the borough in accordance with policy DM30. In order to assist in the successful integration of new development into the countryside the Council will ensure Landscape and Visual Impact Assessments are carried out as appropriate to assess suitability and to aid and facilitate the design process.

### Kent Downs Area of Outstanding Natural Beauty and its setting

**2.13** A large part of the northern part of the borough lies within the Kent Downs Area of Outstanding Natural Beauty (AONB). This is a visually prominent landscape that contributes significantly to the borough's high quality of life. It is an important amenity and recreation resource for both Maidstone residents and visitors and forms an attractive backdrop to settlements along the base of the Kent Downs scarp. It also contains a wide range of natural habitats and biodiversity. Designation as an AONB confers the highest level of landscape protection and one which the Council has a statutory duty to conserve and enhance<sup>(2)</sup>. Within the AONB, the Management Plan provides a framework for objectives to conserve and enhance the natural beauty of the area. The Council has adopted the Management Plan and will support its implementation. Open countryside to the immediate south of the AONB forms the setting for this designation. In Maidstone this is a sensitive landscape that is coming under threat from inappropriate development and is viewed as a resource that requires conservation and enhancement where this supports the purposes of the AONB.

**2.14** The Council will ensure proposals conserve and enhance the natural beauty, distinctive character, biodiversity and setting of the AONB, taking into account the economic and social well-being of the area. Rural diversification and land-based businesses in the Kent Downs AONB will only be acceptable where they help improve the special character of the AONB and are in accordance with the Kent Downs AONB Management Plan, supporting guidance and position statements. Economic development within the AONB should be located in existing traditional buildings of historic or vernacular merit in smaller settlements, farmsteads or within in groups of buildings in sustainable locations.

**2.15** New development in the AONB needs to respect the vernacular architecture, settlement character and the natural beauty of the local landscape. This will require high quality designs as set out in policy DM30. To help developers produce designs of a suitably high quality, the council will continue to encourage the use of the Kent Downs AONB Unit's design guidance and publications.

**2.16** The above considerations apply equally to the setting of the Kent Downs AONB. The Kent Downs AONB Management Plan 2014-2019 states that the setting of the Kent Downs AONB is 'broadly speaking the land outside the designated area which is visible from the AONB and from which the AONB can be seen, but may be wider when affected by intrusive features beyond that.' It makes it clear that it is not formally defined or indicated on a map.



**2.17** The foreground of the AONB and the wider setting is taken to include the land which sits at and beyond the foot of the scarp slope of the North Downs and the wider views thereof. It is countryside sensitive to change, with a range of diverse habitats and landscape features, but through which major transport corridors pass. Preservation and enhancement of this area is also part of the Council's statutory duty and is covered under the guidance set out in national policy (National Planning Policy Framework and National Planning Practice Guidance). However, proposals which would affect the setting of the AONB are not subject to the same level of constraint as those which would affect the AONB itself. The weight to be afforded to potential impact on the setting will depend on the significance of the impact. Matters such as the size of proposals, their distance, incompatibility with their surroundings, movement, reflectivity and colour are likely to affect impact. The Kent Downs AONB Management Plan advises that 'where the qualities of the AONB which were instrumental in reasons for its designation are affected, then the impacts should be given considerable weight in decisions. This particularly applies to views to and from the scarp of the North Downs.' It is considered therefore that it is not necessary to formally define the setting of the Kent Downs AONB and that the impact of development can be appropriately assessed through the criteria of the policy.

### **High Weald Area of Outstanding Natural Beauty and its setting**

**2.18** The High Weald AONB lies beyond the southern boundary of the Borough adjacent to the parishes of Marden and Staplehurst, within the administrative area of Tunbridge Wells Borough Council. Its closest point to the Borough is at Winchet Hill in the southern part of Marden parish. The Council has exactly the same statutory duty to conserve and enhance the setting of this AONB as it does with the Kent Downs AONB and will apply the same policy considerations for any proposals that may affect its setting.

### **Landscapes of local value**

**2.19** The Council will seek to protect or enhance its most valued landscapes. The Kent Downs AONB and High Weald AONB and their settings and other sites of European and national importance are considered to be covered by appropriate existing policy protection in the National Planning Policy Framework, National Planning Practice Guidance and other legislation. As well as this national policy guidance and statutory duty, the settings of the Kent Downs and High Weald AONBs are also afforded protection through the criteria of policy SP5 and no additional designation is therefore necessary. In addition to these areas, the Borough does include significant tracts of landscape which are highly sensitive to significant change. Landscapes of local value have been identified and judged according to criteria relating to their character and sensitivity:

- i. Part of a contiguous area of high quality landscape;
- ii. Significant in long distance public views and skylines;
- iii. Locally distinctive in their field patterns, geological and other landscape features;
- iv. Ecologically diverse and significant;
- v. Preventing the coalescence of settlements which would undermine their character;

- vi. Identified through community engagement;
- vii. Providing a valued transition from town to countryside.

**2.20** Development proposals within landscapes of local value should, through their siting, scale, mass, materials and design, seek to contribute positively to the conservation and enhancement of the protected landscape. Designated areas include parts of the Greensand Ridge and the Low Weald, and the Medway, Loose and Len river valleys. These landscapes were highlighted as areas of local value by the public through previous consultation.

**2.21** The Greensand Ridge lies to the south of Maidstone and is defined by the scarp face of the Ridge with extensive views across the Low Weald to the south. It is characterised by frequent small blocks of coppice and deciduous woodland, extensive orchards and frequent oast houses, with ragstone being a predominant material in walls and buildings.

**2.22** The Medway Valley is characterised by the wide River Medway and steep valley sides where the valley incises the Greensand and is crossed by distinctive ragstone bridges. The area lends itself to much recreational land use including the Medway Valley Walk, although some sections are more wooded and remote in character. The Loose Valley lies to the south of Maidstone and is characterised by the Loose stream, mill ponds and springs with steep wooded valley sides, mature native woodland and traditional mill buildings and cottages. The Len Valley lies to the east of Maidstone and is bordered by Bearsted to the west. It is characterised by the River Len, historic mills and a network of pools with remnant orchards.

**2.23** The Low Weald covers a significant proportion of the countryside in the rural southern half of the Borough. The Low Weald is recognised as having distinctive landscape features: the field patterns, many of medieval character, hedgerows, stands of trees, ponds and streams and buildings of character should be protected, maintained and enhanced where appropriate.

### Policy SP5

#### The Countryside

The countryside is defined as all those parts of the plan area outside the settlement boundaries of the Maidstone urban area, rural service centres and larger villages defined on the policies map.

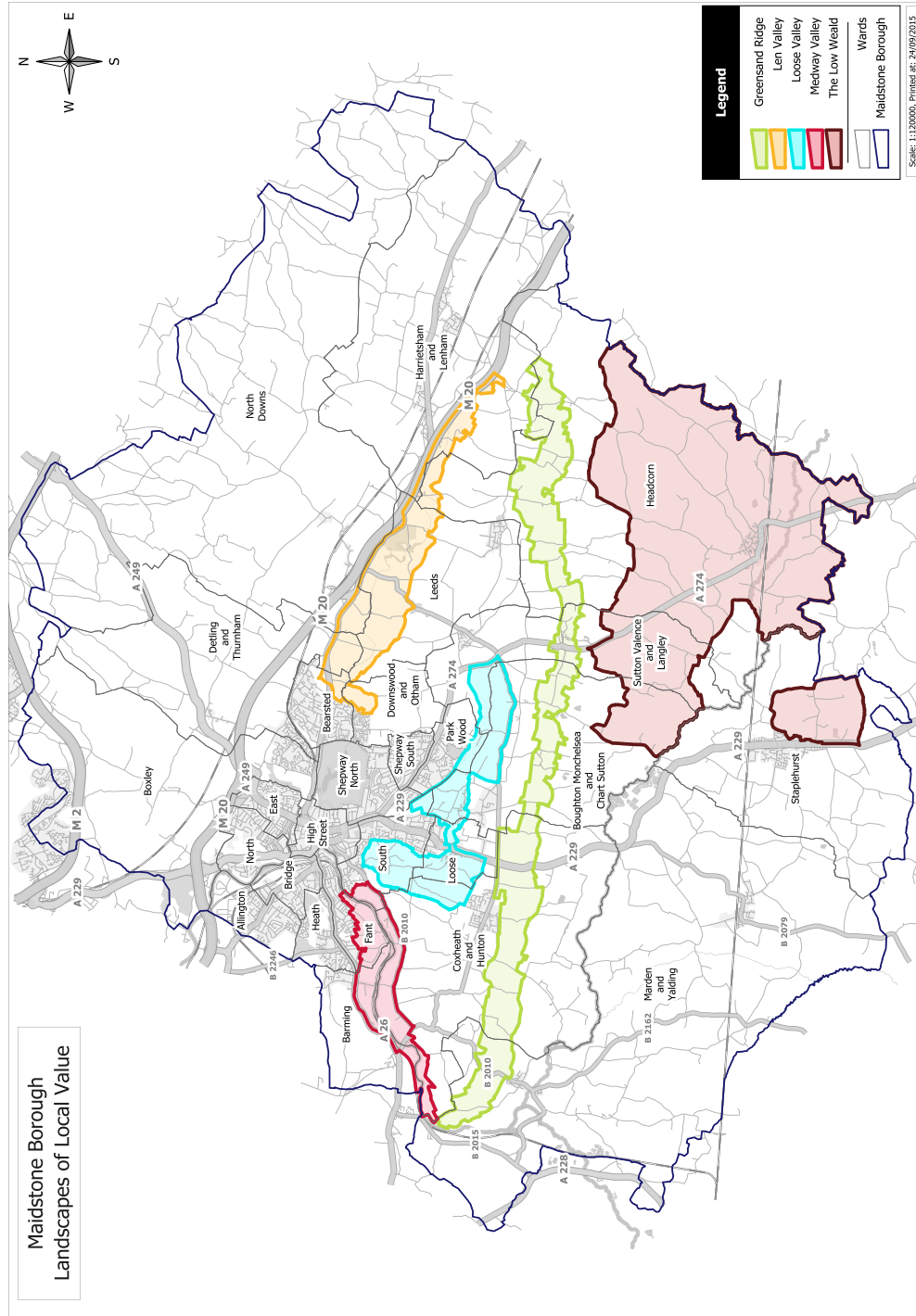
1. Provided proposals do not harm the character and appearance of an area, the following types of development will be permitted in the countryside:
  - i. Small-scale economic development, including development related to tourism and open-air recreation, through:
    - a. The re-use or extension of existing buildings except in isolated locations;

- b. The expansion of existing businesses; or
    - c. Farm diversification schemes;
  - ii. Small-scale residential development necessary to:
    - a. Meet a proven essential need for a rural worker to live permanently at or near their place of work;
    - b. Meet a proven need for Gypsy and Traveller accommodation; or
    - c. Meet local housing needs;
  - iii. The winning of minerals; and
  - iv. Development demonstrated to be necessary for agriculture or forestry.
- 2. Where proposals meet criterion 1, development in the countryside will be permitted if:
  - i. The type, siting, materials and design, mass and scale of development and the level of activity maintains, or where possible, enhances local distinctiveness including landscape features; and
  - ii. Impacts on the appearance and character of the landscape can be appropriately mitigated. Suitability and required mitigation will be assessed through the submission of Landscape and Visual Impact Assessments to support development proposals in appropriate circumstances.
- 3. The loss of local shops and community facilities which serve villages will be resisted. In all cases, another beneficial community use should be sought before permission is granted for the removal of these facilities;
- 4. Proposals will be supported which facilitate the efficient use of the borough's significant agricultural land and soil resource provided any adverse impacts on the appearance and character of the landscape can be appropriately mitigated;
- 5. The distinctive character of the Kent Downs Area of Outstanding Natural Beauty and its setting, the setting of the High Weald Area of Outstanding Natural Beauty and the extent and openness of the Metropolitan Green Belt will be rigorously protected, maintained and enhanced where appropriate;
- 6. The Greensand Ridge, Medway Valley, Len Valley, Loose Valley, and Low Weald as defined on the policies map, will be protected, maintained and enhanced where appropriate as landscapes of local value;
- 7. Development in the countryside will retain the setting of and separation of individual settlements; and

8. Natural assets, including characteristic landscape features, wildlife and water resources, will be protected from damage with any unavoidable impacts mitigated.

Account should be taken of the Kent Downs Area of Outstanding Natural Beauty Management Plan and the Maidstone Borough Landscape Character Guidelines supplementary planning document.





### Proposed new housing site allocations

**3.1** Following an assessment of the 162 sites submitted through the 2014 call for sites, an additional 20 sites are proposed to be allocated for housing in the Maidstone Borough Local Plan and considered as part of this consultation.

**3.2** The submissions were given consideration by the council's Planning, Transport and Development Overview and Scrutiny Committee in January 2015 and the council's Cabinet on 2 and 4 February 2015. Further consideration was given by the Strategic Planning, Sustainability and Transportation Committee on July 2015

**3.3** Plans of the sites are included for ease of identification of the allocations.

Site Ref	Site Location	Yield
H1(51)	Bridge Industrial Centre, Wharf Road, Tovil	15
H1(52)	The Dunning Hall, off Fremlin Walk, Maidstone	14
H1(53)	18 - 21 Foster Street, Maidstone	5
H1(54)	Slencrest House, Tonbridge Road, Maidstone	10
H1(55)	The Russell Hotel, Boxley Road, Maidstone	14
H1(56)	180 - 188 Union Street, Maidstone	30
H1(58)	Tovil Working Men's Club, Tovil Hill, Maidstone	20
H1(59)	Bearsted Station Goods Yard, Bearsted	20
H1(62)	Land at Boughton Lane, Loose / Boughton Monchelsea	75
H1(63)	Boughton Mount, Boughton Lane, Boughton Monchelsea	25
H1(66)	Land south of The Parsonage, Goudhurst Road, Marden	50
H1(68)	Land to the north of Henhurst Farm, Staplehurst	60
H1(70)	Land at Church Street / Heath Road, Boughton Monchelsea	40
H1(71)	Lyewood Farm, Green Lane, Boughton Monchelsea	25
H1(72)	Land adj. The Windmill PH, Eyhorne Street, Hollingbourne	15
H1(73)	Brandy's Bay, South Lane, Sutton Valence	40
H1(74)	Wren's Cross, Upper Stone Street, Maidstone	60
H1(75)	Land north of Heath Road (Older's Field), Coxheath	55

Site Ref	Site Location	Yield
H1(76)	Hubbards Lane, Boughton Monchelsea	8
H1(77)	Bentletts Scrap Yard, Laddingford	10

### Policy H1(51) Bridge Industrial Centre, Wharf Road, Tovil

**3.4** The site is located to the west side of Wharf Road. It comprises a number of industrial units in various uses (mainly vehicle related) but including a fitness centre. It has a frontage to Wharf Road (east boundary) and also Lower Tovil (to the south). It amounts to some 0.5ha in area.

**3.5** To the south, the units are parallel to the west boundary with extensive areas of hardstanding to the front (used for parking) The north part of the site has units parallel to the nearby River Medway facing each other across a yard area which is used for parking. To the west on substantially lower ground is residential development on the site of the former Bridge Mill. This area was developed in the mid 1980s.

**3.6** In the SE corner of the site are terraced dwellings fronting Wharf Road and whose gardens face westwards. These have rear vehicular access as well, via a track fenced from the proposed site by palisade fencing. There are some trees in the rear gardens of some of these properties most notably a large tree situated mid-way along the rear garden of nos.7-8 Wharf Road. 8 Wharf Road has ground and first floor north facing flank windows overlooking the industrial area.

**3.7** Opposite the site are terraced dwellings in Beaconsfield Road and to the north of these a more recent development on the east side of Wharf Road of 10 units on a former boat yard.

**3.8** Wharf Road appears to be un-adopted. It also serves as a link to a pedestrian footbridge over the River Medway located immediately to the north of the site (PROW KMX39). This connects the site via the River Medway towpath to the town centre.

**3.9** The site was allocated for residential development as part of a larger area stretching eastwards from the site to the land east of Eccleston Road under Policy H9 of the Maidstone Borough-wide Local Plan (MBWLP) 2000. The land allocated under the policy was also subject to a Development Brief prepared in 2001.

### Policy H1(51)

#### Bridge Industrial Centre, Wharf Road, Tovil

Planning permission will be granted if the following criteria are met:

#### Design and Layout

1. A medium-high density scheme reflecting the surrounding area's densities will be developed whilst acknowledging the site's location close to the River Medway and potential flood risk.
2. Development shall provide for a strong visual and functional relationship with the River Medway.
3. Development proposals will be of a high standard of design and sustainability incorporating the use of vernacular materials and demonstrating compliance with the requirements of policies DM2, DM3 and DM4.
4. Development proposals will address through appropriate design the issue of privacy for the occupiers of existing properties in Wharf Road and The Tail Race.

#### **Access**

5. Vehicular access will be taken from Wharf Road only. A secondary pedestrian and cycle access capable of being used as an emergency access will be provided from Lower Tovil.

#### **Flooding**

6. Development will be designed to take into account the recommendations of a comprehensive flood risk assessment which has been undertaken to a methodology agreed with the Environment Agency. The flood risk assessment must demonstrate measures to address egress and access and measures to reduce local flood risk.
7. Measures are secured to ensure adequate site drainage including through the implementation of sustainable drainage measures.

#### **Contamination**

8. Development will be subject to the results and recommendations of a land contamination survey.

#### **Air Quality**

9. Appropriate air quality mitigation measures will be implemented as part of the development.

#### **Community infrastructure**

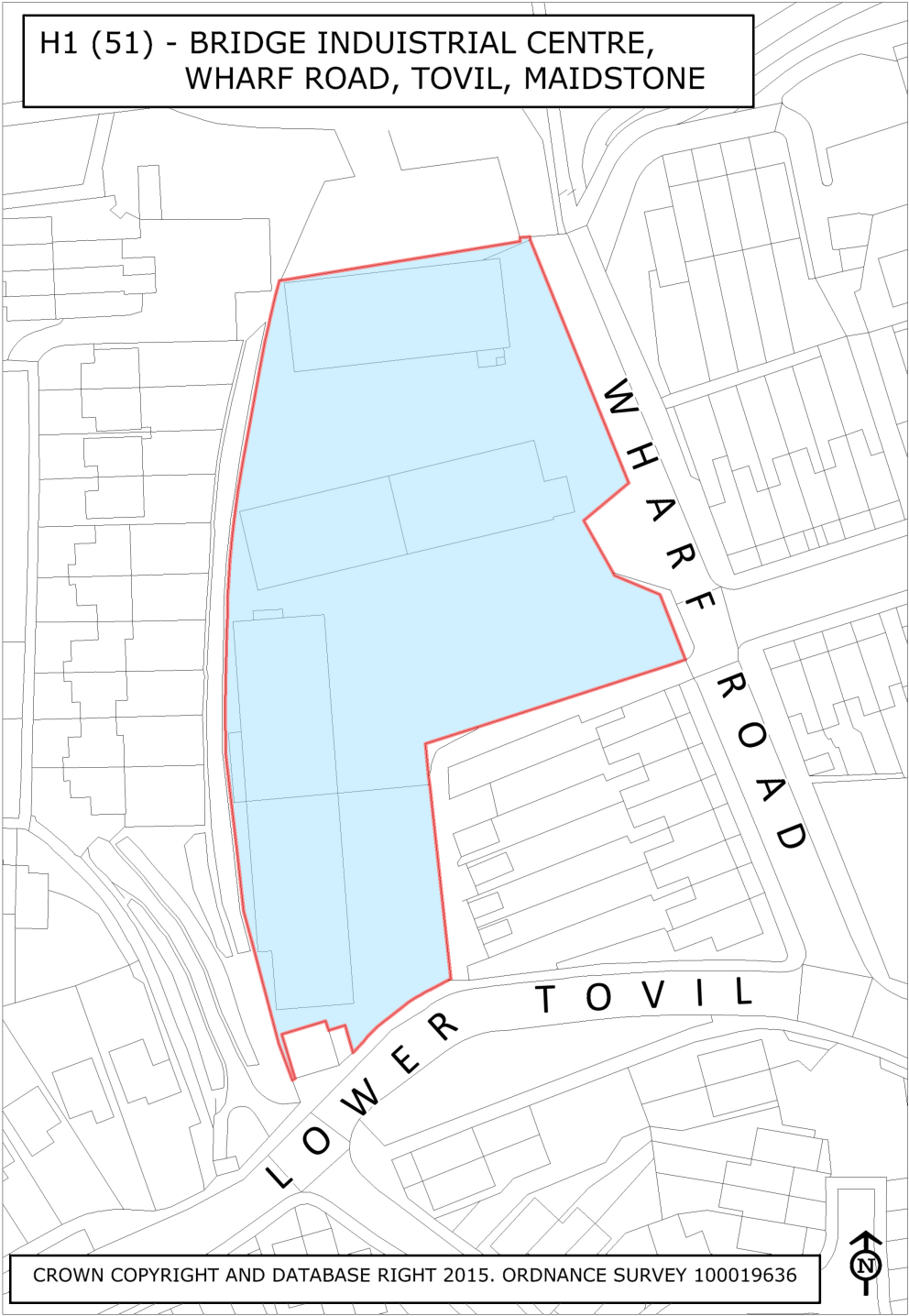
10. Appropriate contributions towards community infrastructure including improvement to medical facilities in Tovil Parish will be provided where proven necessary.

#### **Open space**

11. Provision of publicly accessible open space as proven necessary and/or contributions towards such provision off-site.



Ward: South	Parish: Tovil	Site area 0.5ha	Developable area 0.5ha
Approx. Yield 15 units	Net density 30 dwellings/ha	Current use: Industrial units and martial arts centre	



### **Policy H1(52) Dunning Hall (off Fremlin Walk), Week Street, Maidstone**

**3.10** Dunning Hall is located on the south side of the United Reformed Church (URC) on the west side of Week Street Maidstone. The site amounts to some 0.03ha in area.

**3.11** It is attached to and has an entrance from within the church itself (which is accessed via Week Street) and also via a wide stone paved passage way from within Fremlin Walk, that also serves as a fire-escape route for the units with the shopping mall and Week Street. The passage-way is gated on the south side of the hall (gate presumably shut when centre units are closed) but runs round to St Faiths Street and a gated loading/parking yard. Access to the building would not be dependent on either gate being opened. A second much smaller alley (unlit and unpaved) connects the site entrance directly to Week Street.

**3.12** The building is irregularly shaped and single-storey, built predominantly from brickwork with a metal roof. There is a separate detached building to the south of the hall that also appears to be within the ownership of the URC.

**3.13** The elevations of Fremlin Walk are brick, in excess of two-storeys in height and imperforate facing the hall building with the exception of approximately 5 or 6 means of escape doors from the adjacent units in Fremlin Walk at ground floor level.

**3.14** The existing URC church building has windows on three levels facing south towards the hall. It is considered to be a non-designated heritage asset.

**3.15** The hall site is not within but immediately adjoins the Maidstone Centre Conservation Area (the church is within the Conservation Area however). Nos. 55 and 57 Week Street that back-onto the passage way access, just south of the building, are listed Grade II. Other Grade II listed buildings (almshouses) in St Faiths Street are masked by Fremlin Walk and the existing URC building and are not visible.

#### **Policy H1 (52)**

##### **Dunning Hall (off Fremlin Walk), Week Street, Maidstone**

Planning permission will be granted if the following criteria are met:

##### **Design and Layout**

1. The development proposals shall show a building of a maximum of three-four storeys in height.
2. Development proposals will be of a high standard of design and sustainability incorporating the use of vernacular materials and demonstrating compliance with the requirements of policies DM2, DM3 and DM4.
3. The development shall provide for a replacement church hall for the United Reformed Church.

4. The development proposals include a construction management plan given the site's location.

### **Heritage**

5. The development proposals are designed to take into account the results of a detailed Heritage Impact Assessment that addresses the impact on adjacent designated and non-designated heritage assets and the archaeological implications of any development.

### **Contamination**

6. Development will be subject to the results and recommendations of a land contamination survey.

### **Air Quality**

7. Appropriate air quality mitigation measures will be implemented as part of the development.

### **Community infrastructure**

8. Appropriate contributions towards community infrastructure will be provided where proven necessary.

### **Open space**

9. Provision of publicly accessible open space as proven necessary and/or contributions towards such provision off-site.

Ward: High Street	Parish: N/A	Site area 0.03ha	Developable area 0.03ha
Approx. Yield 14 units	Net density 460 dwellings/ha	Current use: Church/Community Hall associated with the United Reformed Church	





### **Policy H1(53) 18-21 Foster Street, Maidstone**

**3.16** The site currently comprises the offices and depot for a cleaning company. It also contains a two-storey flat roofed office building at the front with a covered pitched roof building at the rear. There is a central large door for vehicular access and a separate office entrance. It amounts to some 0.04ha in area.

**3.17** Immediately to the west and adjoining the site is another currently unused industrial unit and to the east Victorian terraced dwellings with basements. Beyond 23-22 Foster Street to the west of the site are other Victorian terraced dwellings.

**3.18** Opposite is a long-standing car repair/body workshop use. To the east of the car repair/body workshop is a health clinic also a long-standing use.

**3.19** To the south beyond the site lies Brunswick Street. This is at a higher level than Foster Street (almost a storey difference as far as can be ascertained). Dwellings back onto the site and overlook it. The site is level.

### **Policy H1(53)**

#### **18-21 Foster Street, Maidstone**

Planning permission will be granted if the following criteria are met:

#### **Design and Layout**

1. The development will respect the established 'building line' along Foster Street.
2. Should the development comprise houses these should be no more than two-storeys in height plus basements. Their design shall reflect the strong and unifying detailing of the existing dwellings on Foster Street with projecting bays at ground and basement level, centrally located entrances and the use of contrasting brick banding and quoins. The front gardens shall be bounded by a low brick wall surmounted by railings.
3. Should the development comprise apartments any block should be no higher than two-three storeys. Its design should also seek to incorporate elements of the unifying detailing currently found in Foster Street as indicated above.
4. Development proposals will be of a high standard of design and sustainability incorporating the use of vernacular materials and demonstrating compliance with the requirements of policies DM2, DM3 and DM4.

#### **Contamination**

5. Development will be subject to the results and recommendations of a land contamination survey.

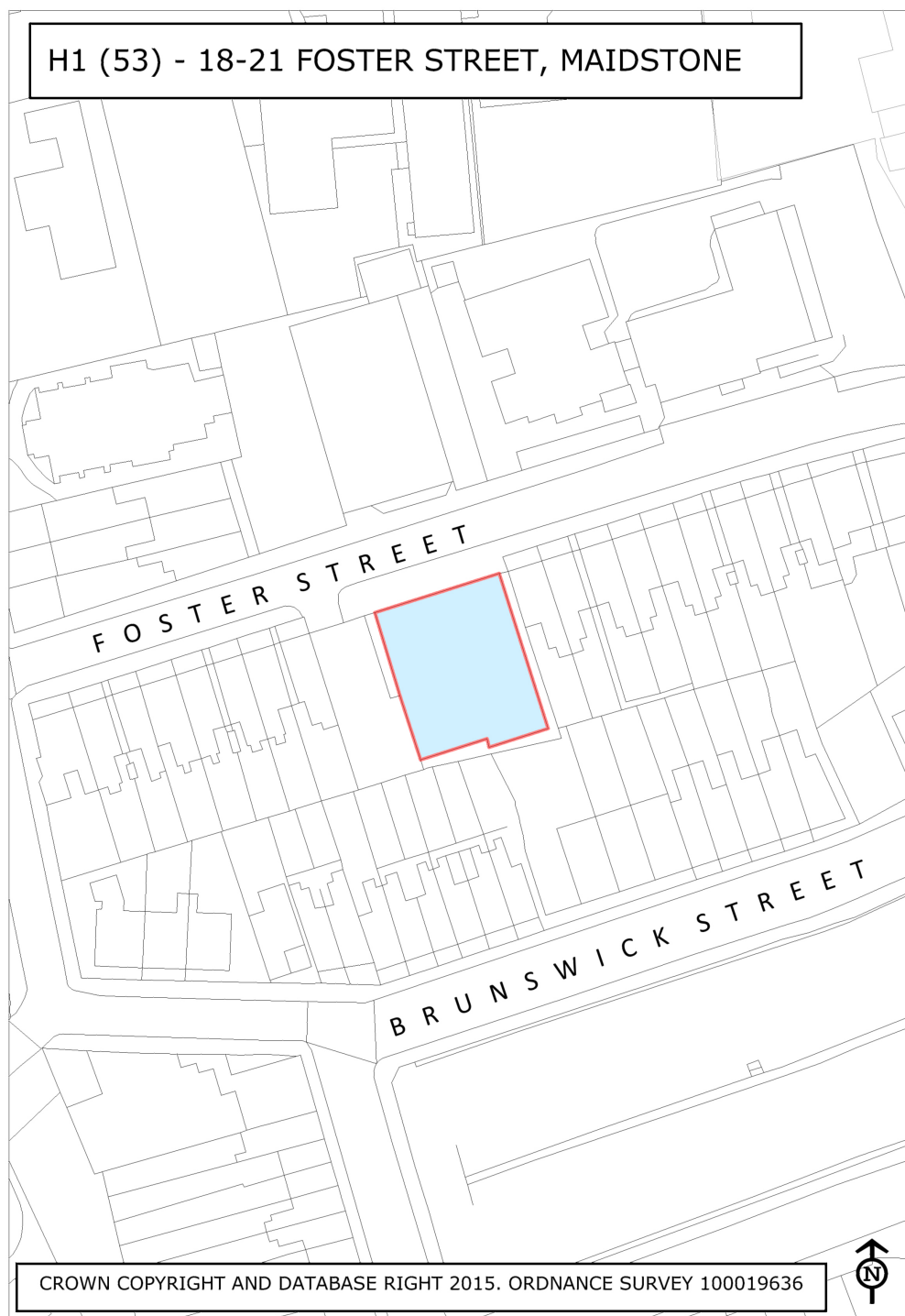
#### **Air Quality**

6. Appropriate air quality mitigation measures will be implemented as part of the development.

**Community infrastructure**

7. Appropriate contributions towards community infrastructure will be provided where proven necessary.

Ward: High Street	Parish: N/A	Site area 0.04ha	Developable area 0.04ha
Approx. Yield 5 units	Net density 125 dwellings/ha	Current use: Offices and depot	



### **Policy H1(54) Slencrest House, 3 Tonbridge Road, Maidstone**

**3.20** Slencrest House is the western half of a pair of semi-detached three-storey Victorian buildings dating from around 1840. It is immediately adjoined to its west by a more recent office building extension. Both are currently in use as offices. There is a car-park to the rear of the modern building accessed via an archway under the modern extension.

**3.21** Maidstone West Railway Station (situated on much lower ground) also abuts part of the site's eastern boundary.

**3.22** The site narrows considerably southwards from Tonbridge Road and follows the curve of the railway line. The rear part of the site beyond the car park is overgrown.

**3.23** There are offices and a cycle shop opposite the site in Tonbridge Road. To the west is a business park with a number of units as well as retail.

**3.24** The site is very prominent from across the Medway Valley from the College Road area of town and likewise there are longer-distance views available across the town centre over Lockmeadow from the site due to its elevated position and the fact that there is little screening due to the railway.

**3.25** It is known that there are potential archaeological remains including a Roman Cemetery in close proximity to the site. An appropriate archaeological investigation should therefore be undertaken in this site.

**3.26** The Council would encourage a joint development with the immediately adjacent American Golf site allocated under policy H1(14) to ensure a comprehensive and inclusive design approach.

### **Policy H1(54)**

#### **Slencrest House, 3 Tonbridge Road, Maidstone**

Planning permission will be granted if the following criteria are met:

#### **Design and Layout**

1. The brick Victorian building 3 Tonbridge Road will be retained to maintain its relationship with no1 Tonbridge Road and to preserve the street scene.
2. The design of any development will reflect the exposed location of the site on the slopes of the Medway Valley in a prominent position overlooking the town centre and will be subject to the results and recommendations of a visual impact assessment that addresses the potential impact of any development from College Road and the All Saints area including the Lockmeadow footbridge.
3. The eastern/south eastern elevation shall be well articulated given the exposed location of the site.

4. Development proposals will be of a high standard of design and sustainability incorporating the use of vernacular materials and demonstrating compliance with the requirements of policies DM2, DM3 and DM4.

5. A high density scheme will be developed reflecting that the site is in a town centre location.

### **Heritage**

6. The development proposals are designed to take into account the results of a detailed Heritage Impact Assessment that addresses the archaeological implications arising from the development and in particular the adjacent Roman cemetery site.

### **Landscape**

7. The development proposals are designed to take into account the results of a detailed arboricultural survey, tree constraints plan and tree retention/protection plans.

### **Contamination**

8. Development will be subject to the results and recommendations of a land contamination survey.

### **Noise**

9. Development will be subject to a noise survey to determine any necessary attenuation measures in respect of its town centre location and the adjacent railway.

### **Air Quality**

10. Appropriate air quality mitigation measures will be implemented as part of the development.

### **Community infrastructure**

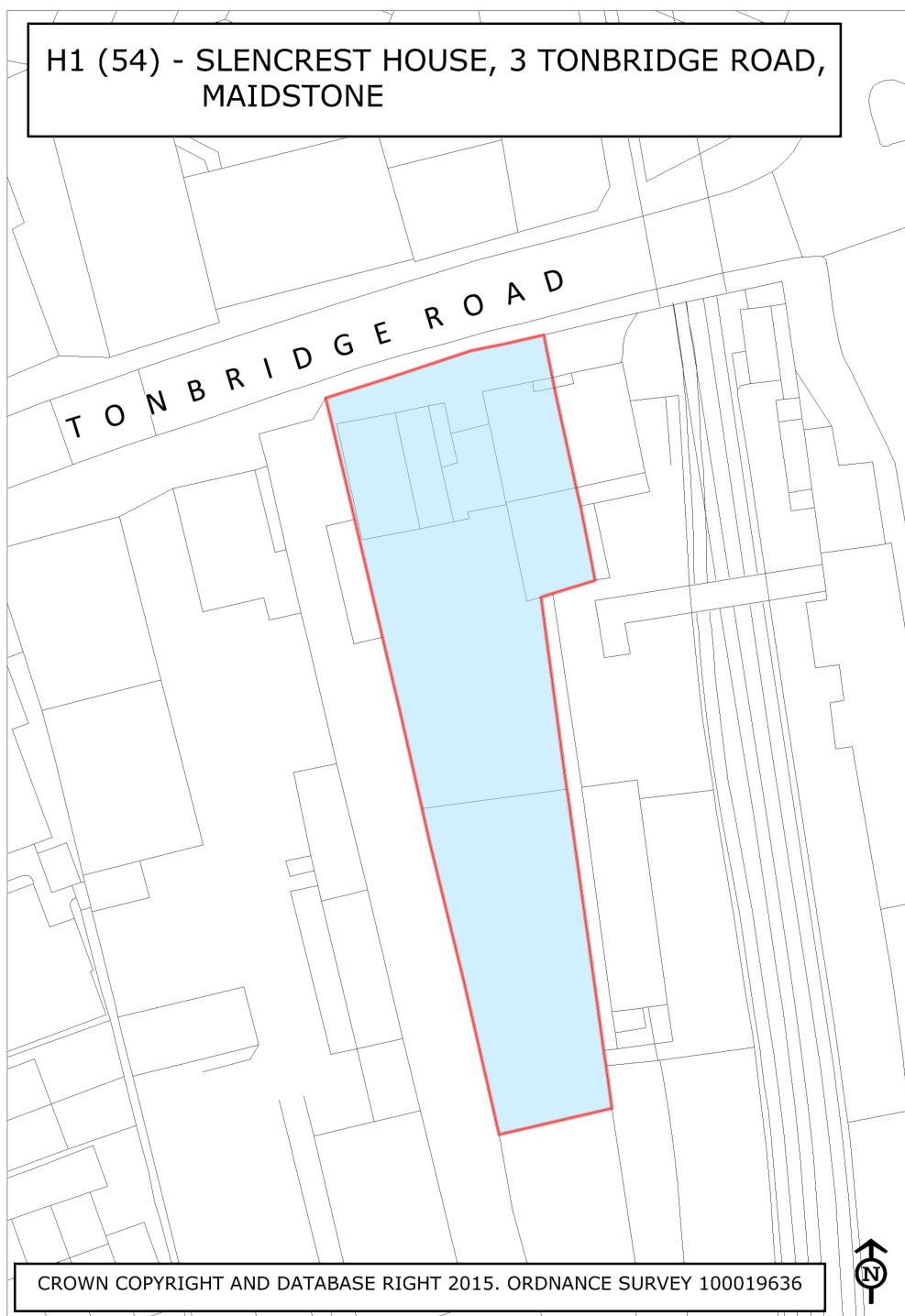
11. Appropriate contributions towards community infrastructure will be provided where proven necessary.

### **Open space**

12. Provision of publicly accessible open space as proven necessary and/or contributions towards such provision off-site.

Ward: Fant	Parish: N/A	Site area 0.15ha	Developable area 0.15ha
Approx. Yield 10 units	Net density 67 dwellings/ha	Current use: Offices and car parking	





### Policy H1(55) The Russell Hotel, Boxley Road, Maidstone

**3.27** The site amounts to some 0.77ha in area and is located at the junction of Chattenden Court and Boxley Road. It has a frontage to Boxley Road of some 81m and to Chattenden Court of some 93m. There is a ragstone wall along Boxley Road that returns as far as the entrance to the Hotel in Chattenden Court and this is a positive element in the character of this site and the locality.

**3.28** The site is currently occupied by the Russell Hotel. This is a large part three/part two-storey building centrally located within the site and a separate former coach house building to its north west. Levels within the site fall from north to south, down Boxley Road towards the Town Centre.

**3.29** There are mature trees along the Boxley Road frontage and to the south of the Hotel between it and Fintonagh Drive to the south; this area also has the greatest ecological potential within the site.

**3.30** Chattenden Court was constructed in the mid 1970s and comprises a development of two-storey detached/link-detached dwellings.

#### Policy H1(55)

#### The Russell Hotel, Boxley Road, Maidstone<sup>(3)</sup>

Planning permission will be granted if the following criteria are met:

##### Design and Layout

1. The existing ragstone wall fronting Boxley Road shall be retained with the existing gap in-filled with a new section of ragstone wall to match the existing wall.
2. The area of trees and existing landscaping fronting Fintonagh Drive shall remain outside the residential curtilage of any proposed dwellings and shall be retained and made the subject of a long-term management plan and management regime secured through an appropriate legal agreement.
3. Subject to the results of the arboricultural survey required by criterion 7, the existing trees fronting Boxley Road shall be retained.
4. Development shall address the street frontage to both Boxley Road and Chattenden Court.
5. Development proposals will be of a high standard of design and sustainability incorporating the use of vernacular materials and demonstrating compliance with the requirements of policies DM2, DM3 and DM4.

##### Access

6. Vehicular access to the site shall only be from Chattenden Court.

3 Planning permission for 14 dwellings has since been granted for this site

#### Loss of existing hotel facility

7. Any development proposals shall be accompanied by a detailed justification that demonstrates that the loss of the hotel facility will not have an adverse impact on the amount of existing hotel bed-space in Maidstone.

#### Landscape/Ecology

8. The development proposals are designed to take into account the results of a detailed arboricultural survey, tree constraints plan and tree retention/protection plans.

9. The development proposals are designed to take into account the result of a phase 1 habitat survey and any species specific surveys that may as a result be recommended, together with any necessary mitigation/enhancement measures.

#### Contamination

10. The development will be subject to the results and recommendations of a land contamination survey.

#### Drainage and Flood risk

11. The development will be subject to the results of a detailed flood risk assessment and a surface water drainage strategy that demonstrates that surface water run-off from the site will not lead to an increased risk of flooding off-site.

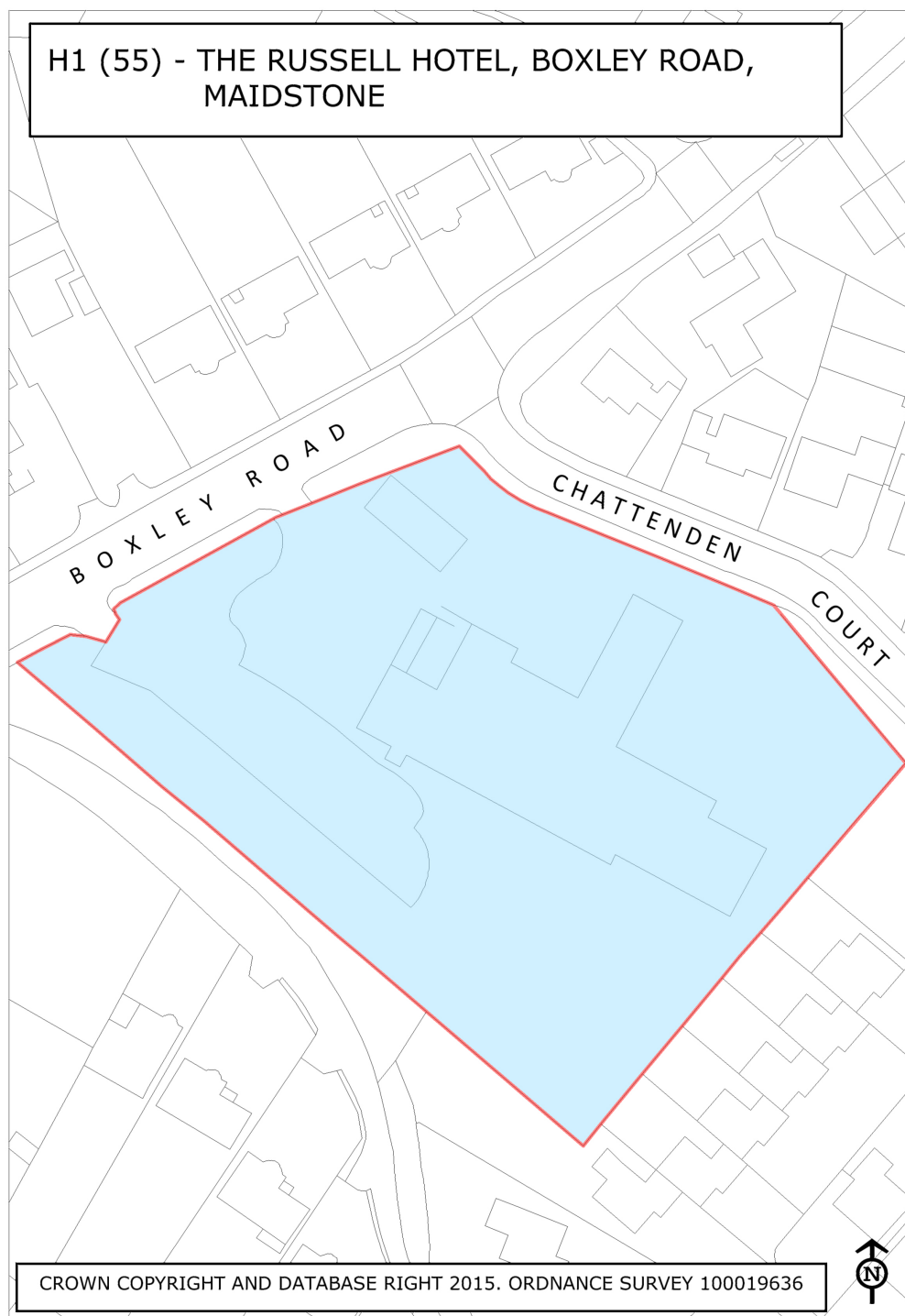
#### Community infrastructure

12. Appropriate contributions towards community infrastructure will be provided where proven necessary.

#### Open space

13. Provision of publicly accessible open space as proven necessary and/or contributions towards such provision off-site.

Ward: North	Parish: N/A	Site area 0.77ha	Developable area 0.73ha
Approx. Yield 14 units	Net density 19.2 dwellings/ha	Current use: Hotel and grounds	



### Policy H1(56) Land at 180-188 Union Street, Maidstone

**3.31** The site extends to 0.54ha and comprises a number of NHS clinics/offices and other buildings. They are predominantly pre-fabricated and predominantly single-storey.

**3.32** There is a tall ragstone wall to the western boundary (Tufton Street) and along Union Street frontage. The walls are part of the historic fabric of the area and give the site a sense of definition. The walls largely screen the existing single-storey buildings on the site and provide a strong visual enclosure to the site and the street scene.

**3.33** Land levels fall towards the south in excess of 2m. Within the site are a number of mature trees.

**3.34** Immediately to the south lies the sheltered accommodation (Friars Court and Hengist Court) built on the site of the former West Kent hospital in Marsham Street in the mid-late 1980s. This is at a lower level than the site.

**3.35** The car park included within the site is approximately 1m higher than Queen Anne Road, which forms the eastern site boundary. This car park is accessed via an MBC controlled Pay and Display car park, that currently 'wraps around' the NHS car park in an L-shape. Queen Anne Road is a one-way street running northbound past the site.

**3.36** Queen Anne Road predominantly contains the rear car parking areas of offices that front Albion Place. The Queen Anne Public House is at the northern end of the road but is now on an island surrounded by roads.

**3.37** There are semi-detached Victorian/Edwardian villas facing the site on the north side of Union Street.

### Policy H1(56)

#### Land at 180-188 Union Street, Maidstone

Planning permission will be granted if the following criteria are met:

#### Design and Layout

1. The existing ragstone walling to Tufton Street on the site's western boundary and Union Street on its northern boundary shall be retained.
2. Development shall be designed to step-down in height away from the Union Street frontage to ensure an appropriate relationship to Friars Court to the south given the topography of the site.
3. The development shall subject to the results of the arboricultural survey required by criterion 5. Existing prominent trees should be retained as part of the development scheme where they have an appropriate safe useful life expectancy. Otherwise they should be removed and their loss mitigated with appropriate semi-mature feature trees.



4. Development proposals will be of a high standard of design and sustainability incorporating the use of vernacular materials and demonstrating compliance with the requirements of policies DM2, DM3 and DM4.

### **Landscape**

5. The development proposals are designed to take into account the results of a detailed arboricultural survey, tree constraints plan and tree retention/protection plans.

### **Access**

6. Primary access shall be taken from Union Street, with only secondary access to Queen Anne Road.

### **Community infrastructure**

7. Appropriate contributions towards community infrastructure will be provided where proven necessary.

### **Open space**

8. Provision of publicly accessible open space as proven necessary and/or contributions towards such provision off-site.

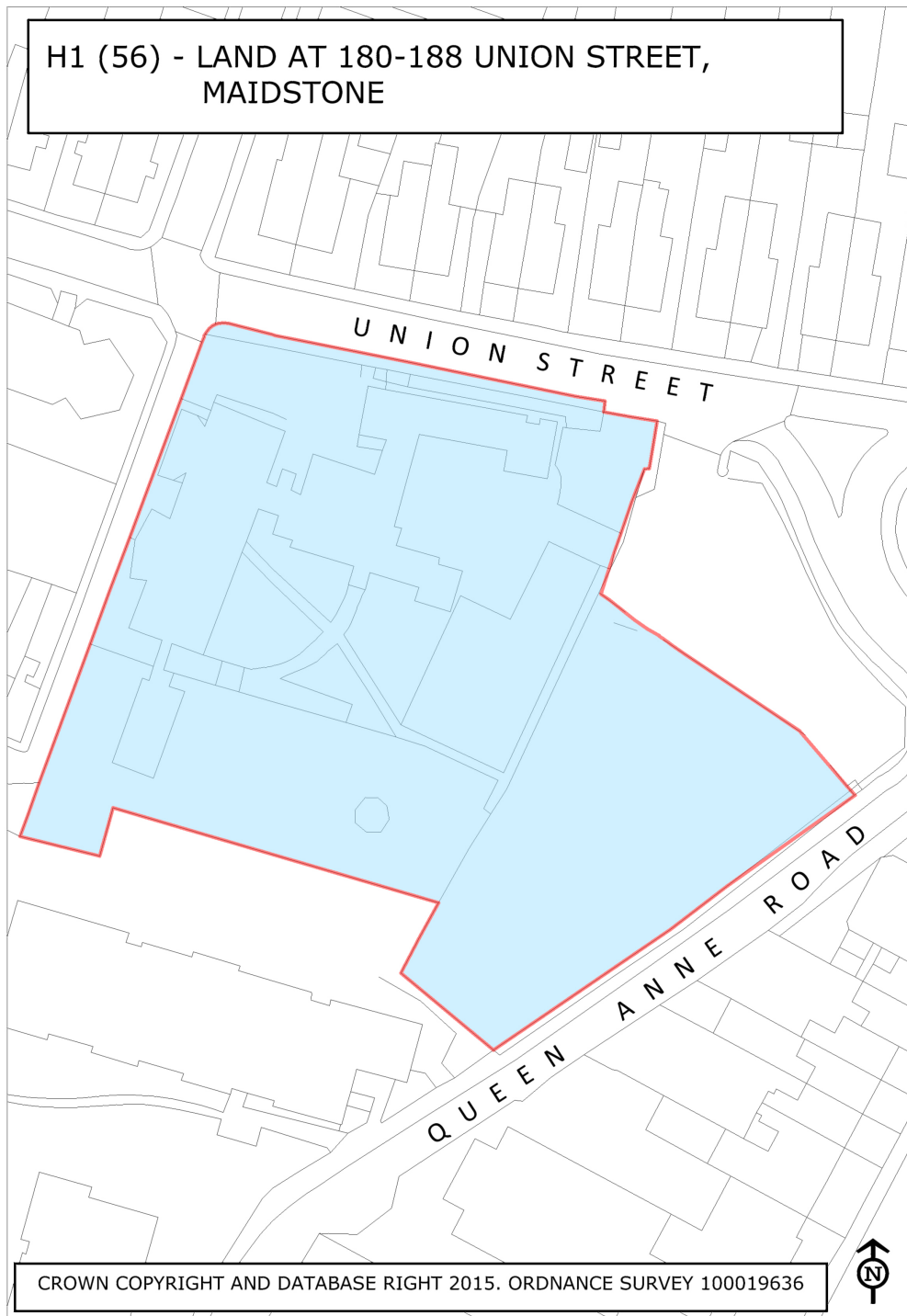
### **Contamination**

9. The development will be subject to the results and recommendations of a land contamination survey.

### **Air Quality**

10. Appropriate air quality mitigation measures to include appropriate planting and landscaping within the site will be implemented as part of the development.

Ward: High Street	Parish: N/A	Site area 0.54ha	Developable area 0.54ha
Approx. Yield 30 units	Net density 55 dwellings/ha	Current use: NHS buildings and car parking	



### **Policy H1(58) Tovil Working Men's Club, Tovil Hill, Tovil**

**3.38** The site which extends to approximately 0.47ha is located on the south side of Tovil Hill, with an access some 20m west of its junction with Church Road. It currently comprises a private bowling green (+ pavilion and storage shed) and some petanque courts which currently appear unused.

**3.39** The site rises from Tovil Hill with the bowling green on a plateau above the car park roughly level with the existing Working Men's Club building.

**3.40** To the north of the bowling green is a two-storey nursing/care home, to the east the car park to the Masonic Club and to the south, the main working men's club building which is part two/part single-storey.

**3.41** To the west of the site is the garden and land associated with the Royal Paper Mill PH which fronts Tovil Hill opposite Church Street.

**3.42** To the north of the petanque courts on the opposite side of Tovil Hill are residential properties. The boundary to Tovil Hill is formed by a ragstone wall, which provides a strong element in the street scene.

**3.43** There are three mature trees within the site on the western boundary of the petanque court. The bowling green is currently surrounded by a dense tall hedge on its western, northern and eastern sides.

### **Policy H1(58)**

#### **Tovil Working Men's Club, Tovil Hill, Tovil**

Planning permission will be granted if the following criteria are met:

#### **Design and Layout**

1. The ragstone wall fronting Tovil Hill to the west of the existing site access shall be retained/repared as necessary and a new section of ragstone wall provided returning into the site on the west side of the access road to connect with the existing wall.

2. The development shall be designed to address both the existing Tovil Hill frontage and the newly created internal road to provide an appropriate street scape to the development.

3. The development proposals shall show both a reduction in both the width and a re-alignment of the existing site access road at a point not less than 10m from the back edge of the carriageway in Tovil Hill, to seek to ensure a more cohesive site layout can be provided.

4. The development will retain access to the remaining rear car park area serving the Working Men's Club.

5. The development shall retain the existing hedgerows/planting on the site's northern boundary with Betsy Clara House and its eastern boundary to the Masonic Centre car park, to maintain appropriate screening for the development.

6. Development proposals will be of a high standard of design and sustainability incorporating the use of vernacular materials and demonstrating compliance with the requirements of policies DM2, DM3 and DM4.

#### **Landscape/Ecology**

7. The development proposals are designed to take into account the results of a detailed arboricultural survey, tree constraints plan and tree retention/protection plans.

8. The development proposals are designed to take into account the result of a phase 1 habitat survey and any species specific surveys that may as a result be recommended, together with any necessary mitigation/enhancement measures.

#### **Noise**

9. The development will be subject to the results and recommendations of a noise survey to determine any necessary attenuation measures in relation to the adjacent highway.

10. The design of the development shall consider the potential implications for residential amenity of future occupiers arising from the use of the existing beer garden of the Royal Paper Mill PH.

#### **Contamination**

11. The development will be subject to the results and recommendations of a land contamination survey.

#### **Drainage and Flood risk**

12. The development will be subject to the results of a detailed flood risk assessment and a surface water drainage strategy that demonstrates that surface water run-off from the site will not lead to an increased risk of flooding off-site.

#### **Community infrastructure**

13. Appropriate contributions towards community infrastructure including improvement to medical facilities in Tovil Parish will be provided where proven necessary.

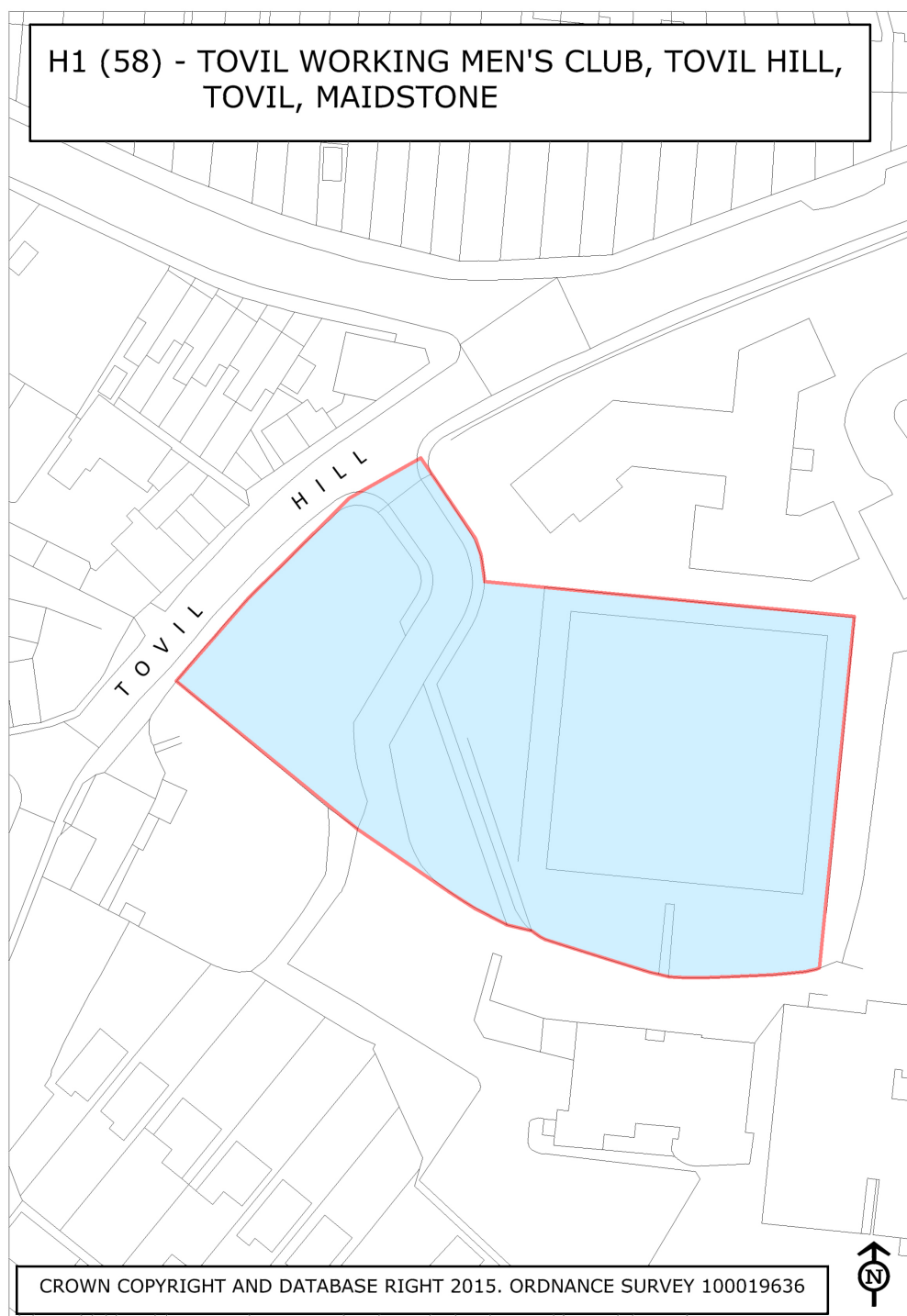
#### **Open space**

14. Provision of publicly accessible open space as proven necessary and/or contributions towards such provision off-site including the re-provision of the Bowling Green/Petanque courts if proven necessary.

### 3 . Proposed new housing site allocations

32

Ward: South	Parish: Tovil	Site area 0.47ha	Developable area 0.47ha
Approx. Yield 20 units	Net density 42.5 dwellings/ha	Current use: Bowling green, car parking and petanque courts	



### Policy H1(59) Bearsted Station Goods Yard, Bearsted

**3.44** The site, which extends to 0.5ha in area, is located immediately to the west of Bearsted Railway Station on the north side of Ware Street and comprises the former coal/goods yard associated with the station.

**3.45** It is relatively level but at a significantly lower level than the dwellings and the Bearsted Methodist church which adjoin its southern boundary. The southern boundary is banked down to the site. The margins of the site particularly on its southern side are characterised by tree and shrub planting.

**3.46** The northern boundary is formed by the railway line beyond which lies Bearsted golf course a designated Local Wildlife Site.

**3.47** Within the site are the former Goods Shed and the Weighbridge House. These were listed as Grade II in 2011 along with the station building.

#### Policy H1(59)

##### Bearsted Station Goods Yard, Bearsted

Planning permission will be granted if the following criteria are met:

##### Design and Layout

1. The former Goods Shed and Weighbridge House which are Grade II designated heritage assets shall be restored and retained and as appropriate converted/re-used as part of the development. The development shall provide for an appropriate setting for these buildings.
2. The development shall provide for an increased provision of station parking spaces by a minimum of 10 spaces within the site as part of the proposals.
3. The proposals shall demonstrate that development would not have an adverse impact on the stability of the adjacent development fronting Ware Street on the higher ground to the south and west of the site, in particular the Methodist Church if changes to the existing banking and topography are proposed.
4. Development proposals will be of a high standard of design and sustainability incorporating the use of vernacular materials and demonstrating compliance with the requirements of policies DM2, DM3 and DM4.

##### Landscape/Ecology

5. The development proposals are designed to take into account the results of a detailed arboricultural survey, tree constraints plan and tree retention/protection plans.



6. The development proposals are designed to take into account the result of a phase 1 habitat survey and any species specific surveys that may as a result be recommended, together with any necessary mitigation/enhancement measures.

### **Heritage**

7. The development proposals are designed to take into account the results of a detailed Heritage Impact Assessment that addresses the impact of the development on the character and setting of the designated heritage assets within the site.

### **Noise**

8. The development will be subject to the results and recommendations of a noise survey to determine any necessary attenuation measures in relation to the adjacent railway line.

### **Contamination**

9. The development will be subject to the results and recommendations of a land contamination survey.

### **Drainage and Flood risk**

10. The development will be subject to the results of a detailed flood risk assessment and a surface water drainage strategy that demonstrates that surface water run-off from the site will not lead to an increased risk of flooding off-site.

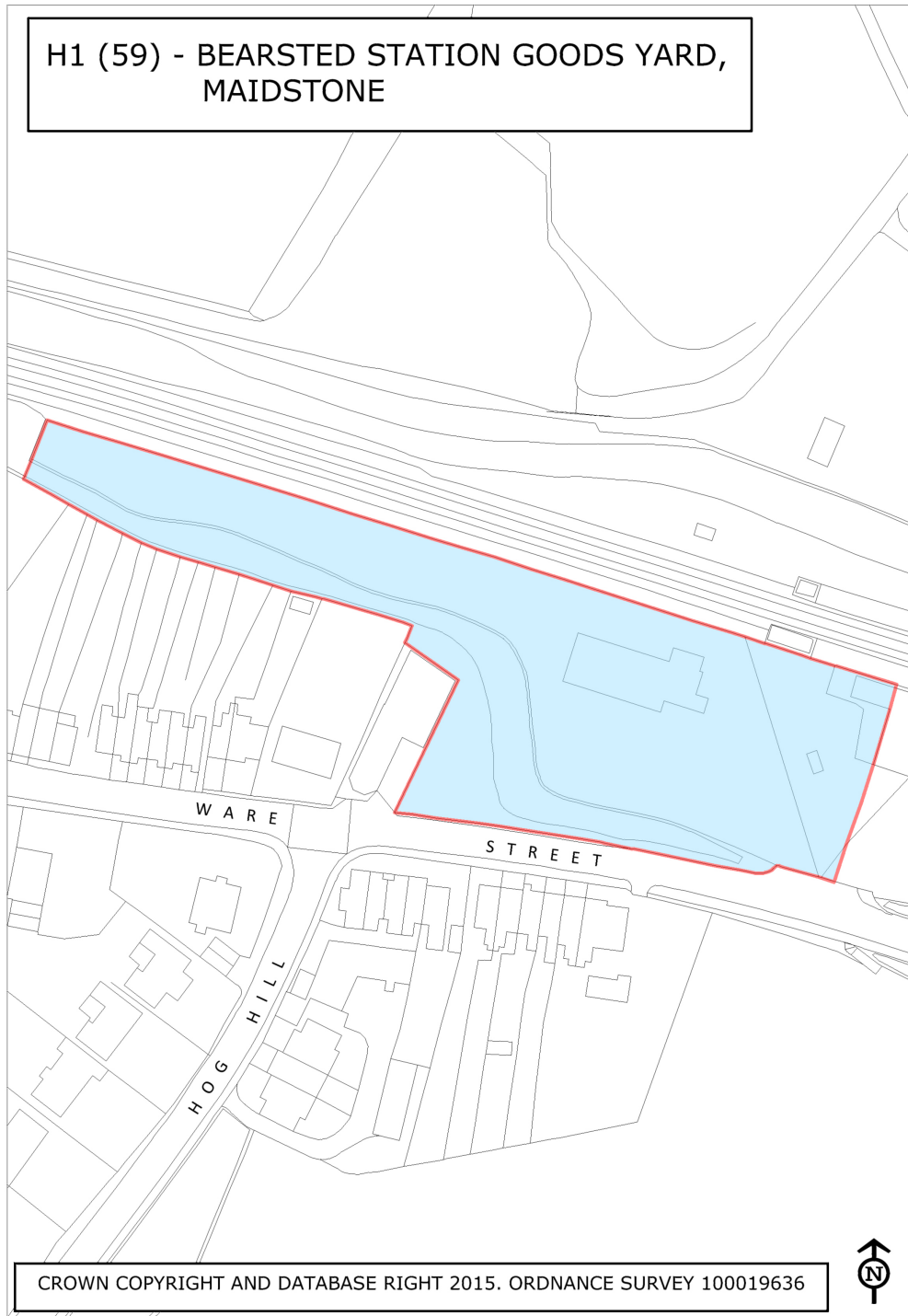
### **Community infrastructure**

11. Appropriate contributions towards community infrastructure will be provided where proven necessary.

### **Open space**

12. Provision of publicly accessible open space as proven necessary and/or contributions towards such provision off-site.

Ward: Bearsted	Parish: Bearsted	Site area 0.5ha	Developable area 0.5ha
Approx. Yield 20 units	Net density 40 dwellings/ha	Current use: Former railway goods yard now vacant	



### **Policy H1(62) Land at Boughton Lane, Loose and Boughton Monchelsea**

**3.48** The site is comprised of three distinct portions of land to the west of Boughton Lane. In total it amounts to some 9.8ha. The urban boundary is adjacent to the site along its western boundary. The most recent development in the area (Leonard Gould Way) bounds the site's NW corner. The northern portion of the site is an existing orchard, bounded by hedgerows. The middle portion of the site, opposite Boughton Mount, is an arable field, this is bounded by hedgerows and a line of trees on the southern side. The southern portion of the site is also an arable field, this is bounded by hedgerows in the east and west, a line of trees on the northern side and a footpath and fence on the southern side.

**3.49** The developer is proposing to develop the western half of the southern portion, some 2.7ha. The eastern boundary of the development would align with the existing garden line of the recently developed houses to the north. Development in this area would 'fit' with the development of the existing urban area.

**3.50** The site includes part of the rear garden of 'Slade House' and 'Milldean' which front Pickering Street. 'Slade House' is a Grade II listed building.

#### **Policy H1(62)**

##### **Land at Boughton Lane, Loose and Boughton Monchelsea**

Planning permission will be granted if the following criteria are met:

##### **Design and Layout**

1. Development will be restricted to the 2.7ha located to the south of Leonard Gould Way and to the rear of 'Slade House', 'Milldean', 'Grove Cottage', 'Cherry Lodge' and 'Pendale', Pickering Street as shown on the Policies Map.
2. The remaining 7.1ha of land to the east and north east of the development site will be provided as Public Open Space.
3. The retention and reinforcement where necessary of existing boundary hedgerows and tree belts.
4. The character of the development and its resultant density will reflect its role as a transition site on the edge of the urban area.
5. Development proposals will be of a high standard of design and sustainability incorporating the use of vernacular materials and demonstrating compliance with the requirements of policies DM2, DM3 and DM4.

##### **Access**

6. Access will be taken from Boughton Lane from the northern site boundary running southwards, to ensure the open space area is not unacceptably severed.

7. The provision of pedestrian and cycle access to PROW KM55 on the southern boundary of the site.

### Heritage Impact

8. The development proposals are designed to take into account a detailed Heritage and Archaeological Impact Assessment that addresses the impact of the development on the setting of the adjacent Slade House.

### Landscape/Ecology

9. The development proposals are designed to take into account the results of a landscape and visual impact assessment undertaken in accordance with the principles of current guidance.

10. The development proposals are designed to take into account the results of a detailed arboricultural survey, tree constraints plan and tree retention/protection plans.

11. The development proposals are designed to take into account the result of a phase 1 habitat survey and any species specific surveys that may as a result be recommended, together with any necessary mitigation/enhancement measures.

### Flood risk and drainage

12. Development will be subject to the results of a detailed flood risk assessment and a sustainable surface water drainage strategy that demonstrates that surface water run-off from the site will not lead to an increased risk of flooding along the River Loose at The Quarries and downstream from The Quarries.

### Community facilities

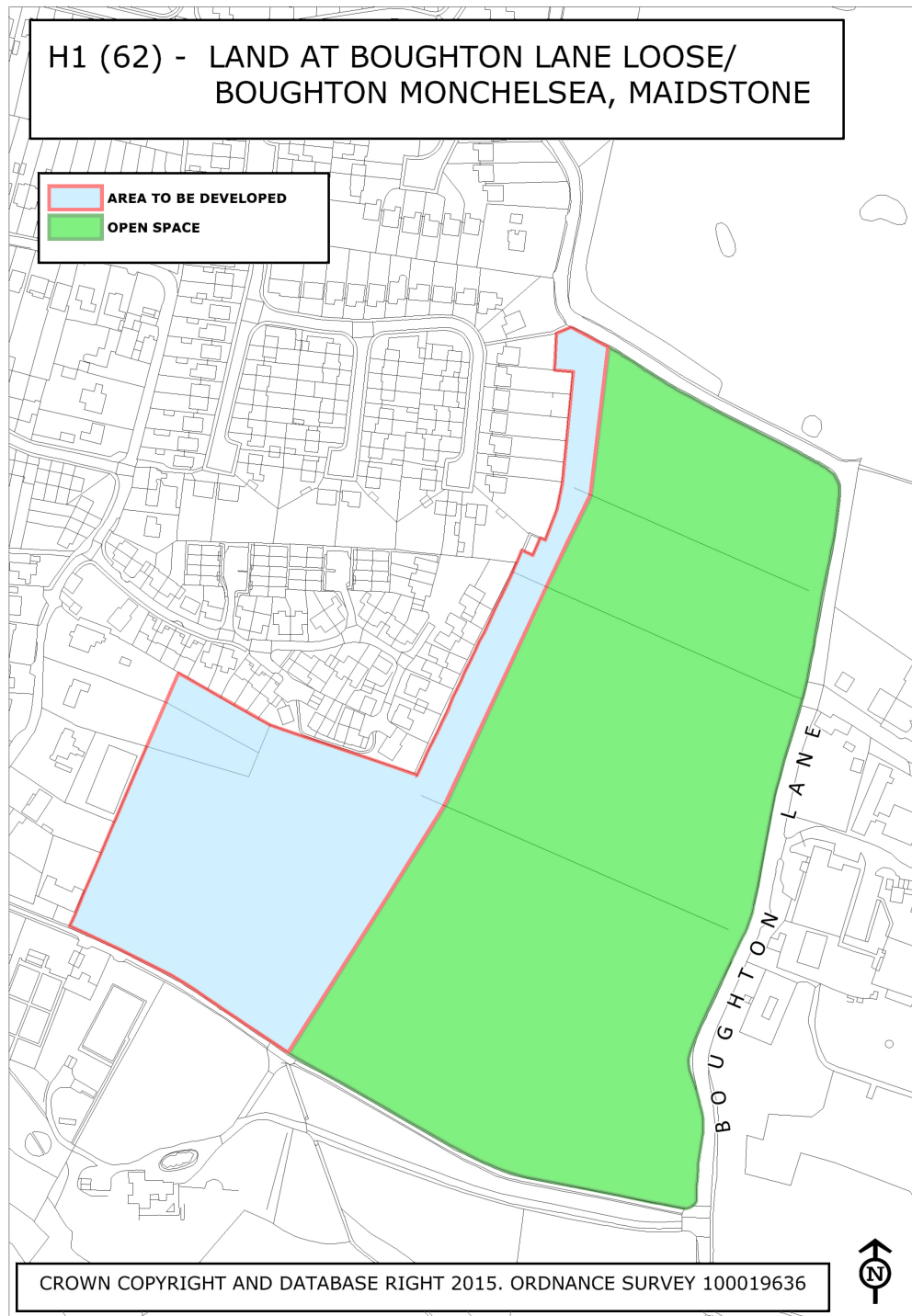
13. Appropriate contributions towards community infrastructure will be provided where proven necessary.

### Highways

14. Appropriate improvements to Boughton Lane as proven necessary.

15. Appropriate improvements to the junction of Boughton Lane and A229 Loose Road as proven necessary.

Ward: Boughton Monchelsea and Chart Sutton and Loose	Parish: Boughton Monchelsea and Loose	Site area 9.8ha	Developable area 2.7ha
Approx. Yield 75 units	Net density 28 dwellings/ha	Current use: Agriculture	



### **Policy H1(63) Land at Boughton Mount, Boughton Lane, Boughton Monchelsea**

**3.51** Originally the location of a large country house, this 4.6ha site is the disused former Kent County Council (KCC) central nursery used for horticultural purposes. Special educational services were provided on site from the 1960s until around 4/5 years ago.

**3.52** The northern half of the site consists primarily of disused educational and horticultural buildings as well as hard standing used for associated car parking. There is a vacant dwelling also located on the site adjacent to Boughton Lane. There are a number of prominent trees of amenity value within the site that should be retained.

**3.53** There are two Grade II Listed designated heritage assets on the site, a Ha-Ha and a folly, both of which are located south of the complex of buildings on the site. Other notable buildings on the site comprise a substantial ragstone water tower and adjoining barn. There are also tall ragstone walls that used to surround a walled garden within the site. The cellars of the previously existing house were also retained when the current buildings were erected in the 1960s.

**3.54** The southern half of the site consists of the overgrown private gardens associated with the former residence.

**3.55** Whilst the site overall amounts to approximately 4.6ha, approximately 1.8ha can be considered as previously developed land comprising the former KCC buildings and extensive areas of hardstanding/car park areas associated with these. The remainder comprises the former gardens/parkland associated with the previously existing house.

**3.56** Visually, the site is a well contained site with dwellings to the north and east (as well as PROW KM99 to the east, which is a metalled driveway for much of its length) and Boughton Lane to the west and south. There is an established tree screen to all boundaries.

**3.57** There are designated and non-designated heritage assets within the site. A re-development of this now redundant site would secure the retention and renovation of these and also the restoration of the former private gardens/parkland associated with the previous dwelling. The Council has a statutory duty to ensure the preservation/enhancement of these heritage assets.

**3.58** Development should be restricted to the currently developed area, approximately 1.8ha. The water tower/barn and as many of the existing ragstone wall features including the remnants of the walled garden as possible should be retained. It is understood that the cellar areas of the previous house were retained when the site was redeveloped in the 1960s.

**3.59** It is considered that in the region of 25 units would provide an appropriate density having regard to the site's setting and constraints (trees, ecology and archaeology/heritage issues). Work will need to be undertaken to establish an appropriate level of development that secures the retention and restoration of the designated/non-designated heritage assets and provides an appropriate setting for them. Clearly the viability of any scheme will be a key consideration.



### **Policy H1(63)**

#### **Land at Boughton Mount, Boughton Lane, Boughton Monchelsea**

Planning permission will be granted if the following criteria are met:

#### **Design and Layout**

1. Built development will be restricted to the currently developed area (approx 1.8ha) north of the Ha-Ha and Folly and will exclude the area of the existing pond.
2. The layout shall show the retention and restoration of the Ha-Ha, The Folly, the water tower and barn, the walls surrounding the former walled garden and other ragstone walls within the site.
3. The layout shall show the restoration of the parkland/garden associated with the former house containing The Folly and Ha-Ha as publicly accessible open space.
4. Any application should be accompanied by a detailed viability assessment and appraisal showing that the development proposed is the minimum necessary to secure criteria 2 and 3 above.
5. An appropriate legal mechanism is entered into to secure the completion of the restoration/renovation works comprised in criteria 2 and 3 at an agreed point in the delivery of the development together with payment of a bond that will be repaid in stages once scheduled works are completed.
6. The proposed layout will retain and reinforce the existing woodland and planting along the site's northern boundary.
7. Vehicular access to the development shall only be from Boughton Lane.
8. Development proposals will be of a high standard of design and sustainability incorporating the use of vernacular materials and demonstrating compliance with the requirements of policies DM2, DM3 and DM4.

#### **Heritage Impact**

9. Any application is accompanied by a detailed Heritage and Archaeological Impact Assessment that addresses the elements included in criteria 2 and 3 above and also addresses the archaeological impact/implications of the retained former cellars of the previous house.

#### **Landscape/Ecology**

10. The development proposals are designed to take into account the results of a landscape and visual impact assessment undertaken in accordance with the principles of current guidance.

11. The development proposals are designed to take into account the results of a detailed arboricultural survey, tree constraints plan and tree retention/protection plans.

12. The development proposals are designed to take into account the result of a phase 1 habitat survey and any species specific surveys that may as a result be recommended, together with any necessary mitigation/enhancement measures.

#### **Contamination**

13. The development will be subject to the results and recommendations of a land contamination survey.

#### **Drainage and Flood risk**

14. The development will be subject to the results of a detailed flood risk assessment and a surface water drainage strategy that demonstrates that surface water run-off from the site will not lead to an increased risk of flooding along the River Loose at The Quarries and downstream from The Quarries.

#### **Community infrastructure**

15. Appropriate contributions towards community infrastructure will be provided where proven necessary and the development scheme is viable given the priority will be to ensure the achievement of criteria 2 and 3 above.

#### **Open space**

16. Provision of publicly accessible open space as proven necessary and/or contributions towards such provision off-site.

#### **Highways**

17. Appropriate improvements to Boughton Lane as proven necessary.

18. Appropriate improvements to the junction of Boughton Lane and A229 Loose Road as proven necessary.

Ward: Boughton Monchelsea and Chart Sutton	Parish: Boughton Monchelsea	Site area 4.6ha	Developable area 1.8ha
Approx. Yield 25 units	Net density 14 dwellings/ha	Current use: Vacant former KCC special education facility	



### **Policy H1(66) Land south of The Parsonage, Goudhurst Road, Marden**

**3.60** The site comprises 2.5ha of agricultural land immediately to the south of the site where outline permission has been granted for the development of 144 dwellings (The Parsonage).

**3.61** There are terraced semi-detached and detached dwellings including a converted oasthouse to the west of the site. These are well screened from the site by existing vegetation and trees with the exception of the oast kiln. There is a stream/ditch that runs along this boundary.

**3.62** The northern site boundary is formed by a line of trees and hedging which would need to be punctured to gain access from the site to the north.

**3.63** There are some views to the east as the land rises toward the east/north east. Land beyond the site is also in agricultural use.

**3.64** Views of Spring Grove/The Firs situated south of the site are limited due to existing established tree and woodland screening.

#### **Policy H1(66)**

##### **Land south of The Parsonage, Goudhurst Road, Marden**

Planning permission will be granted if the following criteria are met.

##### **Design and Layout**

1. A landscaped buffer of at least 15m in width shall be provided to the western boundary and for approximately 110m along the southern boundary from the SW corner of the site, to provide screening and to ensure habitat connectivity.
2. An undeveloped and landscaped buffer of a minimum of 30m is provided at the site's eastern boundary, to provide a buffer/screening for the development to the open countryside to the east of the site.
3. The existing trees and hedgerow dividing the site from The Parsonage along the northern site boundary are retained except (if required) where the removal of the minimum number necessary to provide access to the site from the adjacent development site is clearly justified.
4. Development proposals will be of a high standard of design and sustainability incorporating the use of vernacular materials and demonstrating compliance with the requirements of policies DM2, DM3 and DM4.

##### **Landscape/Ecology**

4. The development proposals are designed to take into account the results of a landscape appraisal undertaken in accordance with the principles of current guidance.
5. The development proposals are designed to take into account the results of a detailed arboricultural survey, tree constraints plan and tree retention/protection plans.
6. The development proposals are designed to take into account the result of a phase 1 habitat survey and any species specific surveys that may as a result be recommended, together with any necessary mitigation/enhancement measures.

#### **Access**

7. Vehicular and pedestrian access to the site will only be from the adjacent development site to the north (Land at The Parsonage).

#### **Flood risk and drainage**

8. Development will be subject to the results of a detailed flood risk assessment and a sustainable surface water drainage strategy that demonstrates that surface water run-off from the site will not lead to an increased risk of flooding off-site.

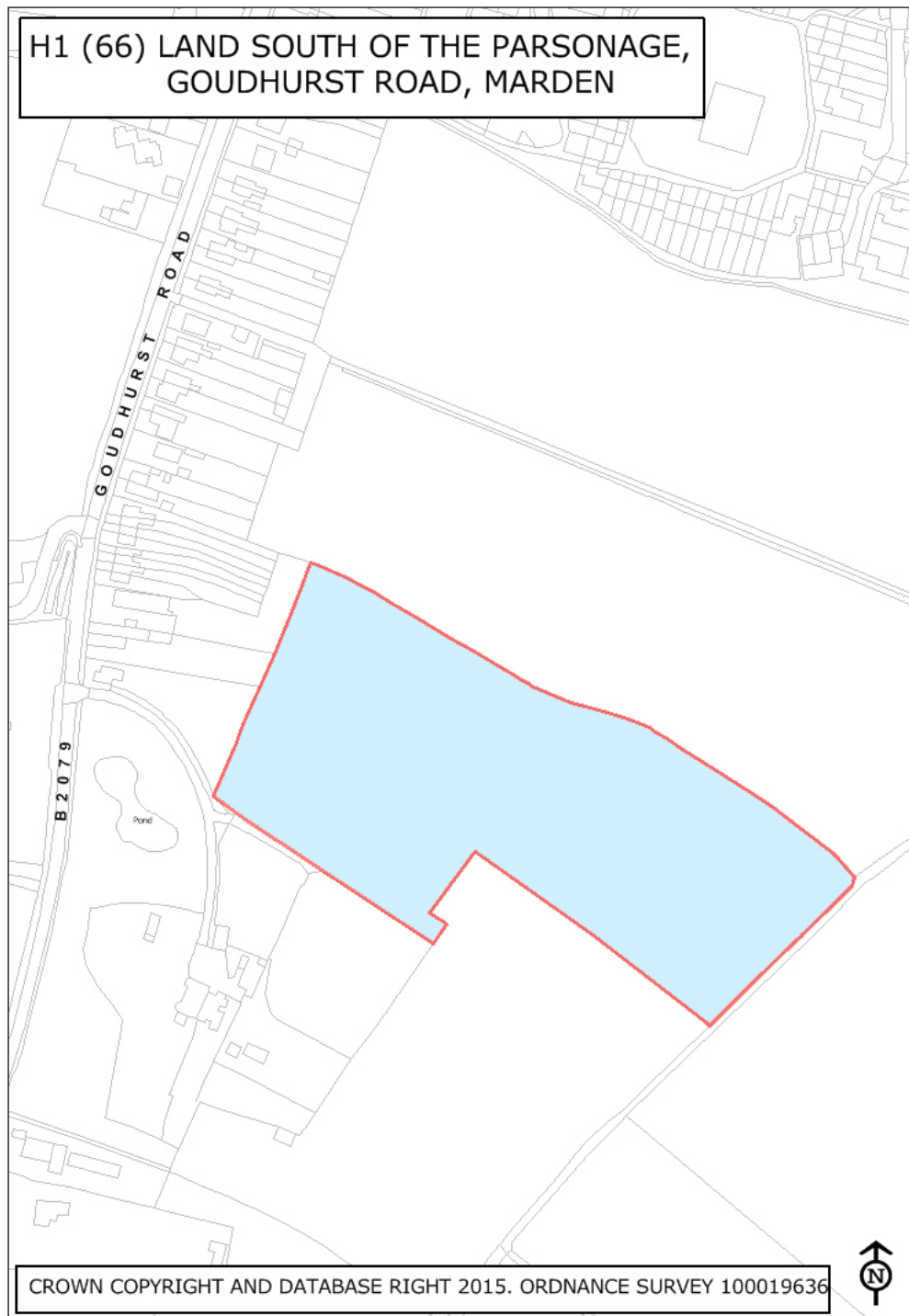
#### **Community facilities**

9. Appropriate contributions towards community infrastructure will be provided where proven necessary.

#### **Open space**

10. Provision of publicly accessible open space as proven necessary and/or contributions towards such provision off-site

<b>Ward: Marden and Yalding</b>	<b>Parish: Marden</b>	<b>Site area: 2.5ha</b>	<b>Developable area: 1.93ha</b>
Approx Yield 50 units	Net density 26 dwellings/ha	Current use: Agriculture	





### **Policy H1(68) Land to the north of Henhurst Farm, Staplehurst**

**3.65** This is a relatively large site extending to 8.8ha in area and is predominantly in agricultural use. It immediately adjoins the designated Rural Service Centre of Staplehurst and its current settlement boundary as defined in the MBWLP 2000.

**3.66** The land comprises large open fields of varying sizes generally separated by hedgerows/trees. From south of the site along PROW KM313 on higher ground there are good longer distance views of the site and the area currently being developed for housing to the south of Oliver Road.

**3.67** Running through the centre of the site is a dry valley with the landform rising to the north east and west. To the north east, the land levels within Staplehurst village rise to in excess of 40m in the vicinity of the Parish Church, similarly to the west land levels rise more steeply again to over 40m. Land levels within the majority of the centre area of the site are between 25m and 30m.

**3.68** The properties in Bell Lane that back onto the site have clear views across it and are generally located on higher ground than the adjacent farmland.

**3.69** The north west corner of the site encircles the 'Oliver Road' development site where works to construct 53 units is under-way. This development contains open space and ecological mitigation areas, the southernmost of which, the proposed site borders on two sides.

**3.70** The site's boundary with Bathurst Road is formed by a PROW and a woodland belt there is a pond at the southern end of the woodland.

**3.71** To the south west of 67 Bell Lane (which bounds the site) and within the site is a further stand of trees with a pond at its centre. This is surrounded by cultivated land.

### **Policy H1(68)**

#### **Land to the north of Henhurst Farm, Staplehurst**

Planning permission will be granted if the following criteria are met.

#### **Design and Layout**

1. The northern section of the site only as defined on the Policies Map, approximately 2.5ha, will be developed for residential purposes, to ensure the impact on the surrounding landscape is minimised.
2. The southern area as shown on the Policies Map will be retained undeveloped to provide open space and ecological mitigation areas and where proven necessary allotments and shall link with the ecological/open space area provided for the Oliver Road development.

3. The development will provide pedestrian/cycle path links to PROW KM312 and KM302A to provide enhanced connections to the village centre and facilities.
4. The woodland belt on the site's eastern boundary will be retained and an appropriate buffer to the woodland provided within the development.
5. A buffer of at least 15m with no development within it shall be provided to the western site boundary with the ecological area secured as part of the development at Oliver Road to the north of the site.
6. Development proposals will be of a high standard of design and sustainability incorporating the use of vernacular materials and demonstrating compliance with the requirements of policies DM2, DM3 and DM4.

#### **Landscape/Ecology**

7. The development proposals are designed to take into account the results of a landscape and visual impact assessment undertaken in accordance with the principles of current guidance.
8. The development proposals are designed to take into account the results of a detailed arboricultural survey, tree constraints plan and tree retention/protection plans.
9. The development proposals are designed to take into account the result of a phase 1 habitat survey and any species specific surveys that may as a result be recommended, together with any necessary mitigation/enhancement measures.

#### **Access**

10. Vehicular access to the site will be from Oliver Road.
11. Emergency access will be via Bell Lane (PROW KM302A), which will require some upgrading.

#### **Flood risk and drainage**

12. Development will be subject to the results of a detailed flood risk assessment and a sustainable surface water drainage strategy that demonstrates that surface water run-off from the site will not lead to an increased risk of flooding off-site.

#### **Community facilities**

13. Appropriate contributions towards community infrastructure will be provided where proven necessary.

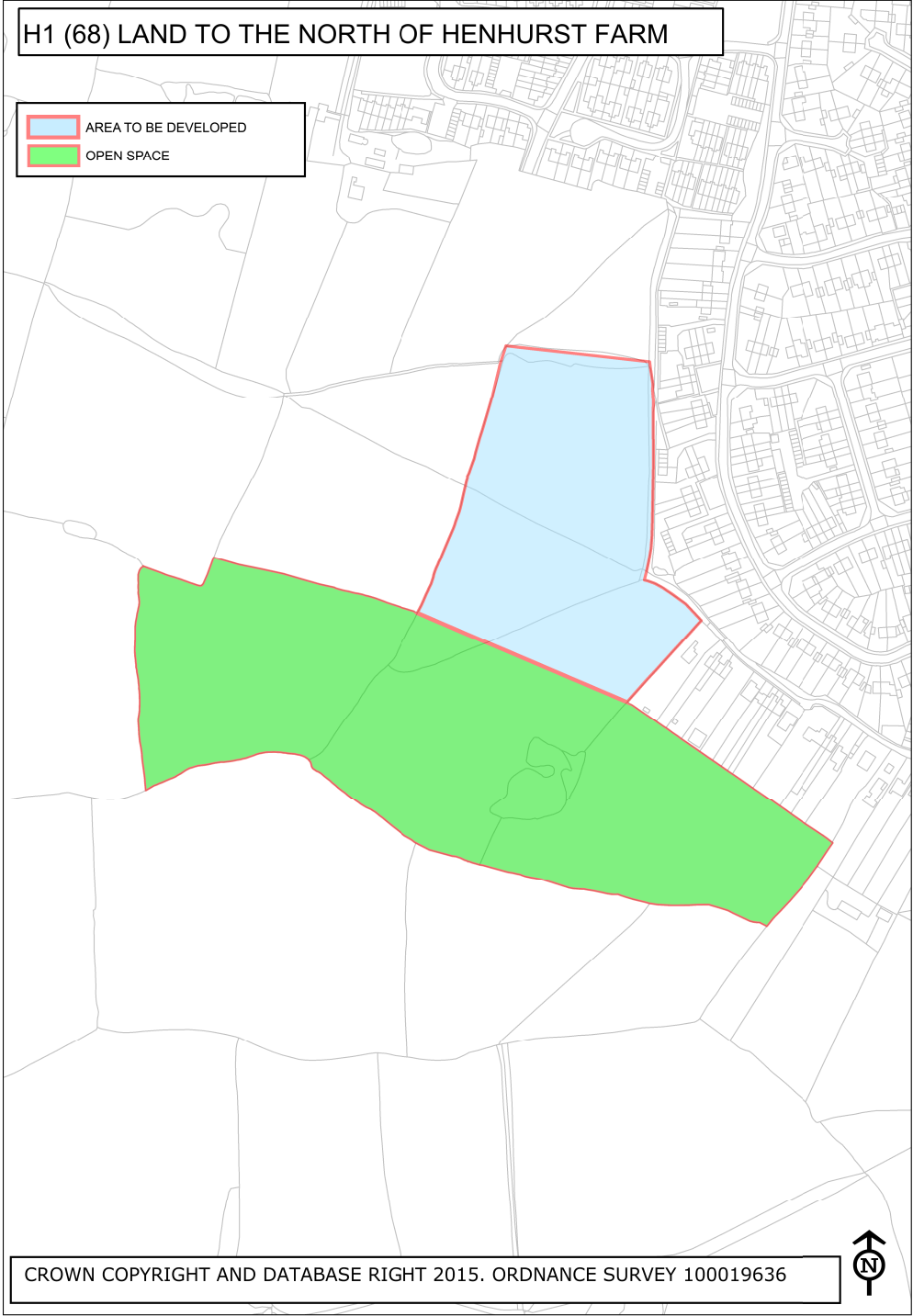
#### Open space

14. Provision of publicly accessible open space as required by criterion 2 and contributions towards provision off-site where proven necessary.

#### Highways

15. Appropriate contributions towards improvements to the junction of Headcorn Road, Marden Road and the A229 subject to agreement with the Highways Authority.
16. Appropriate contributions towards the enhancement of vehicle and cycle parking provision at the railway station subject to agreement with the Highways Authority.

Ward: Staplehurst	Parish: Staplehurst	Site Area: 8.8ha	Developable area: 2.5ha
Approx. Yield 60 units	Net density: 24 dwellings/ha	Current Use: Agriculture	



### **Policy H1(70) Land at junction of Church Street and Heath Road, Boughton Monchelsea**

**3.72** The site adjoins the existing settlement of Boughton Monchelsea. It currently comprises an arable field, until recently an orchard, and is located on the north east side of the junction with Church Lane and Heath Road (B2163).

**3.73** The site is adjoined to the north (on Church Street and Lewis Court Drive) by existing housing and also to the east by dwellings that front Heath Road. The NE corner of the site adjoins existing woodland. To the west is the recreation ground and village hall. To the south side of Heath Road set back from the junction of Heath Road and Church Hill is The Lodge to Boughton Monchelsea Place. The woodland opposite the site is part of the Registered Historic Park to Boughton Monchelsea Place.

**3.74** There is a strong boundary hedge to the Heath Road frontage except for an existing field gate.

**3.75** Access should be taken from Church Street not the B2163. The development should respect the setting of the Church Street/Church Hill/Heath Road junction.

**3.76** Kent Highway Services have identified that the junction of the B2163 Heath Road and A229 Linton Road/Linton Hill at Linton Crossroads will be over its design capacity when committed and planned development takes place. They have therefore indicated that development sites at Coxheath and Boughton Monchelsea should make contributions towards those improvements.

### **Policy H1(70)**

#### **Land at junction of Church Street and Heath Road, Boughton Monchelsea**

Planning permission will be granted if the following criteria are met:

#### **Design and Layout**

1. The proposed layout respects the setting and relationship of The Lodge (to Boughton Monchelsea Place) to Heath Road and the junction with Church Street/Church Hill and maintains a set-back of a minimum of 15m for development at the junction of Church Lane and Heath Road.
2. The proposed layout retains the existing hedgerow to Heath Road and provides an appropriate buffer to the existing woodland in the NE corner of the site.
3. Development proposals will be of a high standard of design and sustainability incorporating the use of vernacular materials and demonstrating compliance with the requirements of policies DM2, DM3 and DM4.

#### **Access**

4. Vehicular access shall only be taken from Church Street.

### **Landscape**

5. The development proposals are designed to take into account the results of a landscape and visual impact assessment undertaken in accordance with the principles of current guidance.

### **Drainage and Flood risk**

6. Development will be subject to the results and recommendations of a detailed flood risk assessment and a surface water drainage strategy that demonstrates that surface water run-off from the site will not lead to an increased risk of flooding along the River Loose at The Quarries and downstream from The Quarries.

### **Heritage impact**

7. Development will be subject to the result and recommendations of a Heritage Impact Assessment that addresses the impact of the development on the setting of The Lodge and the Registered Historic Park to Boughton Monchelsea Place.

### **Ecology/biodiversity**

8. Development will be subject to the results and recommendations of a phase 1 habitat survey and any species specific surveys that may as a result be recommended together with any necessary mitigation/enhancement measures particularly in relation to the adjacent woodland to the NE corner of the site.

### **Community facilities**

9. Appropriate contributions towards community infrastructure including improvement to medical facilities in Boughton Monchelsea Parish will be provided where proven necessary.

### **Open space**

10. Provision of publicly accessible open space as proven necessary and/or contributions towards such provision off-site.

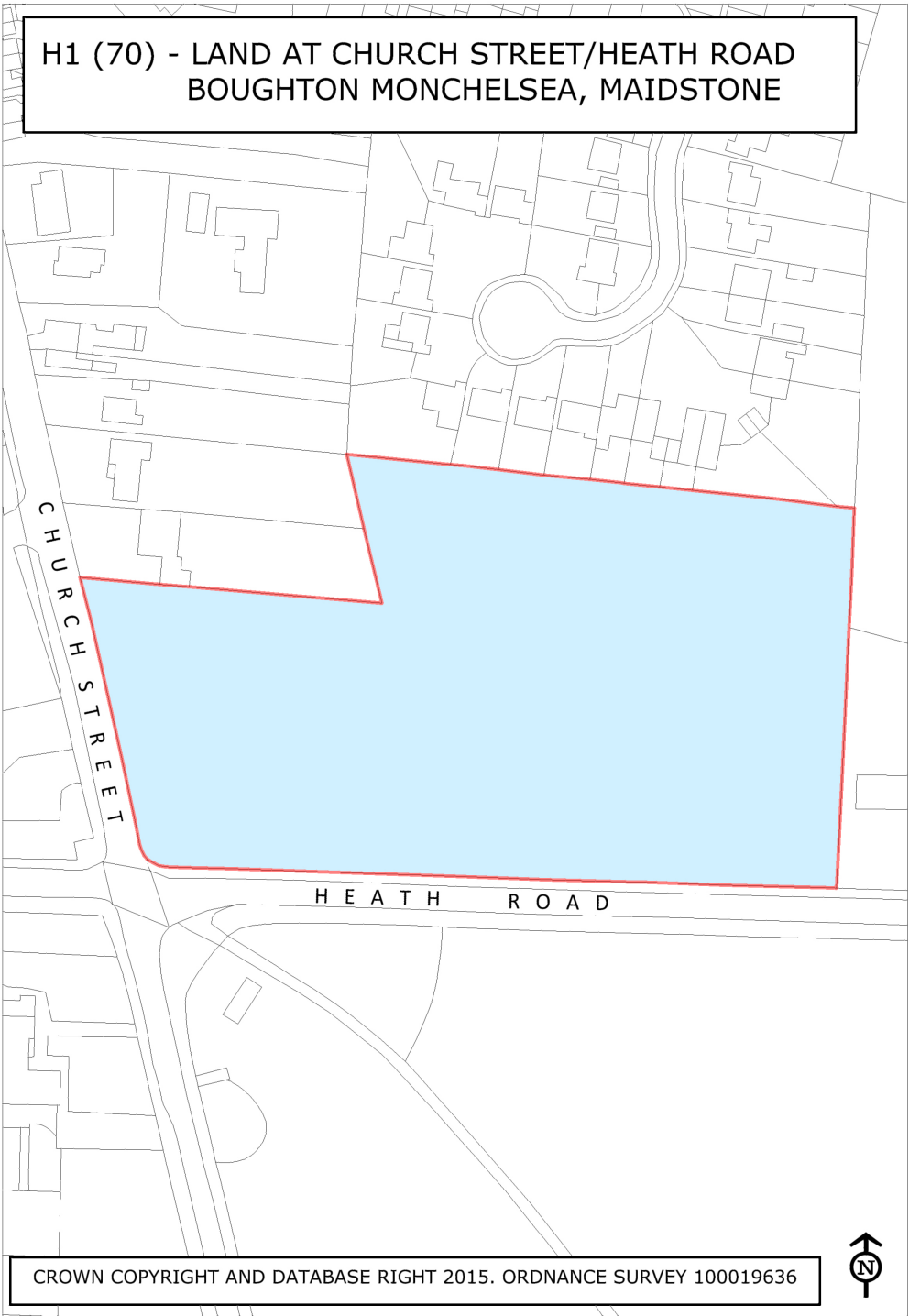
### **Highways**

11. Appropriate contributions towards improvements at the junction of the B2163 Heath Road with the A229 Linton Road/Linton Hill at Linton Crossroads.

Ward: Boughton Monchelsea and Chart Sutton	Parish: Boughton Monchelsea	Site area 1.27ha	Developable area 1.27ha
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Approx. Yield 40 units	Net density 31.5 dwellings/ha	Current use: Agriculture (Arable)
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### **Policy H1(71) Lyewood Farm, Green Lane, Boughton Monchelsea**

**3.77** Boughton Monchelsea is a village that comprises and is characterised by a number of distinct groups/clusters of dwellings. Development on this site, provided it was limited to the area of the current built development, particularly on its northern side to avoid coalescence with The Quarries, would result in the creation of a further such group of dwellings.

**3.78** The site comprises an area of 3.6ha of which some 1.25ha comprise a range of chicken sheds. These are large utilitarian structures that are out of character with and visibly prominent in the landscape, particularly from the higher ground north of The Quarries towards the urban edge of Maidstone and Pested Bars Road.

**3.79** Development would result in the removal of the existing chicken sheds and the remediation of any associated contamination as well as a reduction in HGV movements to the site.

**3.80** The area to the west of the existing sheds should be landscaped along PROW KM104A and a suitable buffer should also be provided to Lyewood Farm Oast and the existing farmhouse.

**3.81** Given the need to ensure development fits appropriately into the landscape and maintain the separation between the site and The Quarries to the north, a low to medium density development would be appropriate. There should be no built development north of the existing chicken shed buildings.

**3.82** Access should only be from Green Lane.

**3.83** Kent Highway Services have identified that the junction of the B2163 Heath Road and A229 Linton Road/Linton Hill at Linton Crossroads will be over its design capacity when committed and planned development takes place. They have therefore indicated that development sites at Coxheath and Boughton Monchelsea should make contributions towards those improvements.

#### **Policy H1(71)**

##### **Lyewood Farm, Green Lane, Boughton Monchelsea**

Planning permission will be granted if the following criteria are met:

##### **Design and Layout**

1. Built development will be restricted to the current developed area of the chicken sheds (approximately 1.25ha). The remaining area will be given over to landscaping/open space/garden in order to provide an appropriate setting for development given its sensitive context.

2. Landscaping shall be provided on the western site boundary adjacent to the existing woodland and PROW KM104A to assist in the screening of and providing a setting for the new development from the west.

3. Landscaping shall also be provided along the site boundary with Lyewood Oast.

4. The development proposals are designed to take into account the results of a landscape and visual impact assessment undertaken in accordance with the principles of current guidance, that in particular addresses the impact of the development from Cliff Hill and PROW KM100 that runs east/north east from Cliff Hill towards Pested Bars Road and from Green Lane and Old Tree Lane.

5. The proposed layout shall respect the clustered pattern of development that characterises the groups of dwellings within this part of Boughton Monchelsea parish. There will be no built development to the north of the existing chicken sheds.

6. Development proposals will be of a high standard of design and sustainability incorporating the use of vernacular materials and demonstrating compliance with the requirements of policies DM2, DM3 and DM4.

### **Access**

7. Vehicular access to the site will only be from Green Lane.

8. The design of the site access road will retain and incorporate PROW KM106 in the section between its junction with Green Lane and the existing driveway to Lyewood Oast.

9. A footpath/cycle path will be provided along the frontage to Green Lane on land within the landowner's control to the north of the existing hedgerow (which shall be retained) from a point east of KM104A until the site access road.

### **Drainage and Flood risk**

10. Development will be subject to the results of a detailed flood risk assessment and a sustainable surface water drainage strategy that demonstrates that surface water run-off from the site will not lead to an increased risk of flooding along the River Loose at The Quarries and downstream from The Quarries.

### **Contamination**

11. Development will be subject to the results and recommendations of a land contamination survey.

### **Archaeology**

12. Development will be subject to the results and recommendations of a detailed archaeological impact assessment.

### **Community facilities**

13. Appropriate contributions towards community infrastructure including improvement to medical facilities in Boughton Monchelsea Parish will be provided where proven necessary.

**Open space**

14. Provision of publicly accessible open space as proven necessary and/or contributions towards such provision off-site.

**Highways**

15. Appropriate contributions towards improvements at the junction of the B2163 Heath Road with the A229 Linton Road/Linton Hill at Linton Crossroads.

Ward: Boughton Monchelsea and Chart Sutton	Parish: Boughton Monchelsea	Site area 3.6ha	Developable area 1.25ha
Approx. Yield 25 units	Net density 20 dwellings/ha	Current use: Agriculture (Chicken Rearing)	



### **Policy H1(72) Land adjacent to The Windmill PH, Eyhorne Street, Hollingbourne**

**3.84** The site amounts to 1.5ha in area and comprises one large field divided into three. It is located to the SW of the village hall and car park and the car park to The Windmill PH. It is located on the south side of Eyhorne Street.

**3.85** The site abuts the Eyhorne Street Conservation Area on its northern boundary and the access from Eyhorne Street lies within the conservation area boundary. The dwellings fronting Eyhorne Street and the Windmill PH within the conservation area closest to the site are Grade II Listed Buildings.

**3.86** Access to the site is gained by a tarmac-surfaced track/roadway to the west of the PH (that is also PROW KH199), that runs SE from Eyhorne Street.

**3.87** The land rises towards the South West (towards HS1 and the M20) and falls from North West to South East towards Grove Mill House. The land is sub-divided by post and rail fencing.

**3.88** There is a stable/shelter building sited against the northern boundary which is formed by a substantial hedge. A further open-fronted storage building is located against the south eastern boundary also against some existing tall trees/hedging. The North East boundary of the site with the PROW and the two car-parks is formed by a dense hedgerow with a line of trees towards the South East corner of the site on the boundary. The hedgerow along the South West boundary is less dense and there are gaps within it.

**3.89** Grove Mill House located to the South East of the site is a large detached dwelling with associated outbuildings that partly have consent for commercial uses.

### **Policy H1(72)**

#### **Land adjacent to The Windmill PH, Eyhorne Street, Hollingbourne**

Planning permission will be granted if the following criteria are met:

#### **Design and Layout**

1. A low to medium density scheme will be developed reflecting the context of this allocation.
2. Development proposals will be of a high standard of design and sustainability incorporating the use of vernacular materials and design cues from the adjacent Conservation Area and other designated Heritage Assets and shall demonstrate compliance with the requirements of policies DM2, DM3 and DM4.

3. The existing hedges along the boundary with properties in Eyhorne Street will be retained and reinforced and a buffer of at least 15m provided between the development and the adjacent wooded area in the western corner of the site. The hedgerow and trees along PROW KH199 will be retained except where the vehicular access to the site is formed.

### **Heritage Impact**

4. The development proposals are designed to take into account a detailed Heritage and Archaeological Impact Assessment that addresses the setting of the adjacent designated Heritage Assets.

### **Access**

5. Access will be taken from Eyhorne Street via the existing track serving the village hall and Grove Mill House.

### **Landscape/Ecology**

6. The development proposals are designed to take into account the results of a landscape and visual impact assessment undertaken in accordance with the principles of current guidance.

7. The development proposals are designed to take into account the results of a detailed arboricultural survey, tree constraints plan and tree retention/protection plans.

8. The development proposals are designed to take into account the result of a phase 1 habitat survey and any species specific surveys that may as a result be recommended, together with any necessary mitigation/enhancement measures.

### **Flood risk and drainage**

9. Development will be subject to the results of a detailed flood risk assessment and a sustainable surface water drainage strategy that demonstrates that surface water run-off from the site will not lead to an increased risk of flooding off-site.

### **Community facilities**

10. Appropriate contributions towards community infrastructure will be provided where proven necessary.

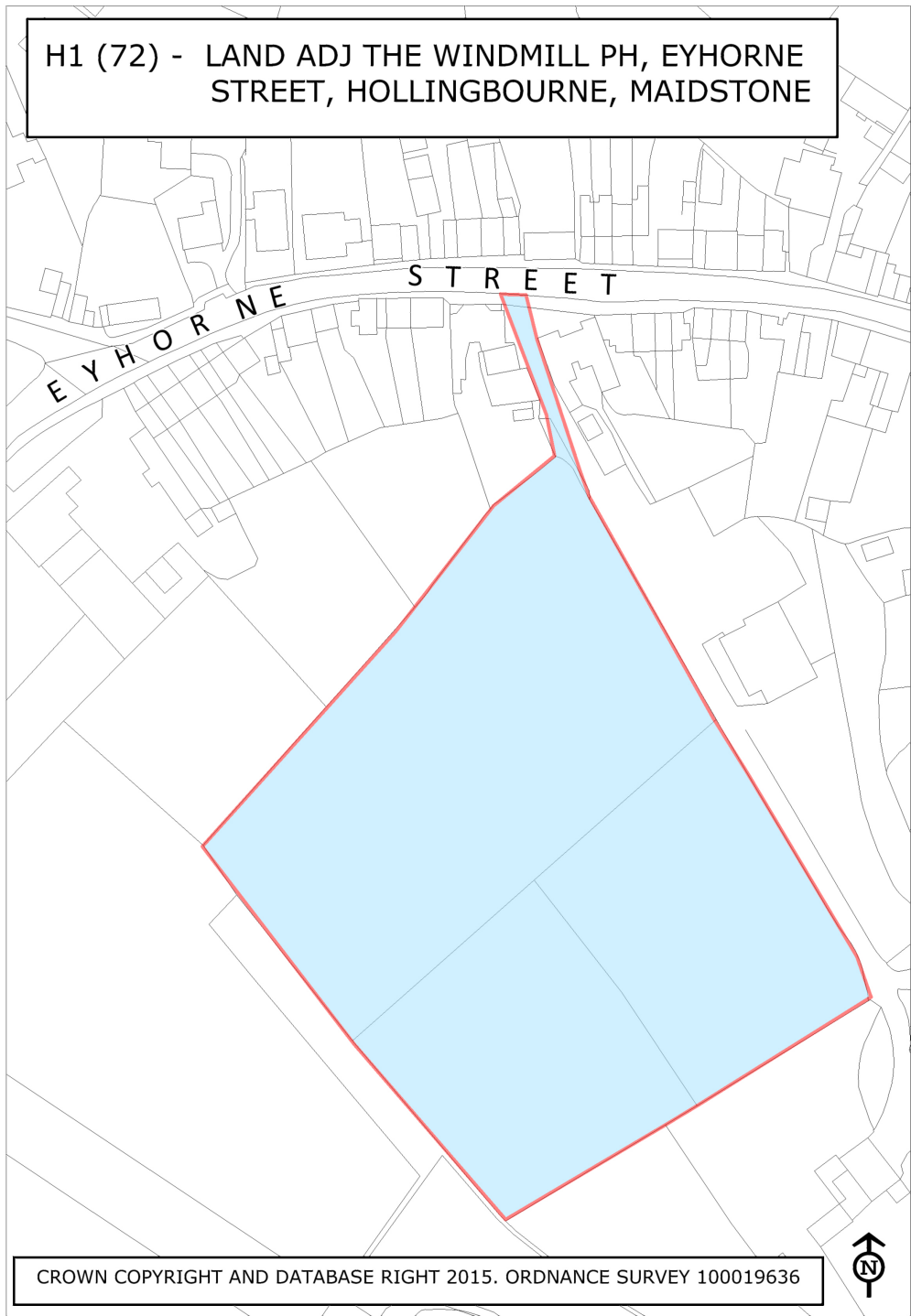
### **Open space**

11. Provision of publicly accessible open space as proven necessary and/or contributions towards such provision off-site.

Ward: North Downs	Parish: Hollingbourne	Site area 1.5ha	Developable area 1.5ha
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Approx. Yield 15 units	Net density 10 dwellings/ha	Current use: Stabling and paddock/horse grazing
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### **Policy H1(73) Brandy's Bay, South Lane, Sutton Valence**

**3.90** The site is located within an area of Sutton Valence known as The Harbour located on South Lane some 350m south of the main part of Sutton Valence village located along the scarp slope of the Greensand Ridge. Whilst some distance from the facilities within the upper village area there is a continuous footway along South Lane linking the two sections of the village.

**3.91** The site amounts to 2.1ha and comprises a detached dwelling located just to the south-east of South Lane with a concrete driveway on its north eastern side running alongside a stream. To the rear, (SE of the house), the site widens-out considerably. Located to the rear of the dwelling's garden is a group of stables and a yard area. The remainder of the site is a grassed paddock.

**3.92** The NE corner of the larger paddock area is lower than the stable yard and the land also rises to the SW towards the houses that front South Lane. The eastern boundary is lower than the western part of the site as a consequence.

**3.93** The paddock area is bounded by mature and well established hedgerows and trees along its northern, eastern and southern boundaries.

**3.94** A stream runs along the north eastern boundary before running into a larger stream that forms the site's eastern boundary.

**3.95** The site is well screened to its northern and eastern boundaries and along the boundary with public footpath KH505 to the south. The site's western boundary bounds the rear gardens of properties that front South Lane.

### **Policy H1(73)**

#### **Brandy's Bay, South Lane, Sutton Valence**

Planning permission will be granted if the following criteria are met:

#### **Design and Layout**

1. The proposed site layout will retain the existing streams within and adjacent to the site boundaries open and un-culverted.
2. The development will provide ecological mitigation/enhancement areas and landscaped buffers along the North, East and South site boundaries to ensure appropriate habitat connectivity and the retention of existing trees and hedgerows.
3. The layout shall provide for a centrally positioned access road off South Lane with landscaping to the site boundaries and an avenue of trees along the new access road.
4. The scheme shall provide for a footpath link from South Lane to PROW KH505 at an appropriate access point on the southern site boundary to improve connectivity to the countryside beyond.

5. The site layout will be designed to accommodate the difference in site levels west to east across the site without extensive excavation and re-modelling of the landform.

6. The layout will provide for a range of dwelling types and sizes to ensure an appropriate mix of accommodation is provided.

7. Development proposals will be of a high standard of design and sustainability incorporating the use of vernacular materials and demonstrating compliance with the requirements of policies DM2, DM3 and DM4.

### **Landscape/Ecology**

8. The development proposals are designed to take into account the results of a landscape and visual impact assessment undertaken in accordance with the principles of current guidance.

9. The development proposals are designed to take into account the results of a detailed arboricultural survey, tree constraints plan and tree retention/protection plans.

10. The development proposals are designed to take into account the result of a phase 1 habitat survey and any species specific surveys that may as a result be recommended, together with any necessary mitigation/enhancement measures.

### **Contamination**

11. Development will be subject to the results and recommendations of a land contamination survey.

### **Flood risk and drainage**

12. Development will be subject to the results of a detailed flood risk assessment and a sustainable surface water drainage strategy that demonstrates that surface water run-off from the site will not lead to an increased risk of flooding off-site.

### **Community facilities**

13. Appropriate contributions towards community infrastructure will be provided where proven necessary.

### **Open space**

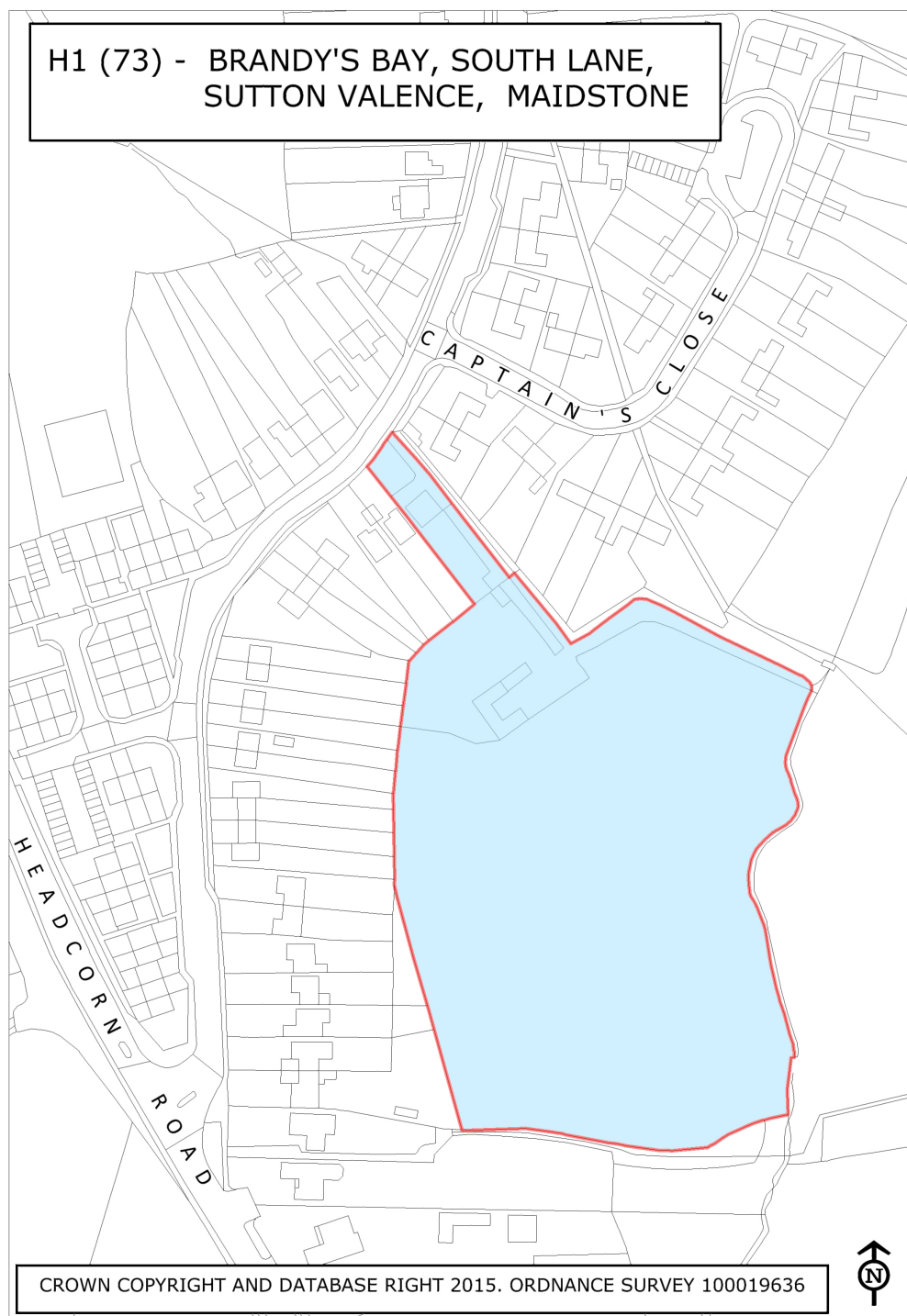
14. Provision of publicly accessible open space as proven necessary and/or contributions towards such provision off-site.

Ward: Sutton Valence and Langley	Parish: Sutton Valence	Site area 2.1ha	Developable area 1.499ha
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### 3 . Proposed new housing site allocations

62

Approx. Yield 40 units	Net density 26.7 dwellings/ha	Current use: Dwelling and stabling and paddock/horse grazing
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**Policy H1(74) Wren's Cross, Upper Stone Street, Maidstone**

**3.96** The site comprises approximately 0.4ha of land located on the west side of the A229 Upper Stone Street immediately to the SW of its junction with Knightrider Street/Lower Stone Street and the A249 Mote Road. The land rises towards the south along Upper Stone Street from the junction in the order of 5-6m. The site has a frontage to both Upper Stone Street and also to Foster Street on its southern boundary.

**3.97** The existing buildings which are all currently vacant, were previously associated with the earliest police station in Kent, and include the former judges house (used more recently as offices) within a Grade II Listed Georgian building, together with extensions at the rear, of a later date; a three-storey Victorian former police barracks comprising effectively three dormitories and three smaller rooms; a former police superintendent's house; a former coach house which is fire damaged with the roof removed which is two-storey and a store room. In addition there is a small range of single-storey store rooms. The south east corner of the site comprises a car park and an area used by a local taxi firm. On the Upper Stone Street frontage is a carpet shop with a car park to its rear. This is currently outside the site but should be included if it becomes available.

**3.98** The Council has a statutory duty to ensure the preservation/enhancement of these heritage assets. The site is located in a prominent position within the town centre and is in clear need of sensitive regeneration to ensure that the designated heritage assets within the site, which are visibly deteriorating, are retained and restored and the streetscape enhanced in the vicinity of the site.

**3.99** The site is in a highly sustainable Town Centre location and as such a relatively high density scheme would be appropriate to ensure best use is made of the land whilst at the same time seeking to ensure the heritage assets are preserved or enhanced.

**3.100** The site owners consider that the site could accommodate a mixed residential and Class A1 retail use (most likely to be in the form of a local convenience store). I do not consider it necessary to specifically allocate the site for retail use, however, if such a use is proposed, I would consider that a local convenience store in the region of 250-300m<sup>2</sup> would be appropriate.

**3.101** The site is in a sustainable location on the edge of the Town Centre and comprises previously developed land. Given the town centre location, it is considered that up to 60 units would provide an appropriate density having regard to the site's setting and constraints (trees and heritage issues) and the need to ensure an appropriate and viable scheme sufficient to achieve the restoration of the heritage assets is achieved. Work will need to be undertaken to establish an appropriate level of development that secures the retention and restoration of the designated/non-designated heritage assets and provides an appropriate setting for them.

**3.102** In terms of future development proposals, the Georgian House and buildings to its rear as well as the former barracks accommodation should be retained and restored. Any proposals to demolish the Superintendent's House and the stables/coach house would need to be fully justified in a Heritage Statement and fully recorded before any demolition takes place.

**3.103** Given the site's topography and the height of the existing buildings on the site, buildings close to the Georgian House and Barracks should be no more than three-storeys. Towards the junction of Upper Stone Street and Foster Street buildings should be no more than four-five storeys in height. Any building at the junction of Upper Stone Street and Foster Street should 'turn the corner' and provide active elevations to both streets.

**3.104** As well as the need to preserve/restore heritage assets, the Upper Stone Street area and its junction with Knightrider Street are within an Air Quality 'hotspot.' Traffic noise and disturbance from traffic is also considerable. The existing pedestrian environment on Upper Stone Street is unpleasant.

**3.105** Any development scheme should therefore seek to improve pedestrian and cycle facilities on Upper Stone Street and improve the environment generally through appropriate set-back of the buildings and provision of landscaping to give greater separation between future residents/pedestrians and the traffic in Upper Stone Street. The existing tree to the south east of the Grade II listed building on the Upper Stone Street frontage should be retained as part of any development scheme.

### **Policy H1(74)**

#### **Wren's Cross, Upper Stone Street, Maidstone**

Planning permission will be granted if the following criteria are met:

#### **Design and Layout**

1. The layout shall show the retention and restoration of the Georgian House and its rear additions and the former barrack block.
2. The layout should seek to retain and restore the Superintendent's house and coach house/stable block unless it is clearly demonstrated through an appropriate heritage statement, structural survey and detailed schedule of works/costings that this is not viable.
3. Any application should be accompanied by a detailed viability assessment and appraisal showing that the development proposed is the minimum necessary to secure criteria 1 and 2 above.
4. An appropriate legal mechanism is entered into to secure the completion of the restoration/renovation works comprised in criteria 1 and 2 at an agreed point in the delivery of the development together with payment of a bond that will be repaid in stages once scheduled works are completed.
5. Development proposals will be of a high standard of design and sustainability incorporating the use of vernacular materials and demonstrating compliance with the requirements of policies DM2, DM3 and DM4.
6. The development should show any new buildings no higher than three-storeys adjacent to the retained heritage assets rising to no more than four to five storeys at the junction of Upper Stone Street and Foster Street.

7. The development should show any building located at the junction of Foster Street and Upper Stone Street designed with active elevations to both streets.

8. The development should provide for an enhanced public realm and better segregation from traffic along the Upper Stone Street frontage including improved pedestrian and cycle facilities and appropriate landscaping provided. Existing prominent trees should be retained as part of the development scheme where they have an appropriate safe useful life expectancy. Otherwise they should be removed and their loss mitigated with appropriate semi-mature feature trees.

9. Given the noise and air quality issues relating to the site, the development should provide for an appropriate set-back of buildings fronting Upper Stone Street in conjunction with criterion 8 above.

#### **Heritage**

10. Any application is accompanied by a detailed Heritage and Archaeological Impact Assessment that addresses the elements included in criteria 1 and 2 above.

#### **Landscape/Ecology**

11. The development proposals are designed to take into account the results of a detailed arboricultural survey, tree constraints plan and tree retention/protection plans.

12. The development proposals are designed to take into account the result of a phase 1 habitat survey and any species specific surveys that may as a result be recommended, together with any necessary mitigation/enhancement measures.

#### **Air Quality**

13. Appropriate air quality mitigation measures will be implemented as part of the development.

#### **Noise**

14. Development will be subject to a noise survey to demonstrate any necessary attenuation measures in respect of the site's town centre location adjacent to a highway.

#### **Contamination**

15. The development will be subject to the results and recommendations of a land contamination survey.

#### **Drainage and Flood risk**



16. The development will be subject to the results of a detailed flood risk assessment and a surface water drainage strategy that demonstrates that surface water run-off from the site will not lead to an increased risk of flooding off-site.

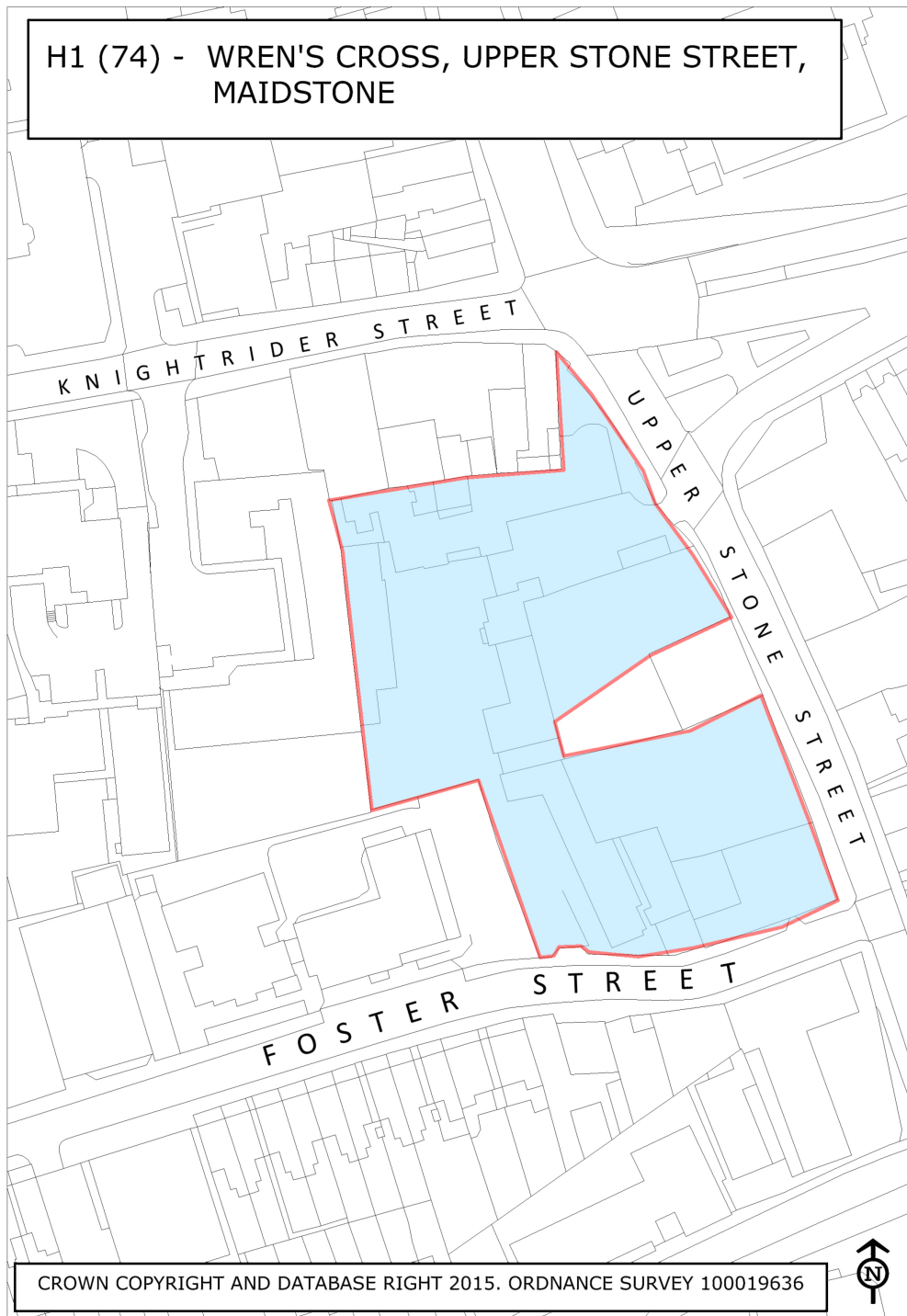
#### **Community infrastructure**

17. Appropriate contributions towards community infrastructure will be provided where proven necessary and the development scheme is viable given the priority will be to ensure the achievement of criteria 1 and 2 above.

#### **Open space**

18. Provision of publicly accessible open space as proven necessary and/or contributions towards such provision off-site.

Ward: High Street	Parish: N/A	Site area 0.4ha	Developable area 0.4ha
Approx. Yield 60 units	Net density 150 dwellings/ha	Current use: Vacant	



### **Policy H1(75) Land north of Heath Road, (Older's Field), Coxheath**

**3.106** The site is located on the north side of the B2163 Heath Road, immediately adjacent to the current western boundary of the village of Coxheath. It extends to 4.59ha in area, and the land falls gently towards the north.

**3.107** Currently, the site is comprised largely of sweet chestnut woodland with heathland plants such as Broom taking hold, along with Sweet Chestnut/Silver Birch trees on previously more open areas. In the centre of the area is an open grassed area beyond a bund feature. Established woodland (2.13ha) to the north is not currently being managed as coppice woodland. This area is the subject of a planning application (13/1999) for use as public open space.

**3.108** From throughout much of the site, the dwellings at Whitebeam Drive/Lynden Road and Wakehurst Close within the existing village boundary of Coxheath to the east are visible; there is a harsh edge to the village. The majority of this boundary is close-boarded fencing and the houses are on slightly higher land than much of the site. The current boundary edge with Coxheath is sometimes used for the unauthorised dumping of household garden waste.

**3.109** Approximately half way into the site, to the north-west, the dwellings at Adbert Drive/ Fairhurst Drive are visible. These were built on the site of a former scrap metal yard and are accessed from Dean Street further to the west which comprises a linear residential development on either side.

**3.110** The whole site area is criss-crossed by a network of informal paths running north-south and east-west through the woodland and scrub and is well-used on an informal basis by local residents. PROW KM46 runs along the western side of the site from Heath Road towards Pleasant Valley Lane which is also a PROW (KM44) but which is surfaced and serves a number of dwellings and grazing land.

**3.111** Planning permission was granted in 1972 (MK/3/71/385) for a petrol filling station and showroom with caretaker's flat on the part of the site fronting Heath Road. The development was commenced and an application for a lawful development certificate, demonstrating that the permission remained valid, was granted in 1999 (99/0771). Given the regeneration that is taking place on the site, evidence of the works undertaken to implement the 1972 permission are becoming harder to see on site but they do remain.

**3.112** Two areas of open space to the west and north of the proposed residential development area are indicated on the site plan. These areas should be provided as open space as, together with the area of proposed open space to the north, they will play an important role in preventing coalescence between the settlements of Dean Street and Coxheath. This is an aspiration of the emerging Coxheath Neighbourhood Plan.

### **Policy H1(75)**

#### **Land North of Heath Road (Older's Field) Coxheath**

Planning permission will be granted if the following criteria are met.

#### **Design and Layout**

1. The layout will provide for a range of dwelling types and sizes to ensure an appropriate mix of accommodation is provided.
2. Development proposals will be of a high standard of design and sustainability incorporating the use of vernacular materials and demonstrating compliance with the requirements of policies DM2, DM3 and DM4.
3. Residential development shall take place on not more than 2.25ha of the site as indicated on the Proposals Map and shall be accessed from the B2163 Heath Road.
4. Two areas of open space comprising a minimum of 1.54ha to the north of the residential development area and a minimum of 0.8ha to the west of the residential development area, as shown on the proposals map, shall be provided as open space.

#### **Landscape/Ecology**

5. The development proposals are designed to take into account the results of a landscape and visual impact assessment undertaken in accordance with the principles of guidance in place at the time of the submission of an application.
6. The development proposals are designed to take into account the results of a detailed arboricultural survey, tree constraints plan and tree retention/protection plans.
7. The development proposals are designed to take into account the results of a phase 1 habitat survey and any species specific surveys that may, as a result, be recommended, together with any necessary mitigation/enhancement measures.

#### **Flood risk and drainage**

8. Development will be subject to the results of a detailed flood risk assessment and a sustainable surface water drainage strategy that demonstrates that surface water run-off from the site will not lead to an increased risk of flooding either on site or off-site.

#### **Community facilities**

9. Contributions towards community infrastructure in Coxheath to mitigate the additional impact of the development will be provided where appropriate.

#### **Open space**

10. In addition to the provision of publicly accessible open space pursuant to criterion 4, additional contributions towards other types of open space and/or contributions towards such provision off-site will be provided where appropriate.

#### Access

11. Vehicular access shall be taken from the B2163 Heath Road.
12. Improvements to PROW KM46 from Heath Road as far as its junction with KM46 (Pleasant Valley Lane) for the benefit of both pedestrian and cycle access will be provided.

#### Highways

13. Contributions towards the improvement of the junction of the B2163 Heath Road and the A229 Linton Road at Linton Crossroads will be provided where appropriate
14. The existing pedestrian footpath on the north side of Heath Road that currently terminates at Wakehurst Close shall be extended across the site frontage as far as PROW KM46.

Ward: Coxheath and Hunton	Parish: Coxheath	Site area: 4.59ha	Developable area 2.25ha
Approx. Yield: 55 units	Net density: 24.4 dwellings/ha	Current use: Vacant regenerating heathland/woodland with informal public access	



### Policy H1(76) Hubbards Lane, Boughton Monchelsea

**3.113** The site is located on the eastern side of Hubbards Lane, within Loose Parish. Measuring approximately 0.4 hectares, and roughly square in shape, the site forms part of a wider agricultural unit which is currently occupied by polytunnels and is in intensive use. A ribbon development of detached and semi-detached properties lies to the north of the site, whilst the remainder of the agricultural unit lies to the east and south. The Cornwallis Academy and grounds are located to the west, on the far side of Hubbards Lane.

**3.114** The proposed layout of the development will need to take account of the form and design of development to the north of the site. Development of this site for around eight dwellings will extend the ribbon development by approximately 50 metres to the south, and this low density development will therefore allow for effective structural landscaping to be introduced on the site's eastern and southern boundaries. The existing hedgerow on the site's western boundary has been identified as potentially important, and should be maintained and enhanced where practicable.

**3.115** There are no serious highways constraints to development, but the design of the scheme will need to take account of the potential for problems caused by car parking associated with the Cornwallis Academy at peak times.

#### Policy H1(76)

##### Hubbards Lane, Loose

Planning permission will be granted if the following criteria are met.

##### Design and Layout

1. Development of the site will take account of the form and siting of the ribbon development along Hubbards Lane to the north.
2. Structural landscaping will be provided on the eastern and southern boundaries of the site to provide a suitable buffer between the site and the agricultural unit to the east.
3. The existing hedgerow on the site's western boundary will be maintained and enhanced where practicable.

##### Access

4. Access to the site will be from Hubbards Lane and the scheme design should take account of the potential for the development to be affected by car parking associated with the Cornwallis Academy at peak times.

##### Flooding and drainage



5. Appropriate surface water management measures and flood mitigation measures will be implemented, subject to a flood risk assessment, incorporating sustainable drainage systems.

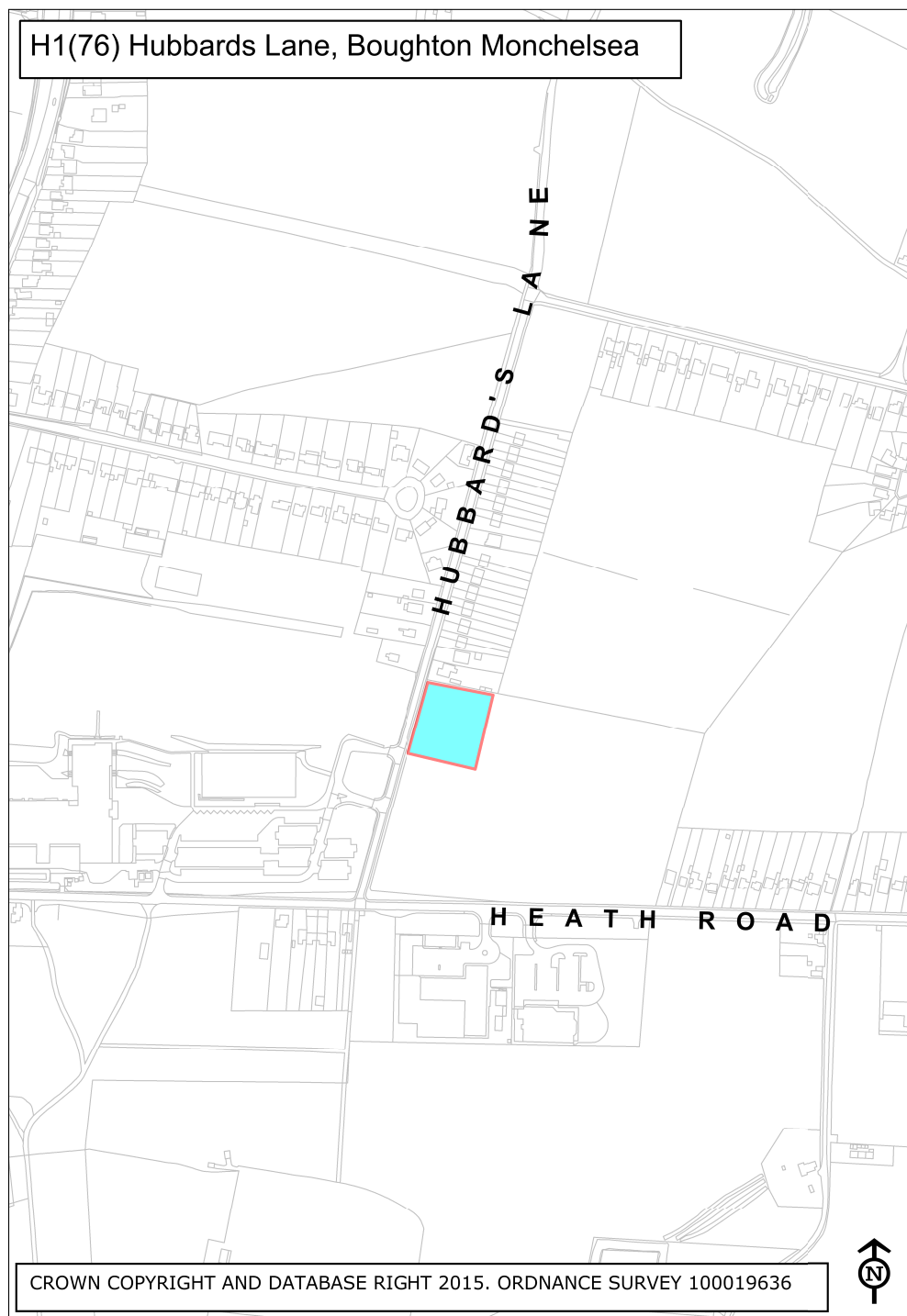
**Open Space**

6. Provision of publicly accessible open space and/or financial contributions, where assessed as appropriate.

**Community Infrastructure**

7. Appropriate contributions towards community infrastructure will be provided.

Ward: Loose	Parish: Loose	Site area: 0.4ha	Developable area: 0.4ha
Approx. Yield: 8 Units	Net density: 20 dwellings/ha	Current use: Agriculture (cultivation under polytunnels)	



### Policy H1(77) Bentletts Yard, Laddingford

**3.116** The site is located close to Laddingford in a rural area characterised by open countryside interspersed with clusters of agricultural buildings. The site comprises an area of 1.5 ha and is predominantly used as a commercial vehicle scrap yard. At the site entrance close to Claygate Road is a Grade II listed building known as The Pest House.

**3.117** The current use is out of character in this attractive rural landscape and there are landscape and heritage benefits associated with allowing its replacement with limited residential development. Development would also result in the remediation of any contamination associated with the existing scrapyards use, as well as reduction in heavy vehicle movements to the site.

**3.118** A strong tree and hedgerow boundary to the north of the site reduces the visibility of the site in the landscape, and should be protected and enhanced. The boundary to the south should be enhanced by a strong landscaping buffer.

**3.119** Given the rural location and the need to ensure that the development fits appropriately into the landscape, a low density development would be appropriate with buildings designed and sited to reflect groups of historic farm buildings.

**3.120** There are Great Crested Newts associated with ponds close to the site. As a result, detailed ecological surveys are required and a mitigation strategy prepared if proven necessary. The proposed density of development is such that disturbance of the potentially suitable habitat is unnecessary, and there will be opportunities for ecological enhancement on the site.

### Policy H1(77)

#### Bentletts Yard, Claygate Road, Laddingford

Planning permission will be granted if the following criteria are met.

#### Design and Layout

1. The layout of development shall reflect the rural character of the area to create the appearance of one or more clusters of farm buildings
2. Development proposals will be of a high standard of design and sustainability, incorporating the traditional domestic and agricultural building designs and materials of Kent Vernacular architecture.
3. Lighting on the site should be carefully designed so that it minimises landscape, heritage and ecological impacts.

#### Heritage Impact

4. Development should preserve and/or enhance the setting of the listed building known as The Pest House at the entrance to the site.

### **Landscape/ecology**

5. The development proposals are designed to take into account the results of a landscape and visual assessment undertaken in accordance with the principles of guidance available at the time of the submission of an application.
6. The development proposals are designed to take into account the results of a detailed arboricultural survey, tree constraints plan and tree retention/protection plans.
7. Retention, enhancement and reinforcement of trees and hedgerows along the site's northern and southern boundaries to provide substantial structural landscaping to screen the development from the surrounding countryside.
8. The development proposals are designed to take account of the results of a phase 1 habitat survey and any species specific survey that may, as a result, be recommended together with any necessary mitigation / enhancement measures.
9. The development should be designed to ensure that land suitable for use as Great Crested Newt habitat should not be lost to development. Any landscaping and ecological enhancements at the western end of the site should include provision of a wildlife pond.

### **Land contamination and viability**

10. It should be demonstrated that contamination of the site resulting from its scrap yard use has been remediated to the satisfaction of the local authority and the Environment Agency.
11. Any application should be accompanied by a detailed viability assessment and appraisal.

### **Flooding and water quality**

12. The submission of a flood risk assessment which has been undertaken to a methodology agreed with the Environment Agency.
13. Measures should be secured to ensure adequate site drainage, including the implementation of sustainable drainage measures. Sustainable Urban Drainage Measures should seek to enhance potential Great Crested Newt habitat.

### **Community Infrastructure**

14. Appropriate contributions towards community infrastructure will be provided where the development scheme is viable, priority being given to ensure the achievement of criteria 9 and 10 above.

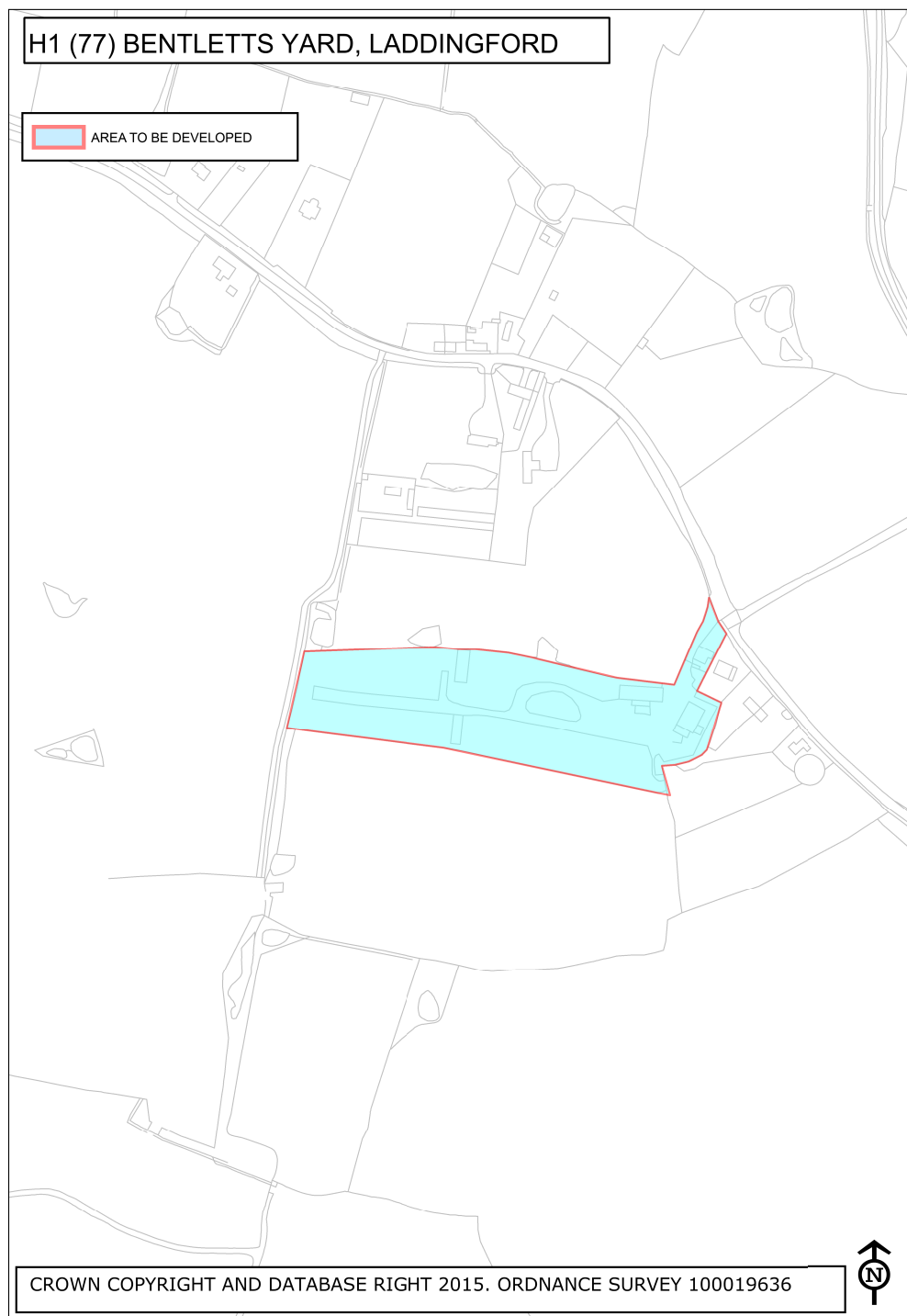
#### Open Space

15. Provision of publicly accessible open space and/or contributions towards such off-site provision where appropriate.

#### Highways

16. Appropriate improvements to, or contribution towards, the junction with Claygate Road.

Ward: Marden and Yalding	Parish: Yalding	Site area: 1.94ha	Developable area: 1.94ha
Approx. Yield: 10 units	Net density: 5.15 dwellings/ha	Current use: Scrap yard	



### Housing site allocations proposed for deletion

**4.1** The development sites set out in the table below were included within the Maidstone Borough Local Plan (Regulation 18 consultation draft) published in 2014.

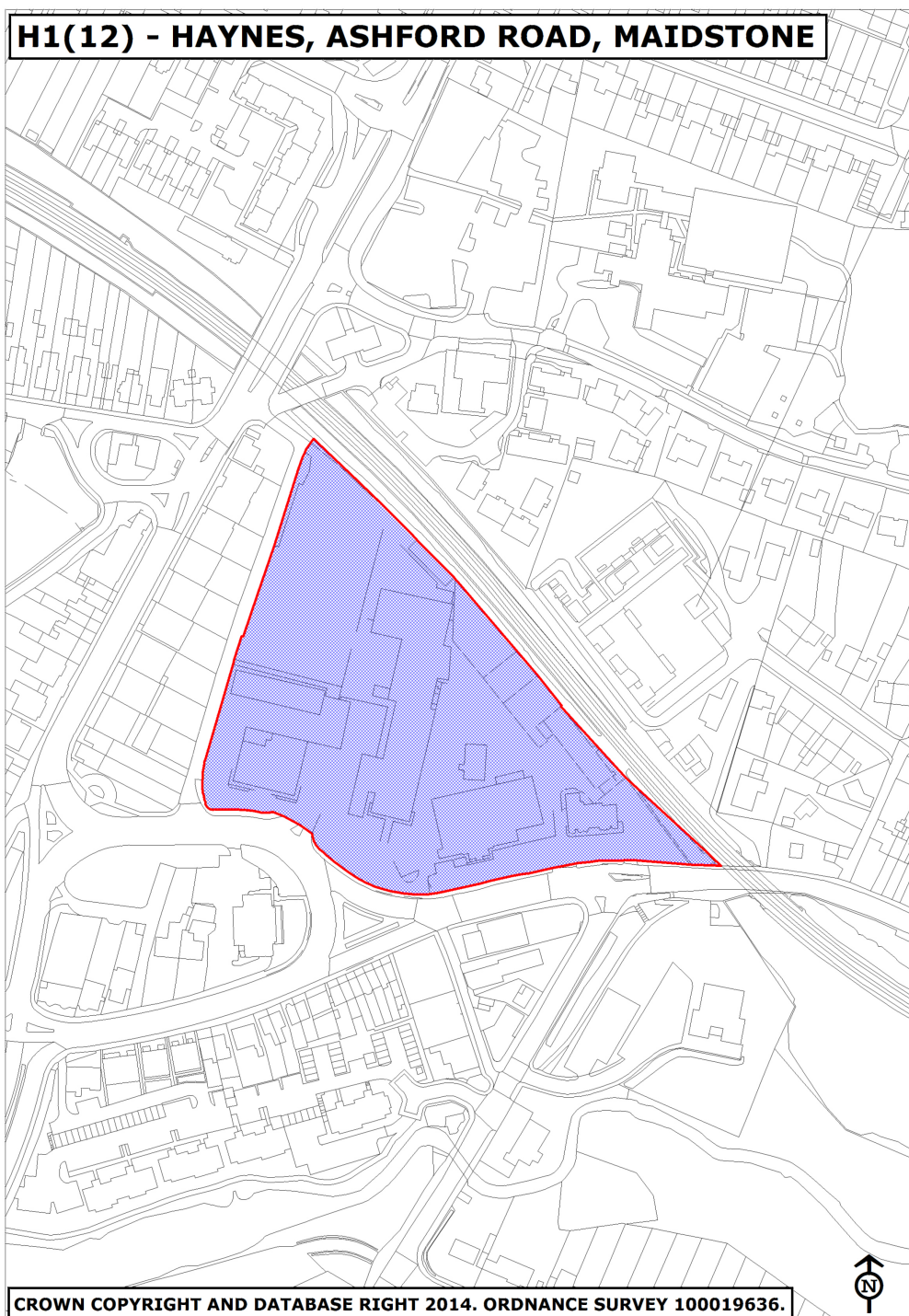
**4.2** Following an assessment of the representations received through the consultation process, and consideration by the council's Planning, Transport and Development Overview and Scrutiny Committee in January 2015, the council's Cabinet on 2 and 4 February 2015, and finally the Strategic Planning, Sustainability and Transport Committee on 18 August 2015, the sites are proposed to be deleted from the plan for the reasons indicated.

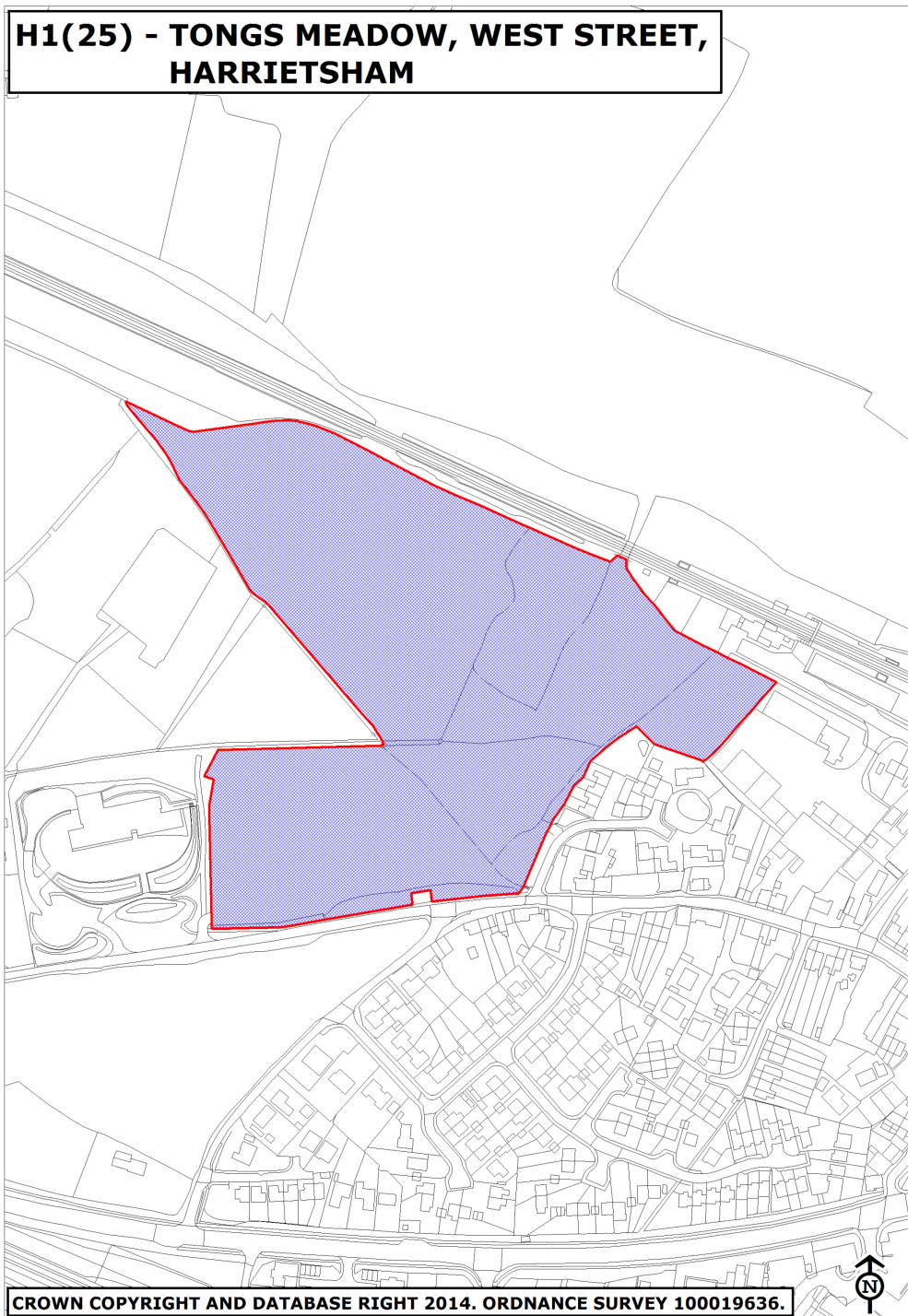
**4.3** The sites are indicated on the attached plans for ease of reference.

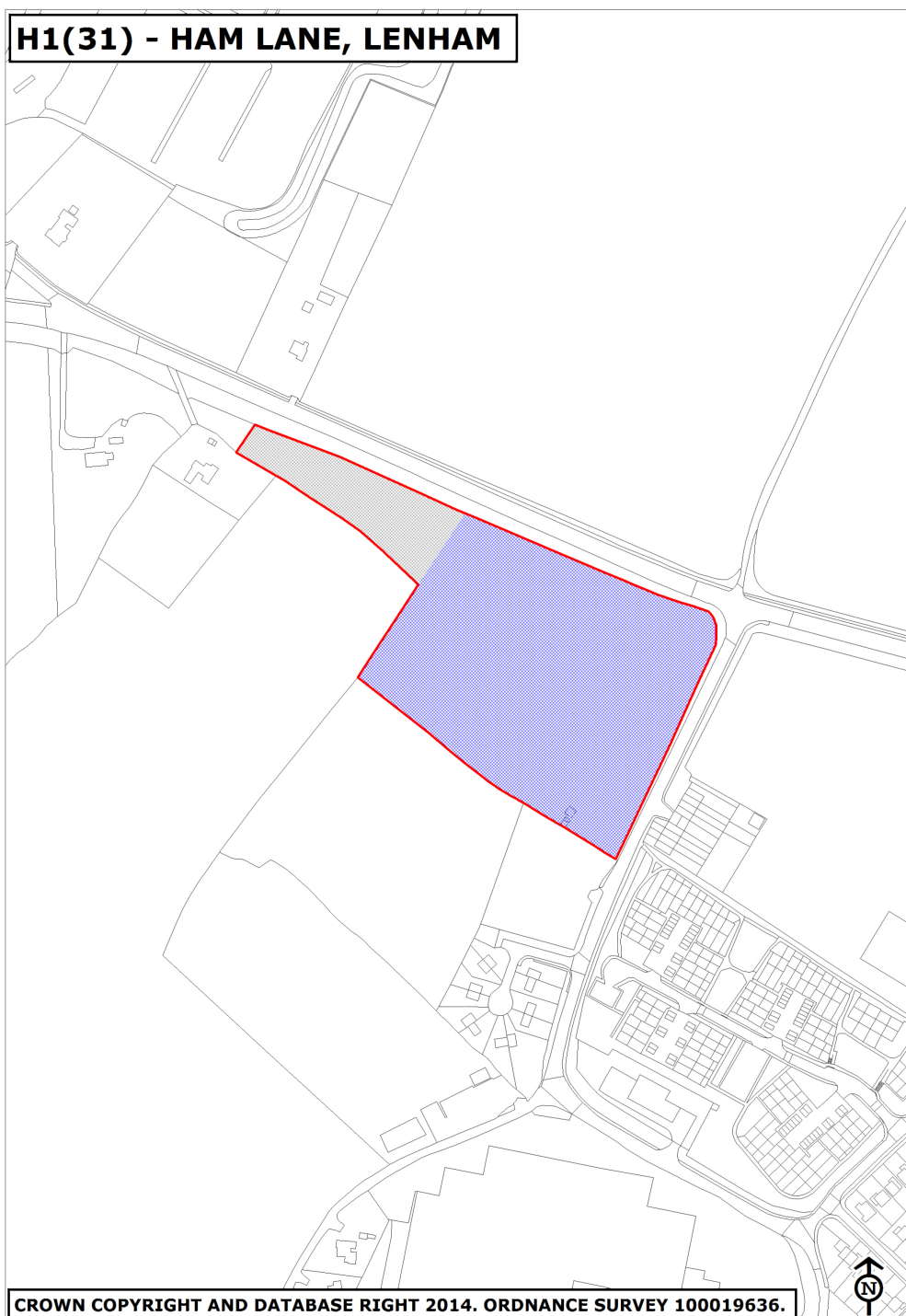
Policy no.	Site location	Reason(s) for proposed deletion
H1(12)	Haynes, Ashford Road, Maidstone	The landowner has indicated that the site is no longer available for residential development.
H1(25)	Tongs Meadow, West Street, Harrietsham	To reflect recent advice from Natural England that they would be unlikely to consider issuing an EPS (European Protected Species) Development License given the fact that the site is a receptor site for a previous development.
H1(31)	Ham Lane, Lenham	The development would have an unacceptably adverse impact on the AONB and on the character of the village because it is peripheral to the settlement and beyond the open space occupied by Swadelands School playing field.
H1(48)	Heath Road, Boughton Monchelsea	Access to the site is not within the control of the promoter of the site and as such the site is no longer deliverable.

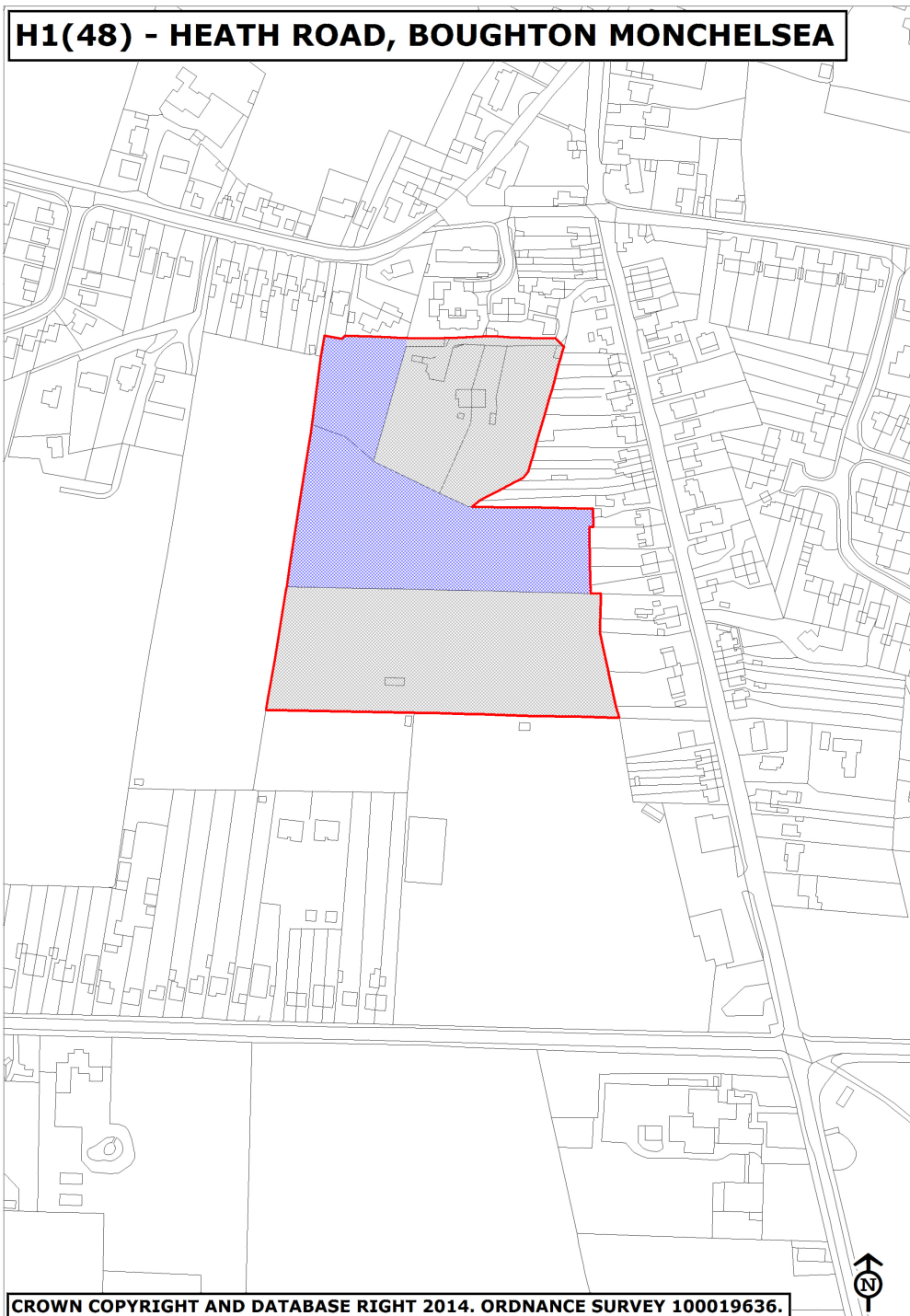
Table 4.1 Housing site allocations proposed for deletion













### Housing site allocation proposed for amendment

**5.1** The development site set out in the table below was included within the Maidstone Borough Local Plan (Regulation 18 consultation draft) published in 2014.

**5.2** Following an assessment of the representations received through the consultation process, and consideration by the council's Planning, Transport and Development Overview and Scrutiny Committee in January 2015, the council's Cabinet on 2 and 4 February 2015, and finally the Strategic Planning, Sustainability and Transport Committee on 18 August 2015 the site is recommended for re-consultation for the reasons indicated.

**5.3** The site is indicated on the attached plan for ease of reference and the revised policy included below.

Policy no.	Site location	Reason for proposed amendment
H1(10)	South of Sutton Road, Maidstone	The site policy is to be amended to read that the site should be included in the plan for up to 800 dwellings.

Table 5.1 Housing site allocation proposed amendment

**Policy H1(10)****South of Sutton Road Langley**

Planning permission will be granted if the following criteria are met:

**Design and layout**

1. Within the site area indicated on the policies map a minimum of 14ha of public open space, of which a minimum of 11ha shall be natural/semi-natural open space, shall be provided.
2. The majority of the natural/semi-natural open space required by criterion 1 above shall be provided on that part of the site lying to the east of PROW KH364. This area shall also incorporate SuDS surface water drainage mitigation.
3. The development proposals are designed to take into account the results of a landscape and visual impact assessment undertaken in accordance with the principles of current guidance, with particular emphasis on the Loose Stream/Langley Loch and Langley Church and other heritage assets adjacent to the site.
4. The proposals will be designed and laid-out to provide an appropriate and strong visual relationship between the new development and the hamlet of Langley Park, whilst preserving the setting of the existing listed buildings and protecting the amenity and privacy of existing residential properties.
5. Development should be sited in order to preserve or enhance the setting of the listed buildings surrounding the site.
6. PROW KH364 will be retained and improved to enable use by pedestrians and cycle users, continuing the link between Sutton Road and the Loose/Shaw stream and in addition PROW KH365 between Langley Church and Brishing Road shall also be improved to enable use by pedestrians and cycle users and to provide an alternative link to south east Maidstone.
7. Development proposals will be of a high standard of design and sustainability incorporating the use of vernacular materials and demonstrating compliance with the requirements of policies DM2, DM3 and DM4.

**Access**

8. Primary access will be taken from the A274 Sutton Road.
9. Secondary access will be taken through site H1(5) Langley Park subject to agreement with the highways authority and Borough Council.
10. A separate cycle and pedestrian access will be provided to site H1(5) Langley Park subject to agreement with the highways authority and Borough Council.

**Ecology**

11. Development will be subject to the results and recommendations of a phase one ecological survey.

### Noise

12. Development will be subject to a noise survey to determine any necessary attenuation measures in relation to the A274 Sutton Road.

### Air quality

13. Appropriate air quality mitigation measures will be implemented as part of the development.

### Drainage

14. Development proposals will demonstrate that any necessary new or improved foul and surface water including SuDS drainage infrastructure required to serve the development to ensure no increased risk of flooding off-site, will be delivered in parallel with the development, in consultation with Southern Water and the Environment Agency.
15. The provision of appropriate contributions as proven necessary towards the long-term maintenance and improvement of the flood mitigation reservoir at Brishing Lane.

### Open space

16. Provision of publicly accessible open space as required by criteria 1 and 2.

### Community infrastructure

17. Appropriate contributions towards community infrastructure will be provided, where proven necessary.

### Highways

18. Safe connections will be made to the existing cycle network from Park Wood to the town centre and through the upgrading of PROW KH364 and KH365.

### Strategic transport requirements

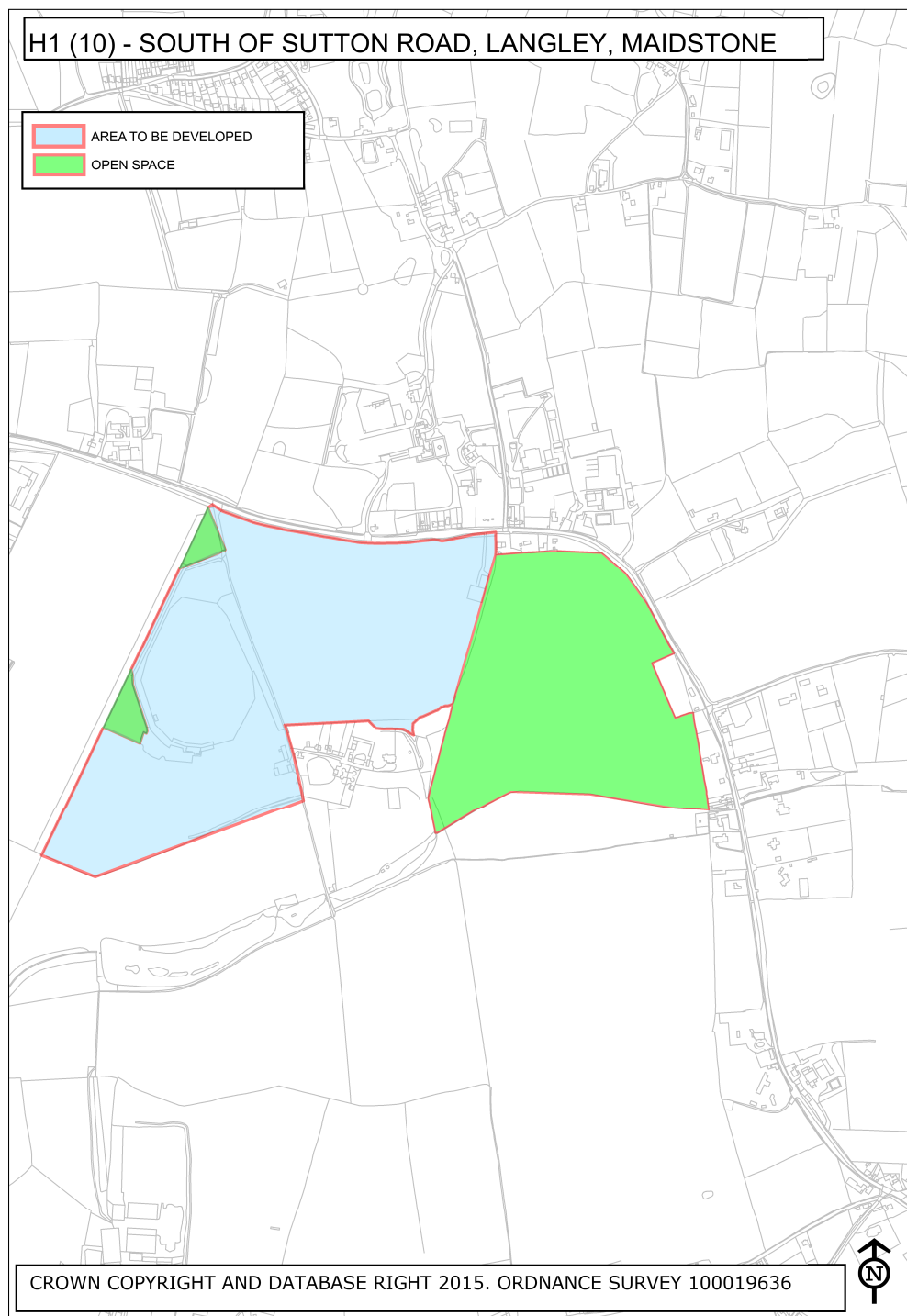
19. Allocations H1(5), H1(6), H1(7), H1(8), H1(9), H1(10), H1(21) and H1(22) are subject to strategic transport requirements as part of the south east strategic housing location. These allocations will contribute, as proven necessary, towards the following;
  - i. Bus priority measures on the A274 Sutton Road from Willington Street to the Wheatsheaf junction;
  - ii. The improvement of the Willington Street / A274 Sutton Road junction;
  - iii. A new roundabout to be provided on the A274 to allow access to Langley Park site;
  - iv. A new access road of a width suitable to accommodate contra-flow traffic and adjacent footways between Gore Court Road from the western boundary of Bicknor Wood and A274 Sutton Road;



- v. Widening Gore Court Road to a suitable width to accommodate contra-flow traffic with a footway on the eastern side of the carriageway between White Horse Lane and the access into the North of Sutton Road site;
- vi. A pedestrian and cycle crossing on the A274 to link the allocated development sites; and
- vii. Strategic road infrastructure to significantly relieve traffic congestion on Sutton Road and Willington Street.

An individual transport assessment for each development, to be submitted to and approved by the Borough Council in consultation with Kent County Council as the highway authority and the Highways Agency, where appropriate, will demonstrate how proposed mitigation measures address the cumulative impacts of all the sites taken together.

Ward: Parkwood / Sutton Valence and Langley	Parish: Boughton Monchelsea / Langley	Site area: 47.1ha	Developable area: 33.1ha
Maximum Yield: 800 units	Approx. Density: 24 dwellings/ha	Current use: Golf Driving Range and Plant Nursery	



## Proposed new employment site allocation

**6.1** Following an assessment of both the quantitative and qualitative needs for employment in the borough, consideration was given by the Strategic Planning, Sustainability and Transport Committee on 18 and 19 August 2015 to a proposed additional site at J8 of the M20 (Woodcut Farm). It was agreed that the site should be allocated in the local plan and be the subject of public consultation.

**6.2** The site is indicated on the attached plan for ease of reference.

### Policy EMP1(5) Woodcut Farm

**6.3** There is a unique opportunity in the borough to provide a prestigious business park at Junction 8 of the M20 that is well connected to the motorway network and that can provide for a range of job needs up to 2031. This will help to diversify the range of sites available to new and expanding businesses in the borough to help accommodate future demand.

**6.4** Land at Woodcut Farm is allocated to provide for a mix of business uses comprising industrial, offices and distribution/logistics. High quality office development is sought, such as that required by company headquarters for example, providing complementary provision to the town centre.

**6.5** The site, which is some 25.8ha in size in total, is situated to the west of the A20/M20 junction (junction 8). It comprises the wedge of land lying between the M20 to the north east and the A20 to the south west. The site is agricultural land, divided into fields by hedgerows which predominately run in a north-south direction. The site is also bisected north-south by a watercourse which eventually runs into the River Len to the south of the A20. The land is undulating, the ground rising up from either side of the watercourse. To the south the site borders a number of dispersed properties which front onto the A20 (Ashford Road). To the south east the site is bounded by Musket Lane. To the north west lies Crismill Lane and a substantial tree belt which fronts onto this lane. The site boundary then follows the hedge belt which adjoins Crismill Lane approximately half way down its length and links to the complex of buildings at Woodcut Farm and turns south to the A20, running along the eastern boundary of the fields which front onto the Woodcut Farm access.

**6.6** The site is located in the countryside and lies within the setting of the nationally designated Kent Downs Area of Outstanding Natural Beauty (AONB). The site falls within the White Heath Farmlands landscape character sub-area Landscape Character Area Assessment 2012 - ref 49-2 where landscape condition is poor overall, partially because of the fragmentation caused by the existing highway infrastructure. Landscape sensitivity for the character sub-area is recorded as moderate, the landscape providing the setting of the Kent Downs (AONB).

**6.7** The site itself has been specifically assessed in the Maidstone Landscape Capacity Study (2015). This finds that the site has a high degree of sensitivity in landscape terms and an accordingly low capacity to accommodate new employment-related development.

**6.8** This being the case, development proposals must be planned with very careful attention to the site's visual and physical relationship with the AONB, responding to the site's topography and natural landscape features in terms of the scale, design, siting, use, orientation, levels and lighting of buildings and associated development will be defined alongside infrastructure and landscaping requirements.

**6.9** To achieve a high quality scheme in this prime location, a campus style development will be delivered in a parkland setting. This will be created through the retention and enhancement of existing tree and hedge belts, including those subject to tree preservation orders TPO 19 of 2007 & TPO 17 of 2007, and substantial additional structural landscaping within the site in the form of shaws and woodland blocks. This should include the retention and reinforcement of the streamside vegetation. Landscape buffers will also be established along the principal site boundaries, including to help provide a setting to the Grade II listed Woodcut Farmhouse and to help secure the residential amenity of nearby residential properties.

**6.10** Buildings will cover no more than 40% of the site. This figure excludes the western most field, of some 9ha in area, which is reserved as an undeveloped area to include an enhanced landscape buffer to establish a clear and strong boundary between the development and the wider countryside to the east of Bearsted.

**6.11** The flatter area of the site, to the east of the stream, is better able to accommodate larger footprint buildings up to 10,000sqm with heights restricted to a maximum of 12m. To the west of the stream the land rises and is suited to smaller footprint buildings up to 8m in height. The siting, scale and detailed design of development within this area must also have particular regard to the setting of Woodcut Farmhouse (Grade II listed)

**6.12** There are archaeological remains in the immediate vicinity of the site, including an Anglo-Saxon burial site. Measures appropriate to the actual archaeological value of the site, revealed by further survey as needed, will be addressed. There are no statutory or non-statutory sites of nature conservation importance within the site and the County Ecologist advises that the potential for impacts on designated sites is limited. As is normal practice for a proposal of this nature, an ecological scoping study will be required to establish the presence of, and potential for, any impacts on protected species.

**6.13** Vehicular access to the site will be taken from the A20 Ashford Road and a Transport Assessment will identify the scope of improvements required to the junctions (and associated approaches) at:

- the M20 Junction 8 (including the west-bound on-slip and merge);
- the A20 Ashford Rd/M20 link road roundabout;
- the A20 Ashford Rd/Penford Hill junction;
- the A20 Ashford Rd/Eyehorne Street/Great Danes Hotel access; and
- the Willington Street/A20 Ashford Rd junction.

**6.14** The site is located on a bus route (A20) but without significant additional dedicated measures it is highly likely that workers and visitors travelling to and from the site will be highly reliant on their private cars. A Travel Plan will be required to demonstrate how development will deliver significantly improved access by sustainable modes, in particular by public transport but this could also include cycling, walking and car share initiatives.

## **Policy EMP1(5)**

### **Woodcut Farm, Ashford Road, Bearsted**

Land at Woodcut Farm as identified on the policies map is allocated for mixed employment development. The site will provide up to 49,000sqm of mixed employment floorspace comprising light industry (B1c), general industry (B2) and high quality offices (B1a) with distribution/warehousing (B8).

The employment, landscaping and infrastructure elements will be delivered in an integrated and co-ordinated manner that respect the site's visual and physical relationship with the Kent Downs AONB.

Planning permission will be granted if the following criteria are met.

### **Design & layout**

1. The proposals create a spacious parkland setting for development through the addition of substantial internal landscaping which will help to break up the visual appearance of the development in particular in views from the AONB; buildings will cover not more than 40% of the developed site area.
2. The development proposals will respect the topography of the site by minimising the need for site excavation.
3. Landscape buffers of at least 15m in width are established along the site's boundaries to M20 and to Musket Lane which will also to help secure the setting to Woodcut Farmhouse (Grade II listed) and the amenity of residential properties at Chestnuts and White Heath. Development will have a landscaped frontage to A20.
4. An area of 9ha to the north and north west of Woodcut Farm is secured as an undeveloped landscape area including the addition of a landscape buffer of at least 30m along the eastern boundary. Future management of this area will be secured by means of legal agreement and maintained in perpetuity.

5. Larger footprint buildings are accommodated in the field to the east of the stream up to a maximum unit size of 10,000sqm with building ridge heights not to exceed 12m. Units should be orientated end-on to predominant views to and from the AONB.
6. Development on the field to the west of the stream comprises smaller units with graded building heights that take account of the site's topography with building ridge heights not to exceed 8m. The siting, scale and detailed design of development must have regard to Woodcut Farmhouse (Grade II) and its setting.

### **Landscape and ecology**

7. The development proposals are designed to take into account the results of a landscape and visual impact assessment (LVIA) undertaken in accordance with the principles of current guidance. The assessment will specifically address the impact of development on views to and from the Kent Downs AONB escarpment. This will include environmental enhancements of the wider landscape beyond the allocation boundaries using the mechanism of a S106 agreement.
8. The development proposals are designed to take account of the results of a phase 1 habitat survey and any species specific surveys that may as a result be necessary, together with any necessary mitigation and significant enhancement measures.

### **Archaeology**

9. The proposals are designed to take account of the archaeological interest on the site as revealed through appropriate survey.

### **Access**

10. Vehicular access to the site will be from A20 Ashford Road.

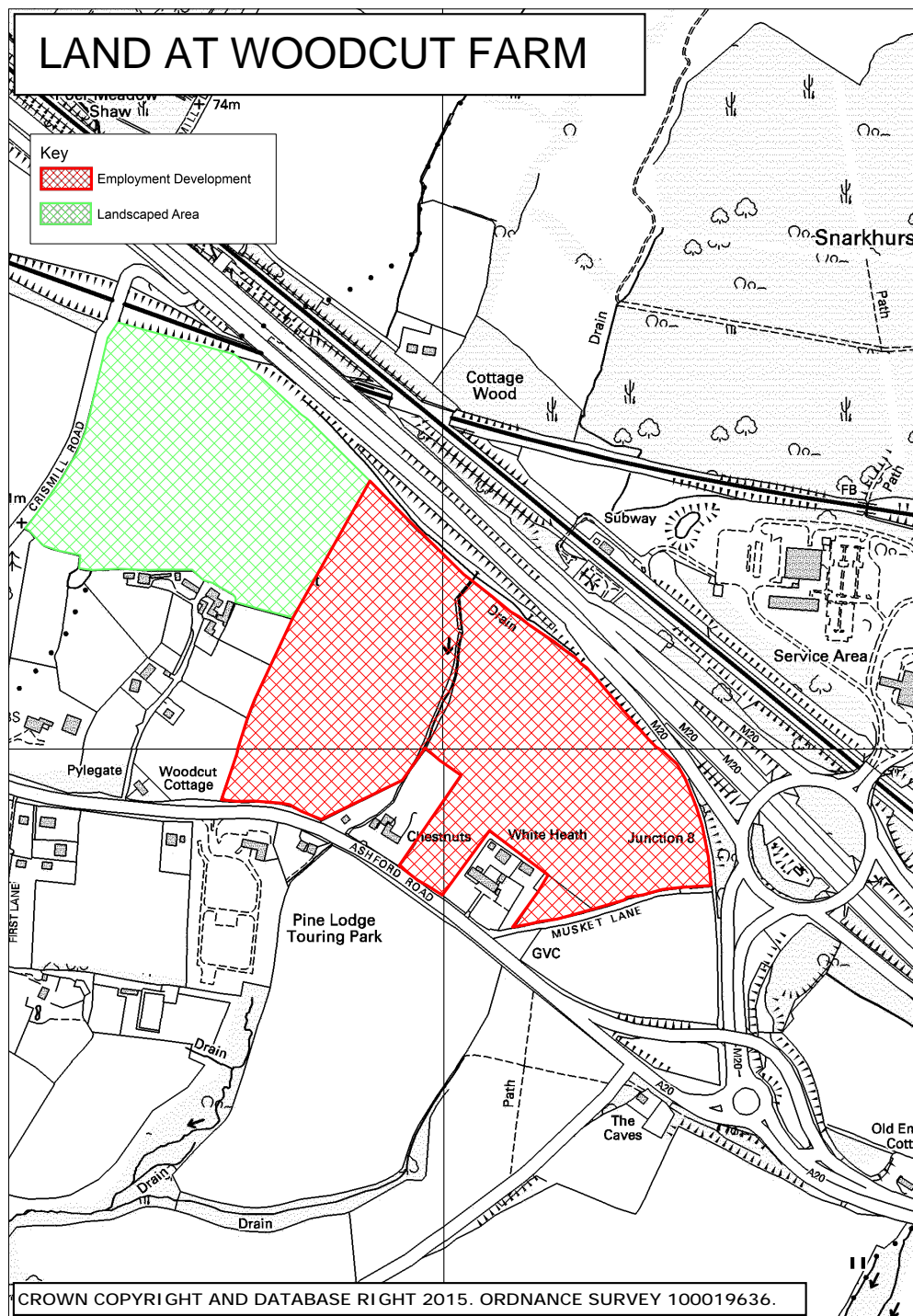
### **Highways**

11. Development will contribute, as proven necessary through a Transport Assessment, to improvements at the following junctions:
  - i. the M20 Junction 8 (including the west-bound on-slip and merge);
  - ii. the A20 Ashford Rd/M20 link road roundabout;
  - iii. the A20 Ashford Rd/Penford Hill junction;
  - iv. the A20 Ashford Rd/Eyhorne Street/Great Danes Hotel access; and
  - v. the Willington Street/A20 Ashford Rd junction.

12. Development will deliver a significant package of sustainable transport measures to secure access to the site by a range of sustainable modes, including the provision of a subsidised bus route, and must be supported by the implementation of a Travel Plan.

Ward: North Downs	Parish: Hollingbourne	Site area 25.8ha
Use class and floor area: 49,000m <sup>2</sup> B1c; B2; B1a; B8		Current Use: Agriculture





### Proposed new Gypsy and Traveller site allocations

**7.1** The previous consultation version of the local plan made provision for sites for Gypsies and Travellers, but did not meet the full needs of this community as assessed for the period to 2031.

**7.2** To understand whether further land was available a further 'call for sites' was carried out. Extensive consideration was given to other known sites including those rejected for residential housing allocations and a review of current sites was conducted to assess suitability for expansion.

**7.3** As a result an additional 9 sites are proposed to be allocated for Gypsy and Traveller accommodation in the Maidstone Borough Local Plan and considered as part of this consultation. This results in an additional 18 individual pitches.

**7.4** The submissions were given consideration by the council's Strategic Planning, Sustainability and Transport Committee on 19 August 2015.

**7.5** Plans of the sites are included for ease of identification of the allocations.

#### **GT1(8) Kilnwood Farm, Old Ham Lane, Lenham**

**7.6** This existing Gypsy site lies to the east side of Old Ham Lane, to the north of HS1. The land rises up from Old Ham Lane. The site is a cleared area which falls within Kiln Wood Local Wildlife Site managed by Kent Wildlife Trust. Kilnwood itself, north of the site, is also designated as Ancient Woodland. To the south of the site, between it and HS1, is Woodside Farm. To the west of the site is a stream and beyond this pasture land. Within the site is an existing mobile home, located centrally in the site on an open grassed area, and pens previously used for the breeding of fowl and other animals. A further mobile home is sited at the eastern edge of the site, immediately abutting the woodland.

#### **Policy GT1(8)**

##### **Kilnwood Farm, Old Ham Lane, Lenham**

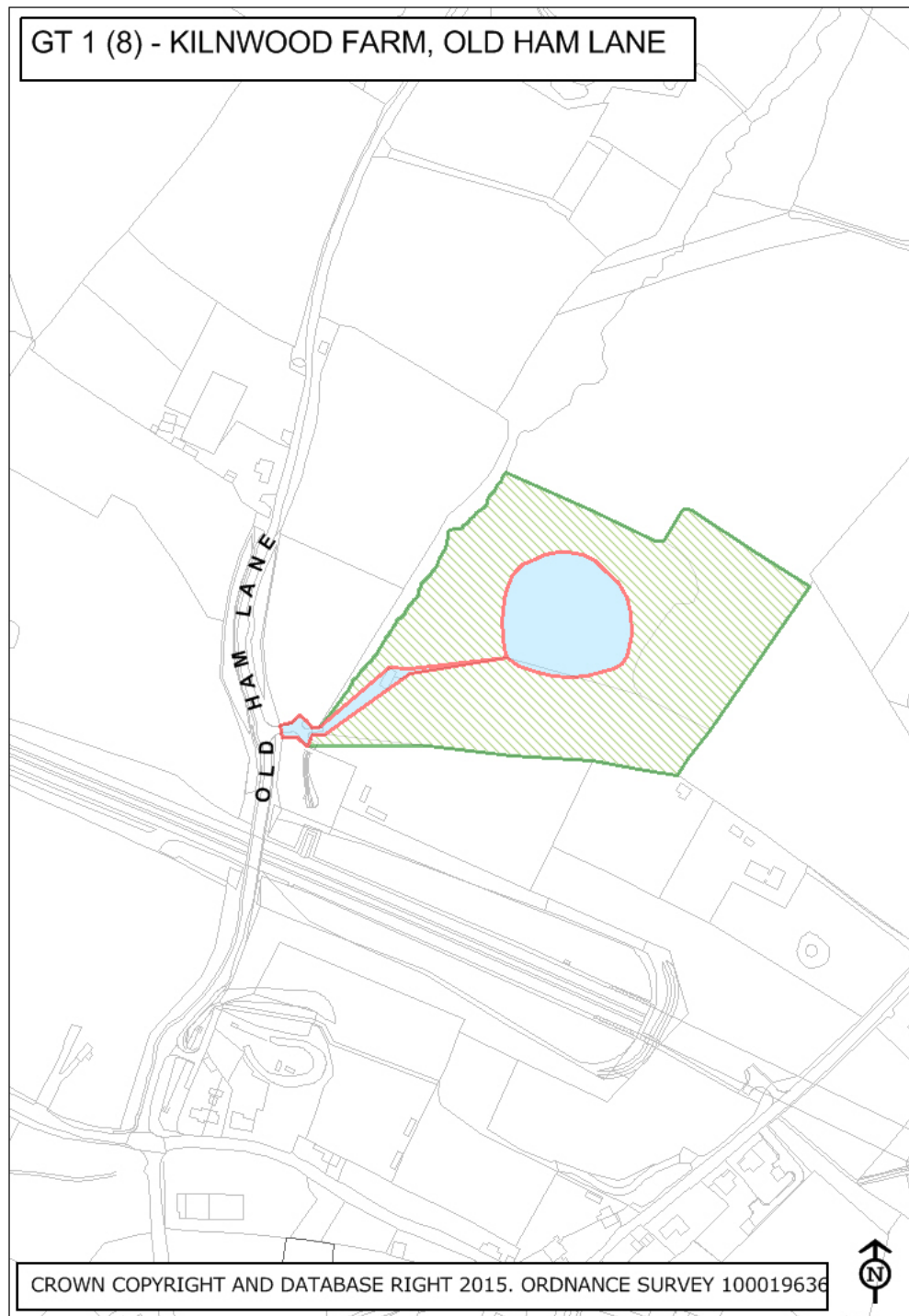
Planning permission will be granted if the following criteria are met.

##### **Design & layout**

1. The total capacity of the site does not exceed 4 Gypsy and Traveller pitches
2. Access to the site is via the exiting access off Old Ham Lane.
3. A landscaping scheme for the site is approved which provides for the retention and future maintenance of the trees and woodland along the northern, western and eastern boundaries of the site to secure the effective screening of the site

4. The siting of the additional mobile homes maintains a 15m buffer to the Ancient Woodland.
5. A ecological assessment of the site is undertaken and an ecological enhancement and wildlife management plan for the site is approved.

Ward: Harrietsham and Lenham	Parish: Lenham
Current use: existing Gypsy site with permanent, non-personal consent for 2 mobiles and 2 tourers	Net pitch gain: 2 permanent pitches



**GT1(9) The Kays, Heath Road, Boughton Monchelsea**

**7.7** This existing Gypsy site lies on the southern side of Heath Road. The site is set back from the road behind close boarded wooden double gates and a hedge. The existing mobile home is sited in a north-south orientation approximately half way into the depth of the site. The site is surrounded by woodland to the south and west. To the east are residential properties which front onto, and are set back from, Heath Road. Facing the site on the northern side of Heath Road is the car park for Cornwallis Academy.

**Policy GT1(9)****The Kays, Heath Road, Boughton Monchelsea**

Planning permission will be granted if the following criteria are met.

1. The total capacity of the site does not exceed 2 pitches
2. Access to the site is via the exiting access off Heath Road.
3. The additional pitch is located towards the rear of the site and not forward of the existing mobile home.

Ward: Coxheath and Hunton	Parish: Linton
Current use: existing Gypsy site with permanent, non-personal permission for 1 mobile and 1 tourer.	Net pitch gain: 1 permanent pitch



### **GT1(10) Greenacres (Plot 5), Church Hill, Boughton Monchelsea**

**7.8** This is an existing Gypsy site. The site lies to the west of Church Hill, the southernmost of four separate Gypsy sites on this side of Church Hill. To the north are the premises Barn View. To the south are agricultural fields and further beyond, the property The Vicarage and Cherry Tree Park holiday home site. To the rear (west) of the site is a paddock and beyond that woodland. Facing the site on the eastern side of Church Hill is extensive woodland.

**7.9** The site lies behind wooden close boarded gates. There is a mature tree/hedge belt along the frontage of Church Hill which helps to screen views of the site from the road. The eaves and roof of the exiting mobile home which faces Church Hill can be seen above the level of the gates when they are closed.

#### **Policy GT1(10)**

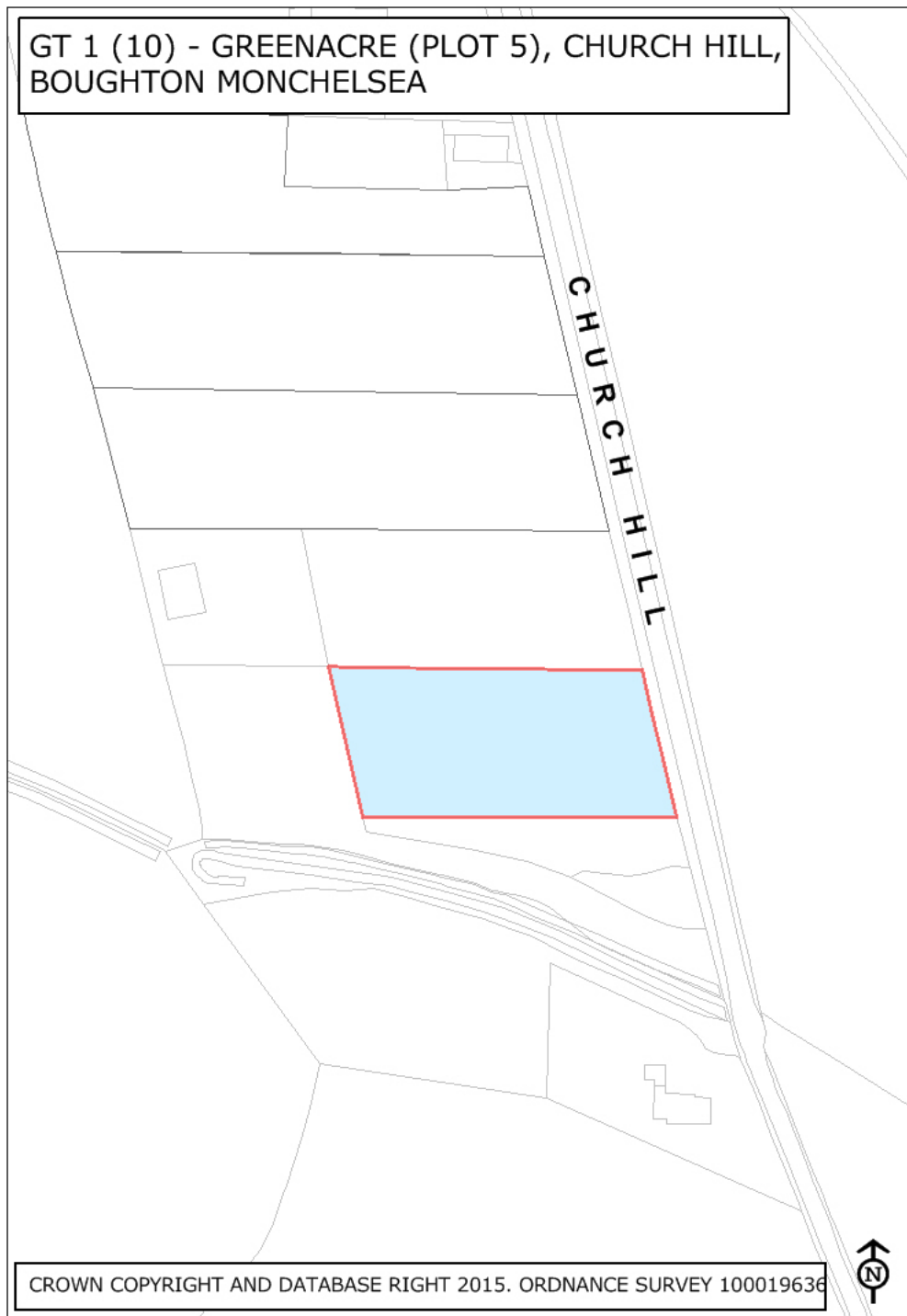
##### **Greenacres (Plot 5), Church Hill, Boughton Monchelsea**

Planning permission will be granted if the following criteria are met.

1. The total capacity of the site does not exceed 2 Gypsy and Traveller pitches
2. Access to the site is via the exiting access off Church Hill.
3. The additional pitch is sited on the existing hardstanding and not beyond the site boundaries defined on the Policies Map.
4. A landscaping scheme for the site is approved which provides for
  - i. the retention and future maintenance of the trees and hedgeline along the site frontage to Church Hill;
  - ii. and the establishment of a landscaped boundary to the south of the site comprising native species to provide an effective screen to the development.

Ward: Boughton Monchelsea and Chart Sutton	Parish: Boughton Monchelsea
Current use: existing Gypsy site with permanent, non-personal permission for 1 mobile and 1 tourer	Net pitch gain: 1 permanent pitch





### GT1(11) Chart View, Chart Hill Road, Chart Sutton

**7.10** The site lies to the western side of Chart Hill Road and is accessed via wooden double gates. The frontage to Chart Hill Road is screened by a tall hedgerow such that there are not clear views into the site from the road,. To the north and east are agricultural fields and to the south the residential property Little Rabbits Cross Barn. Facing the site is the junction of Chart Hill Road and Lower Farm road and beyond this, on Lower Farm Road is the complex of Rabbits Cross Farm which includes Rabbits Cross Farmhouse (Grade II\* listed).

**7.11** The site itself comprises a mobile home sited quite centrally in the site orientated in an east-west direction. At right angles, and to the south, is a second mobile home which also sits quite centrally in the site. At the northern boundary is a utility building. At the south west corner of the site is a further utility block/dayroom . To the rear (east) of the mobile homes, and immediately to the north and south are grassed amenity areas. Beyond the site boundaries, defined by hedges, to the north and east are agricultural fields.

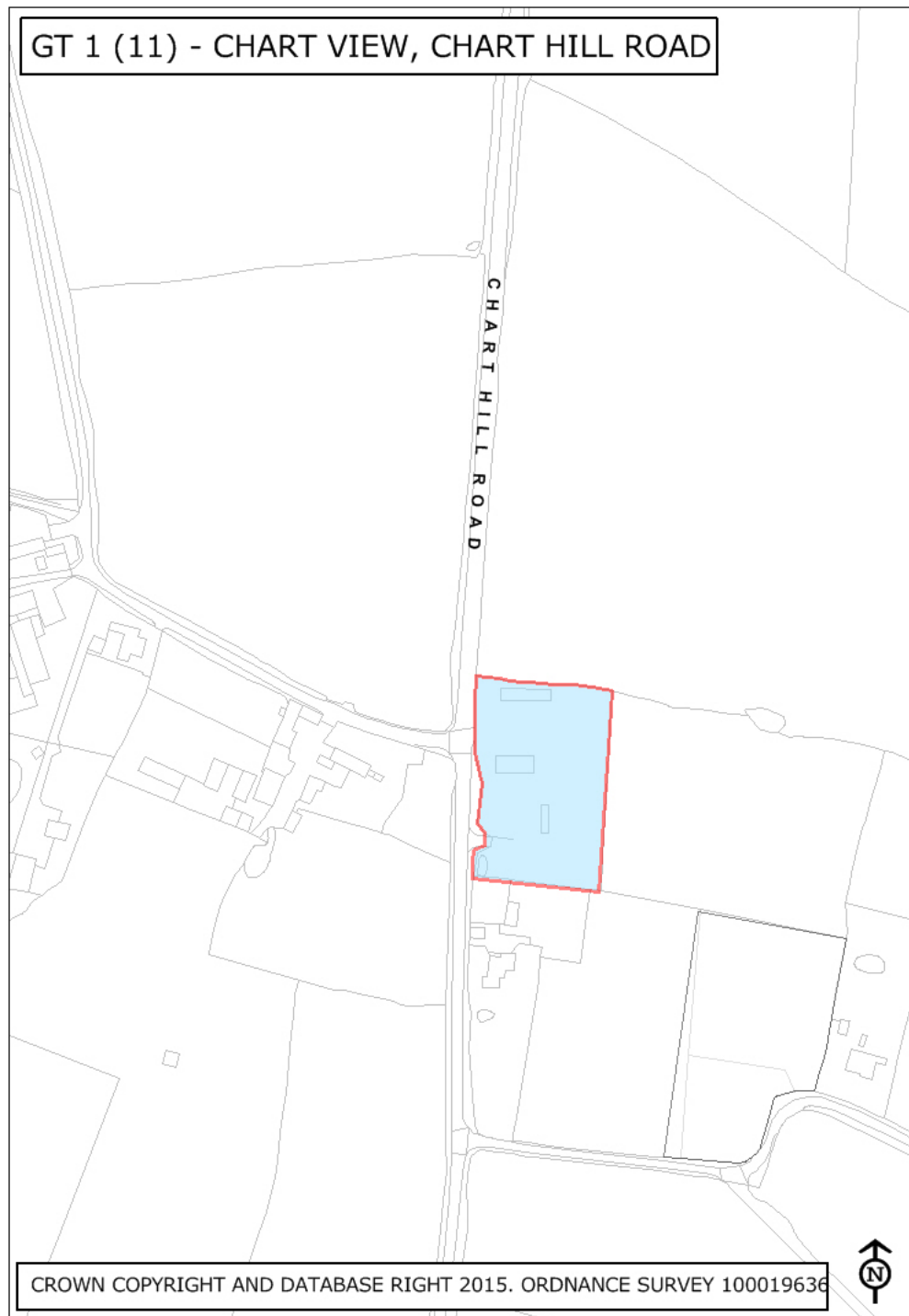
#### Policy GT1(11)

##### Chart View, Chart Hill Road, Chart Sutton

Planning permission will be granted if the following criteria are met.

1. The total capacity of the site does not exceed 4 Gypsy and Traveller pitches
2. Access to the site is via the exiting access off Chart Hill Road
3. The additional pitches are sited within the site boundaries as defined on the Policies Map.
4. A landscaping scheme for the site is approved which provides for the retention and future maintenance of the trees and hedgeline along the site frontage to Chart Hill Road and of the native hedgerow along the eastern boundary of the site.

Ward: Boughton Monchelsea and Chart Sutton	Parish: Chart Sutton
Current use: existing Gypsy site with permanent, non-personal permission for 2 mobiles and 1 tourer.	Net pitch gain: 2 permanent pitches



### GT1(12) Neverend Lodge, Pye Corner, Ulcombe

**7.12** This existing Gypsy site is located to the south-west of Pye Corner and south of the village of Ulcombe.

**7.13** The site lies to the east of a single width rural lane that runs between the Headcorn Road and the C85 Eastwood Road. Access to the site is via a cinder drive which bends to the south towards the existing site comprising a mobile home and dayroom which is located in the SW corner of an agricultural field. Forward of the mobile home (when present) and the dayroom is an area laid out as gardens and the site is enclosed to the east and north by post and rail fencing. There is a pond area in the north western corner of the site.

**7.14** The boundary between the site and the lane is marked by a hedgerow and trees.

**7.15** The nearest residential property is Neverend Farm which is on adjoining land to the north-east.

#### Policy GT1(12)

##### Neverend Lodge, Pye Corner, Ulcombe

Planning permission will be granted if the following criteria are met.

1. The total capacity of the site does not exceed 2 Gypsy and Traveller pitches
2. Access to the site is via the exiting access.
3. The additional pitch is sited in the south eastern corner of the site adjacent to the existing permitted mobile and not beyond the site boundaries as defined on the Policies Map.
4. A landscaping scheme for the site is approved which provides for
  - i: the retention and future maintenance of the trees and hedgeline along the site's western frontage ; and
  - ii: the establishment of a native species landscaped boundary along the eastern edge of the site to create a more permanent boundary

Ward: Headcorn	Parish: Ulcombe
Current use: existing Gypsy & Traveller site with permanent, non-personal permission for 1 mobile.	Net pitch gain: 1 permanent pitch



### GT1(13) The Paddocks, George Street, Staplehurst

**7.16** The site is accessed from George Street, a rural lane to the north of Staplehurst. The site lies on the northern side of George Street. The site is situated in the south western corner of a field used as pasture. The site is set back from the road, accessed via a tarmac driveway. The existing mobile homes are sited to the east of the driveway, largely screened from the road by a hedgerow. Facing the site on the south side of George Street are playing fields (cricket/football). To the west is the Gypsy site Bluebell Farm.

#### Policy GT1(13)

##### The Paddocks, George Street, Staplehurst

Planning permission will be granted if the following criteria are met.

1. The total capacity of the site does not exceed 4 Gypsy and Traveller pitches
2. Access to the site is via the exiting access off George Street.
3. The additional pitches are sited within the site boundaries as defined on the Policies Map.
4. A landscaping scheme for the site is approved which provides for
  - i: the retention and future maintenance of the trees and hedgeline along the site's frontage to George Street
  - ii: the establishment of a native species landscaped boundary along the rear (northern) edge of the site to create a more permanent boundary
5. An ecological assessment of the site is undertaken and the proposals incorporate necessary habitat creation, enhancement and mitigation measures.

Ward: Staplehurst	Parish: Staplehurst
Current use: existing Gypsy site with permanent, non-personal permission for 2 mobiles and 2 tourers	Net pitch gain: 2 pitches





### GT1(14) Bluebell Farm, George Street, Staplehurst

**7.17** The site is accessed from George Street ,a rural lane to the north of Staplehurst. The site lies on the northern side of George Street. It is set back from the lane, accessed via a tarmac drive and a substantial tree/hedgerow belt runs along the southern boundary of the site, fronting George Street. The site is situated in the south western corner of a field used as pasture. The site is occupied by 2 mobile homes and hardstanding. Facing the site on the south side of George Street are playing fields (cricket/football). To the east is the Gypsy site The Paddocks.

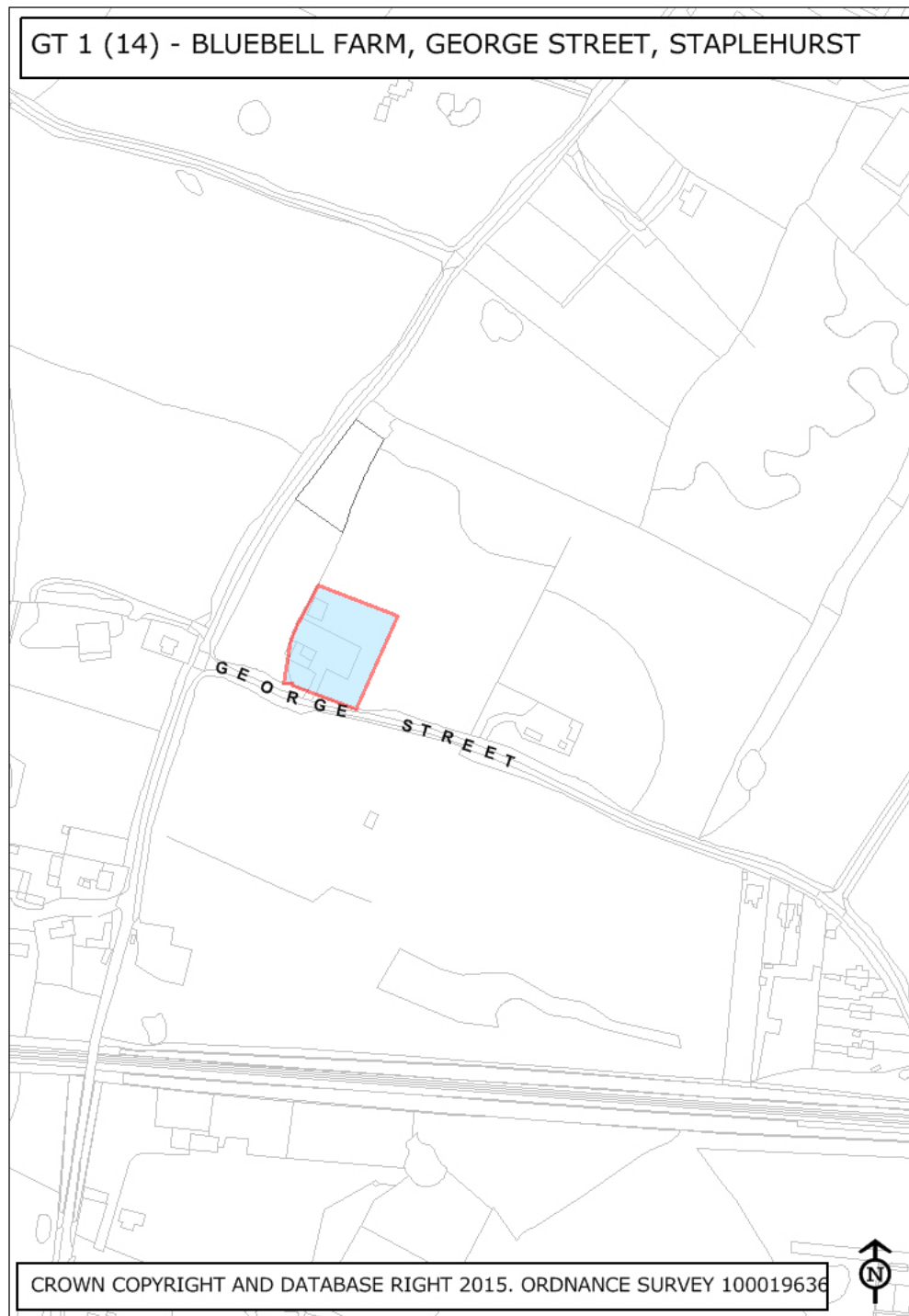
#### Policy GT1(14)

##### Bluebell Farm, George Street, Staplehurst

Planning permission will be granted if the following criteria are met.

1. The total capacity of the site does not exceed 4 Gypsy and Traveller pitches
2. Access to the site is via the exiting access off George Street.
3. The additional pitches are sited within the site boundaries as defined on the Policies Map.
4. A landscaping scheme for the site is approved which provides for
  - i: the retention and future maintenance of the trees and hedgeline along the site's frontage to George Street
  - ii: the establishment of a native species landscaped boundary along the rear (northern) edge of the site to create a more permanent boundary
5. An ecological assessment of the site is undertaken and the proposals incorporate necessary habitat creation, enhancement and mitigation measures.

Ward: Staplehurst	Parish: Staplehurst
Current use: existing Gypsy site with permanent, non-personal permission for 2 mobiles and 2 tourers	Net pitch gain: 2 pitches



### GT1(15) Land rear of Granada, Lenham Road, Headcorn

**7.18** This is an existing Gypsy site located on the southern side of Lenham Road, Headcorn. The site lies immediately to the rear (south) of Granada which is itself a Gypsy site with permanent permission for two mobiles . To the immediate west of Granada, also fronting Lenham Road is Lorne Greenacres which is a Gypsy site with permenet permission for three mobiles.

**7.19** The site itself is mainly hardsurfaced and is separated from Granada to the north with a coniferous hedge. Access into the site is via a driveway shared with Granada. The eastern and southern boundaries of the site comprise native tree/hedge belts. To the immediate west of the site is an area of pasture which is itself enclosed by a hedge. There is extant permanent permission for a mobile home to be sited in the north western corner of the site.

#### Policy GT1(15)

##### Land rear of Granada, Lenham Road, Headcorn

Planning permission will be granted if the following criteria are met.

1. The total capacity of the site does not exceed 2 Gypsy and Traveller pitches
2. Access to the site is via the exiting access off Lenham Road.
3. The additional pitch is sited on the existing area of hardstanding in the eastern part of the site and not beyond the site boundaries as defined on the Policies Map.
4. A landscaping scheme for the site is approved which provides for

i: the retention and future maintenance of the trees and hedgeline along the site's southern, eastern and northern boundaries

ii: the establishment of a native species landscaped boundary along the western edge of the site to create a more permanent boundary

Ward: Headcorn	Parish: Headcorn
Current use: existing Gypsy site with permanent, non-personal permission for 1 mobile	Net pitch gain: 1 permanent pitch



### GT1(16) Land at Blossom Lodge, Stockett Lodge, Coxheath

**7.20** The site is located on the south eastern side of Stockett Lane. The site is an existing Gypsy site with four mobile homes currently on site, two of which are currently unauthorised subject to the outcome of a current planning application (12/1209). The site is fairly level and is rectangular in shape, extending eastwards from the site's frontage to Stockett Lane. Access to the site is via a driveway which runs along the site's southern boundary. A public footpath diagonally crosses the western end of the site .

**7.21** To the north of the site is the existing Gypsy site Silverleas (permanent permission for 3 caravans) and to the east of that a cherry orchard. Adjacent to the south is the site Primrose Paddock (permanent permission for 2 mobiles) and beyond it to the east, a further orchard area. Due east of the site itself is an agricultural field.

**7.22** There are established hedgerow boundaries around the extent of the existing site.

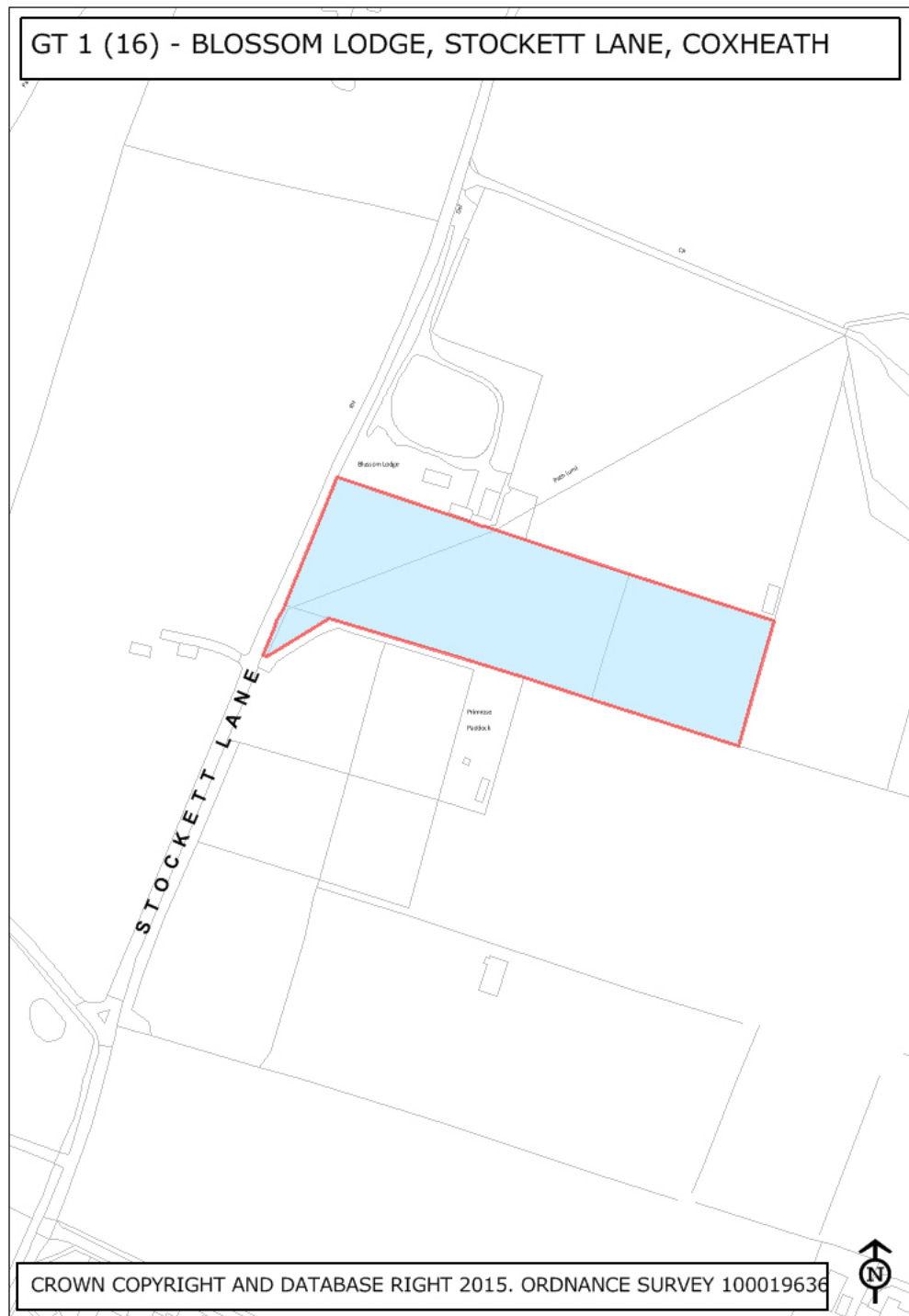
#### Policy GT1(16)

##### Land at Blossom Lodge, Stockett Lane, Coxheath

Planning permission will be granted if the following criteria are met.

1. The total capacity of the site does not exceed 6 Gypsy and Traveller pitches
2. Access to the site is via the exiting access off Stockett Lane.
3. The additional pitch is sited within the site boundaries as defined on the Policies Map.
4. A landscaping scheme for the site is approved which provides for the retention and future maintenance of the hedgerows and tree planting along the site's northern, southern western and eastern boundaries and the native hedgerow bordering the public footpath which crosses the site.

Ward: Coxheath and Hunton	Parish: Coxheath
Existing use: existing Gypsy site	Net pitch gain: 6 permanent pitches



## Proposed new open space allocations

**8.1** To support the appropriate delivery of the key strategic locations identified for growth in the local plan, the council has identified suitable sites to secure the provision of strategic natural and semi-natural open space to meet and/or contribute towards the open space standards set out in Policy DM11.

**8.2** Plans of the sites are included for ease of identification of the allocations.

### Policy OS1

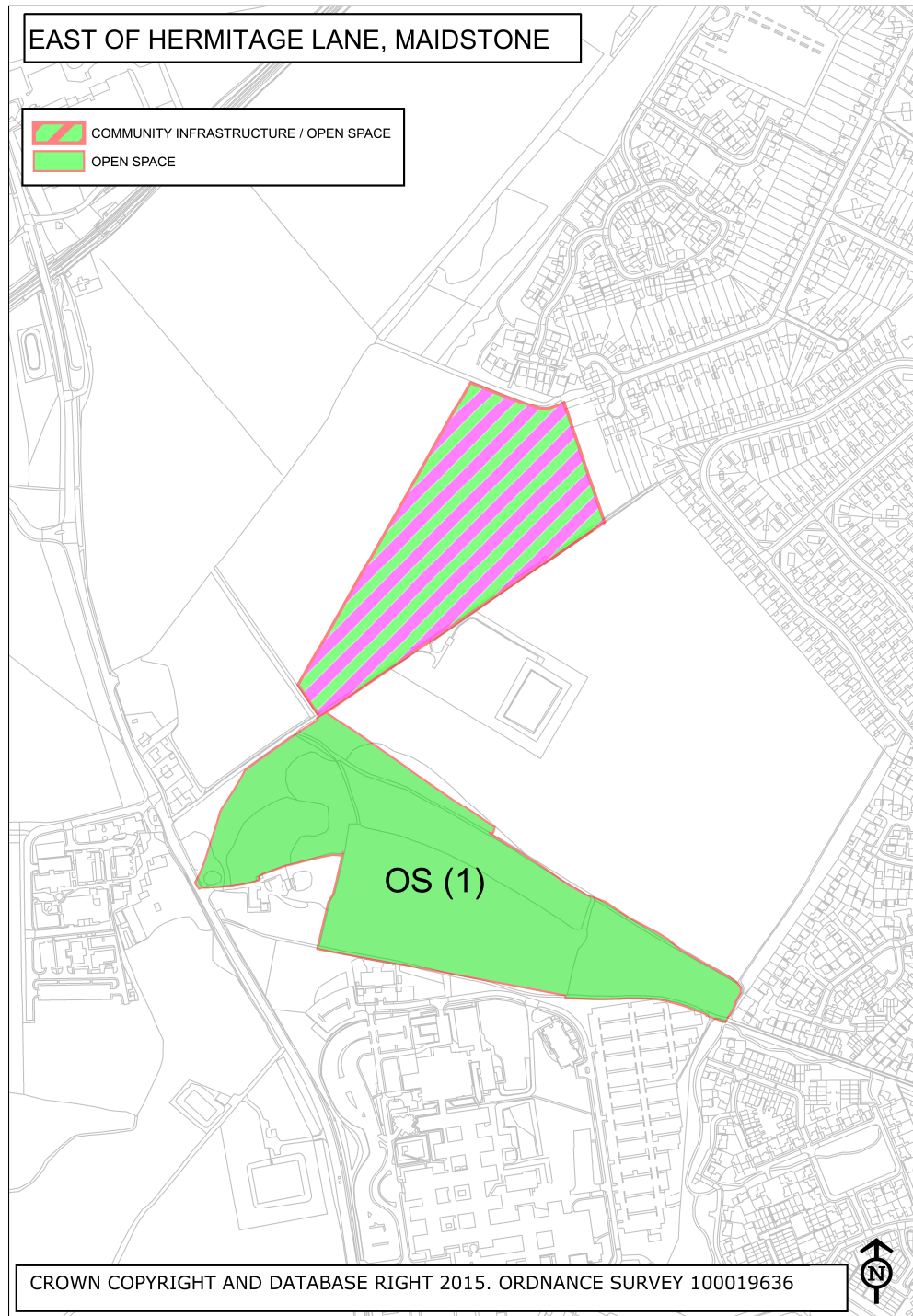
#### Strategic open space allocations

The following sites, as shown on the policies map, are identified for provision of strategic natural and/or semi-natural open space to complement the growth identified in the key settlements.

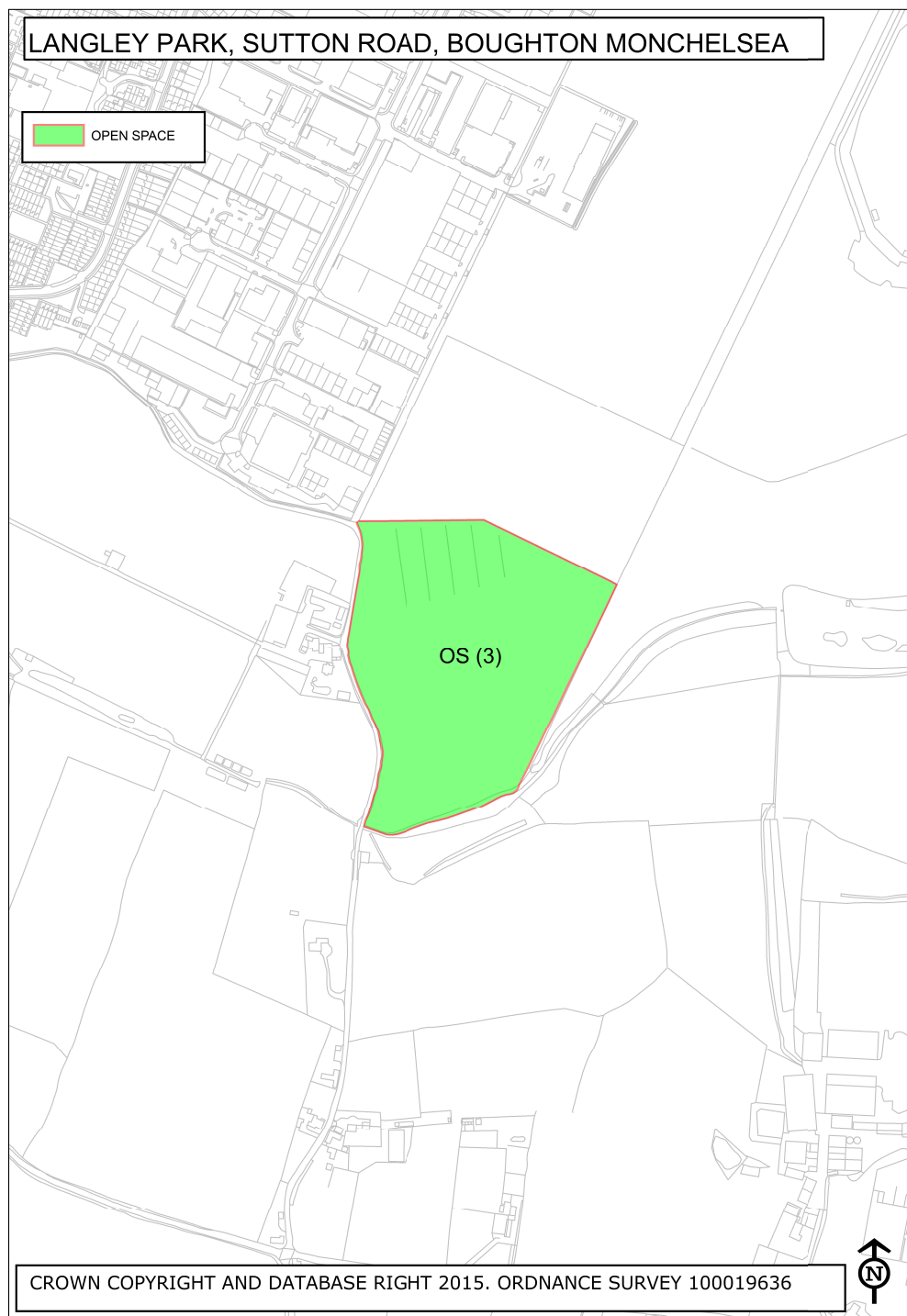
Policy ref.	Site name, address	Approx. ha of strategic open space
1	East of Hermitage Lane, Maidstone	10.00
2	Oakapple Lane, Barming	1.50
3	Langley Park, Sutton Road, Boughton Monchelsea	5.00
4	Bicknor Farm, Sutton Road, Otham	16.00
5	South of Sutton Road, Langley	14.00
6	South of Ashford Road, Harrietsham	1.37
7	Church Road, Harrietsham	1.22
8	Tongs Meadow, West Street, Harrietsham	3.30
9	The Parsonage, Goudhurst Road, Marden	3.20
10	Hen & Duckhurst Farm, Marden Road, Staplehurst	4.66
11	Fishers Farm, Fishers Road, Staplehurst	6.24
12	North of Henhurst Farm, Staplehurst	5.78
13	Ulcombe Road and Mill Bank, Headcorn	1.50
14	South of Grigg Lane, Headcorn	2.40
15	North of Heath Road (Older's Field), Coxheath	2.34

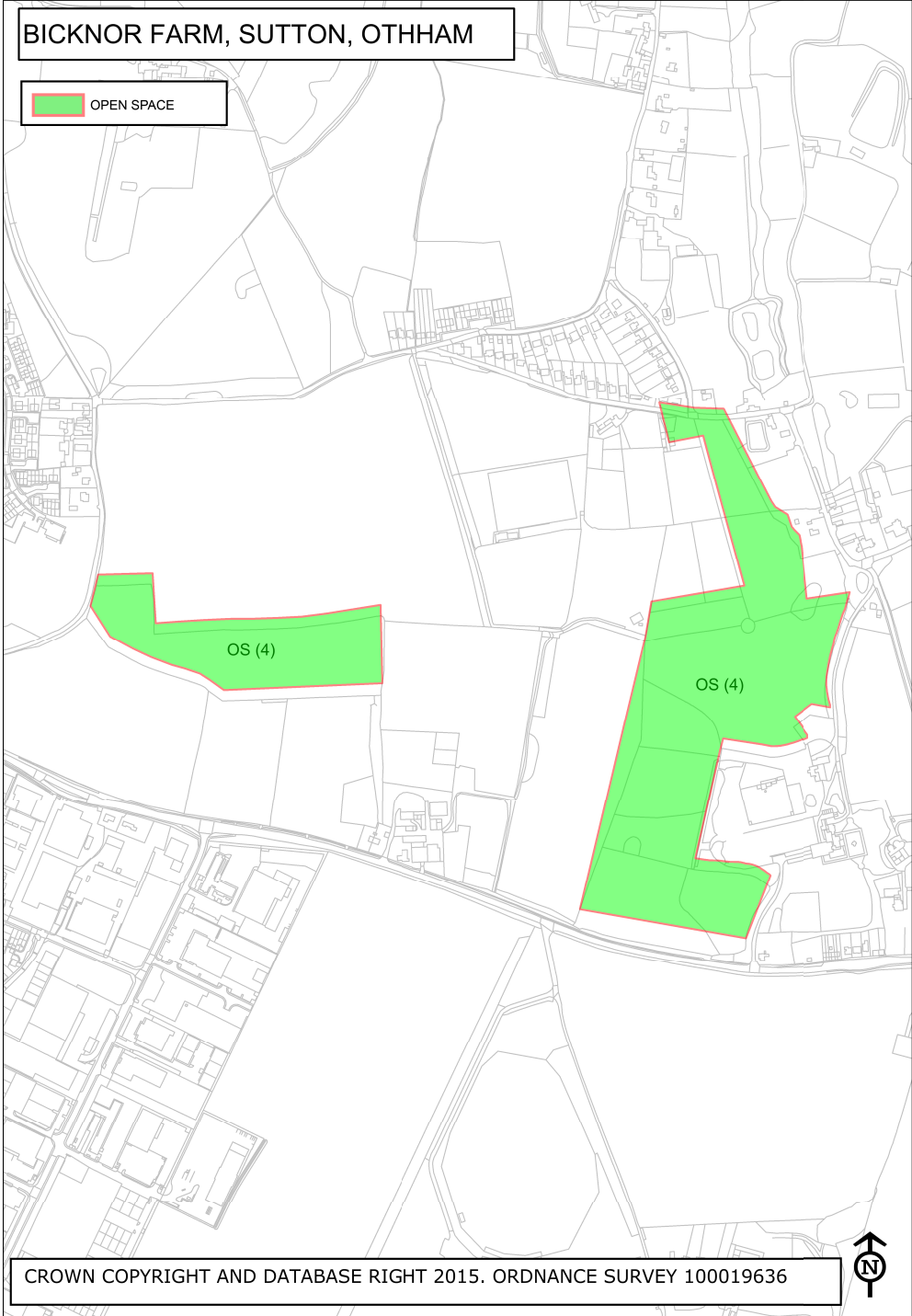


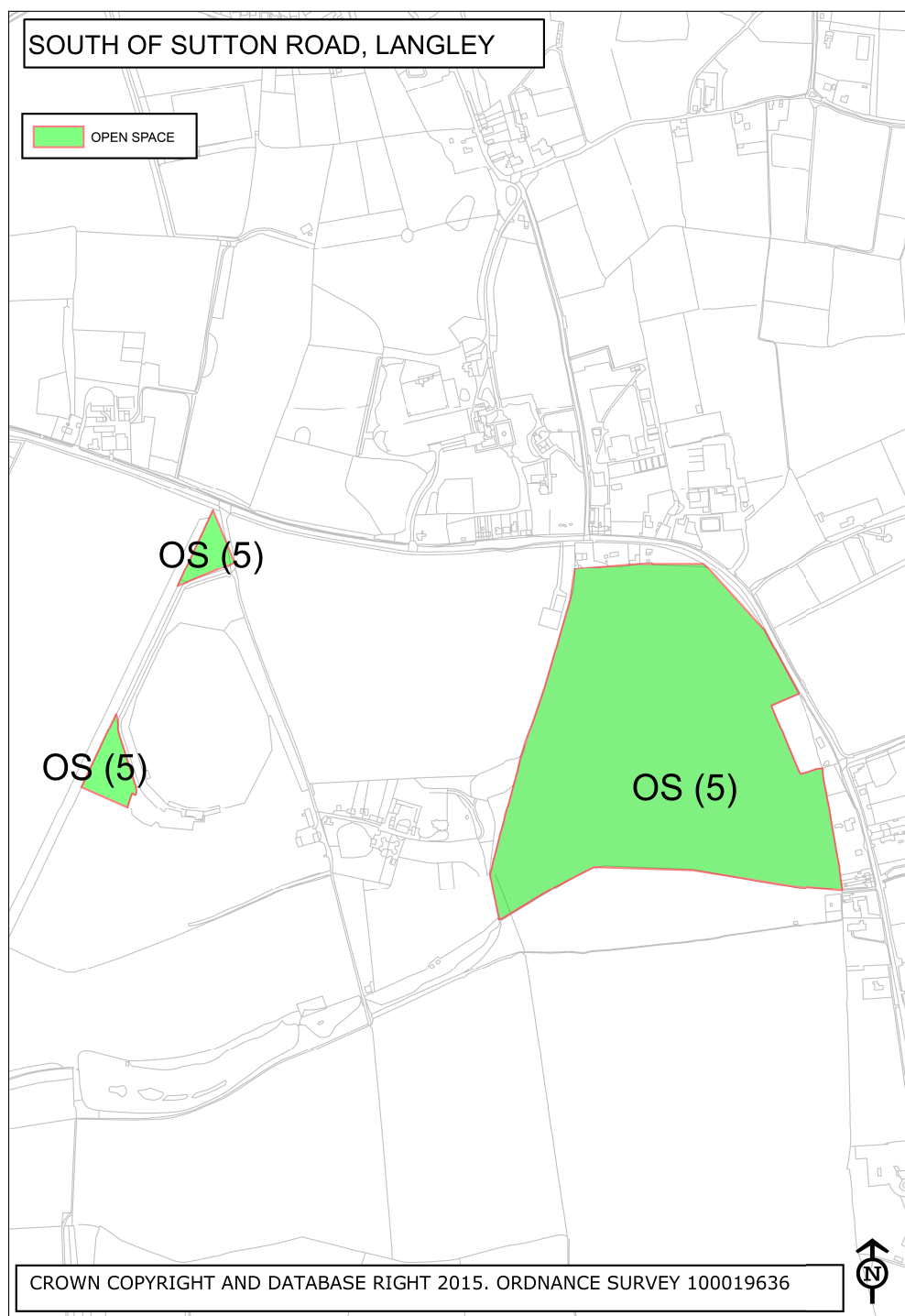
Policy ref.	Site name, address	Approx. ha of strategic open space
16	Former Syngenta Works, Hampstead Lane, Yalding	26.20
17	Boughton Lane, Loose and Boughton Monchelsea	7.10
18	Boughton Mount, Boughton Monchelsea	2.80
19	Lyewood Farm, Boughton Monchelsea	2.00

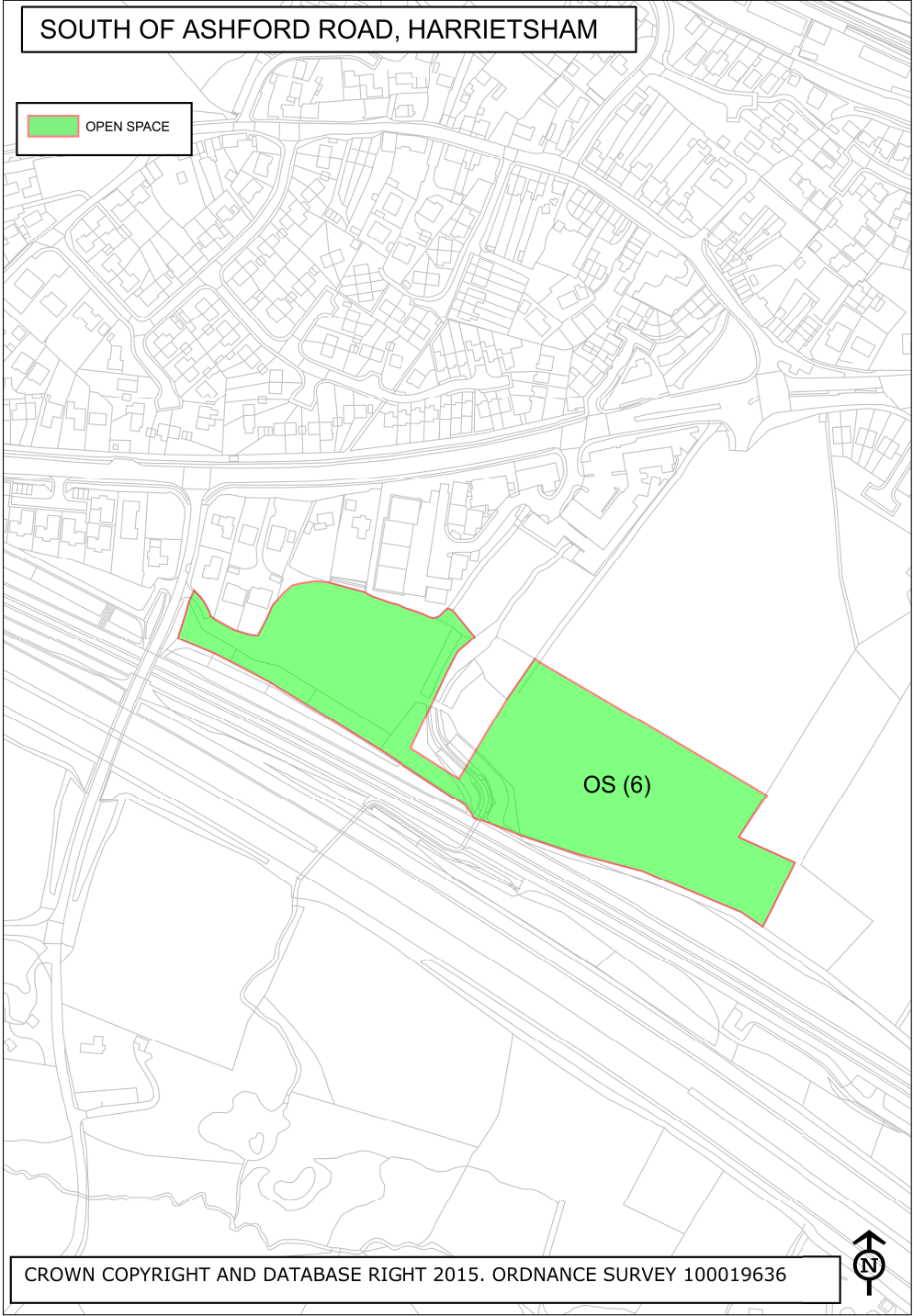




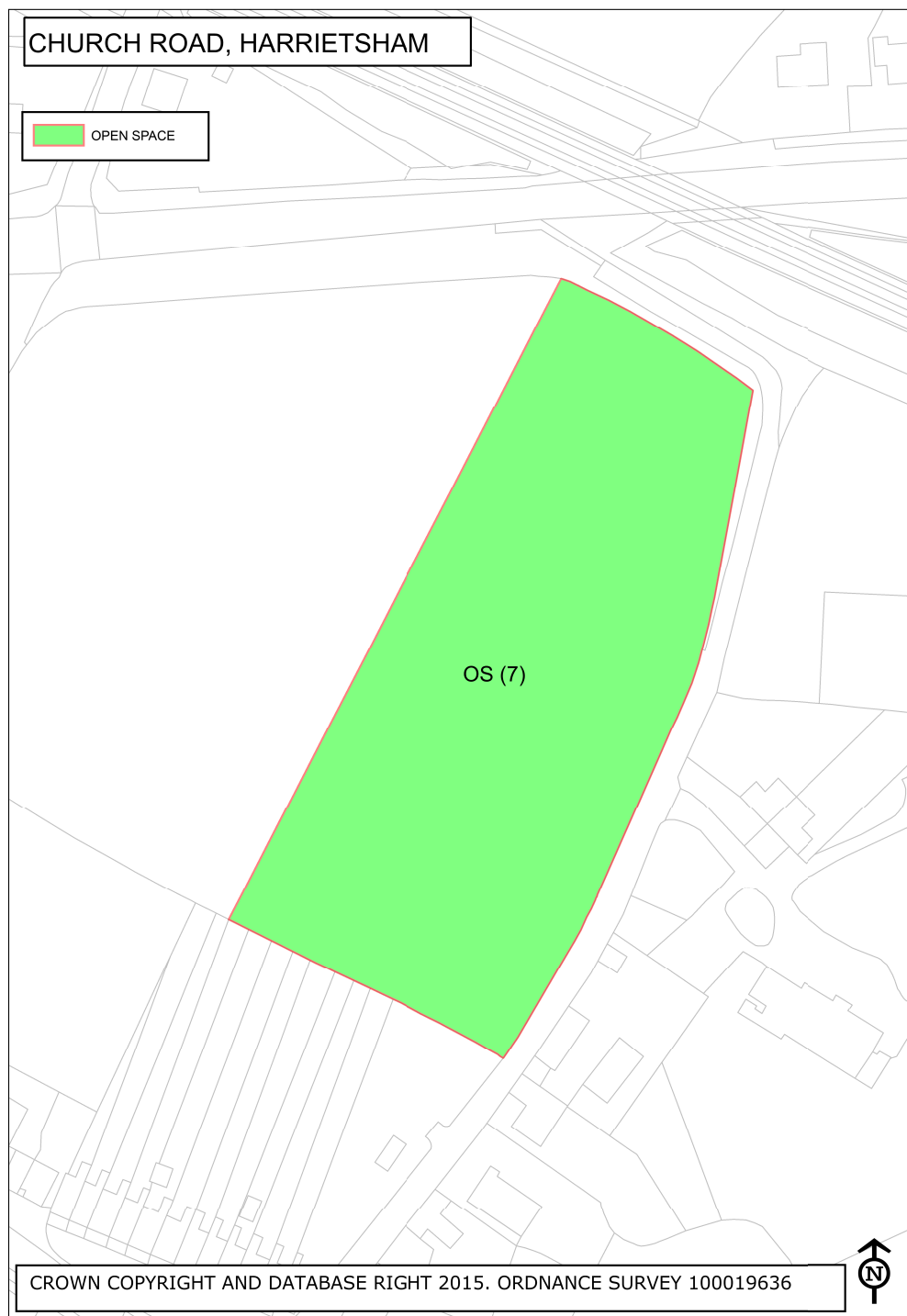


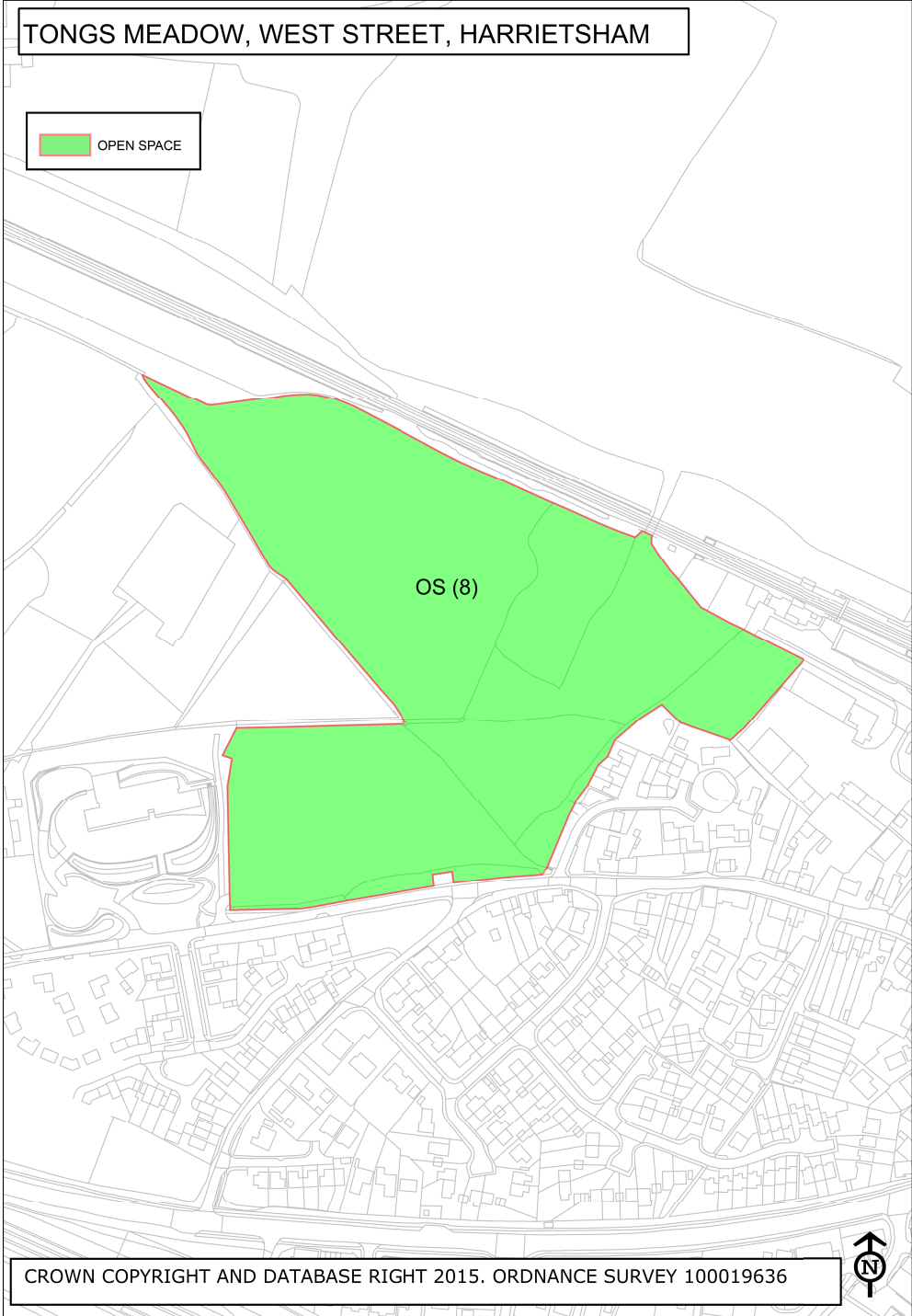


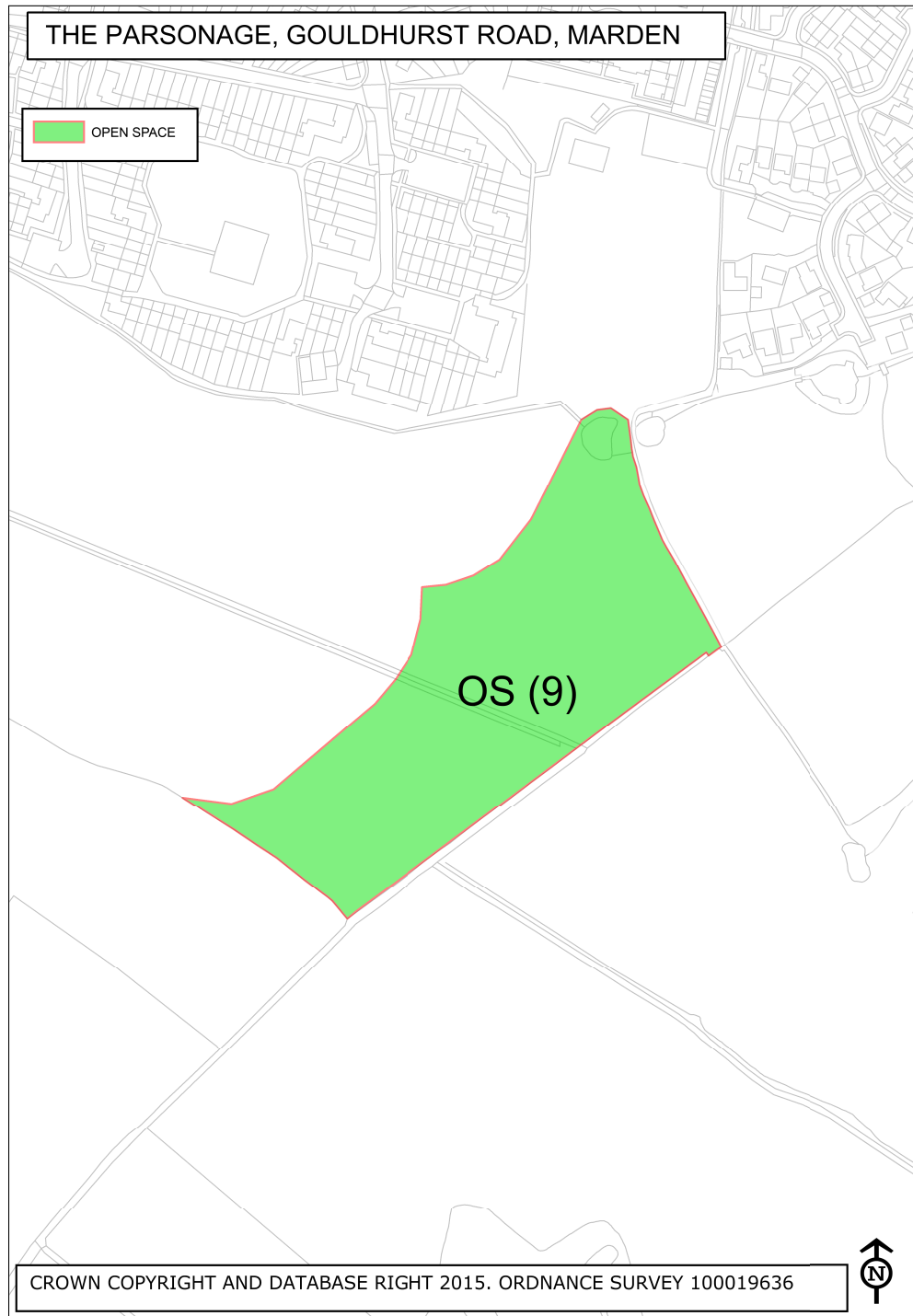


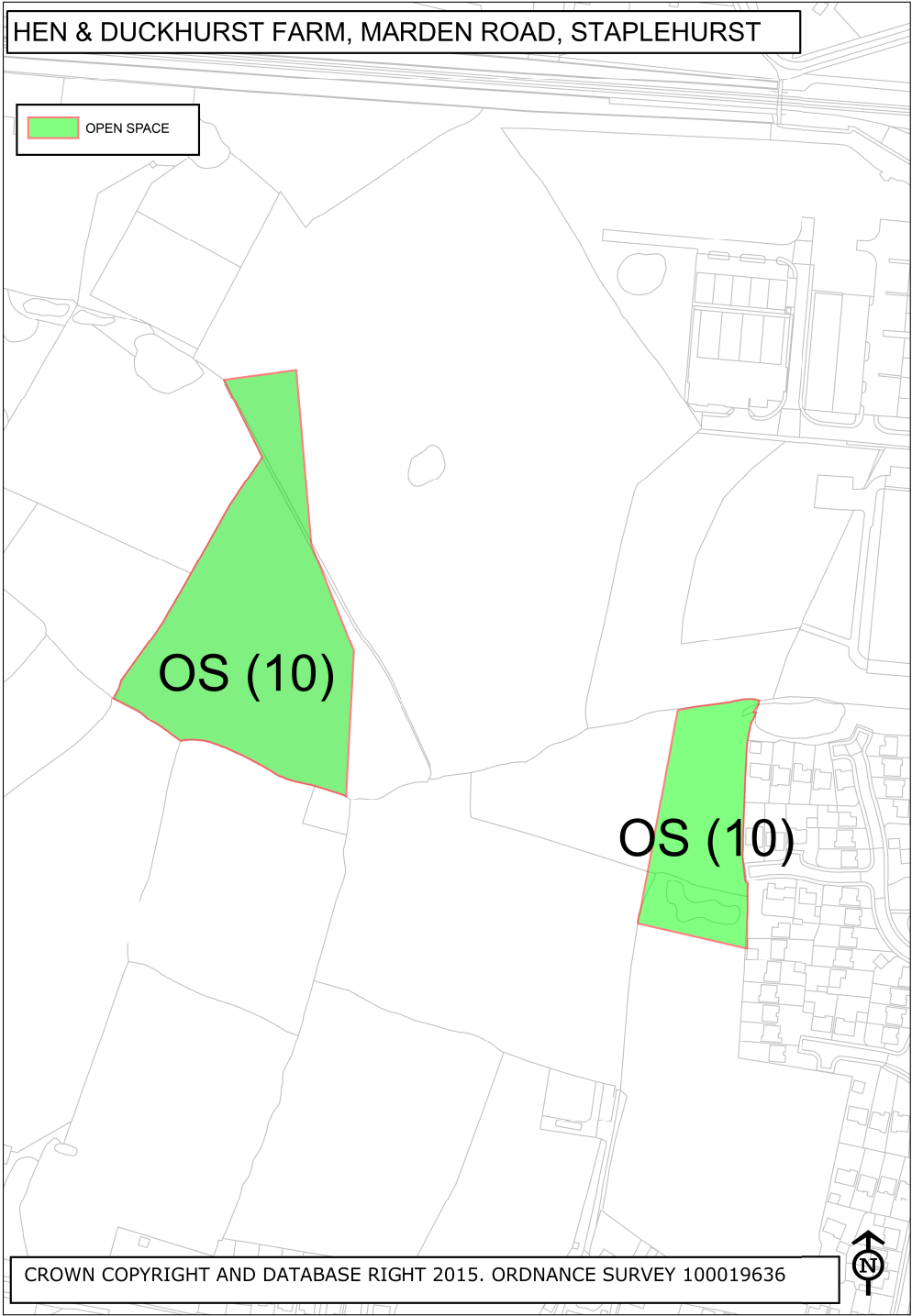


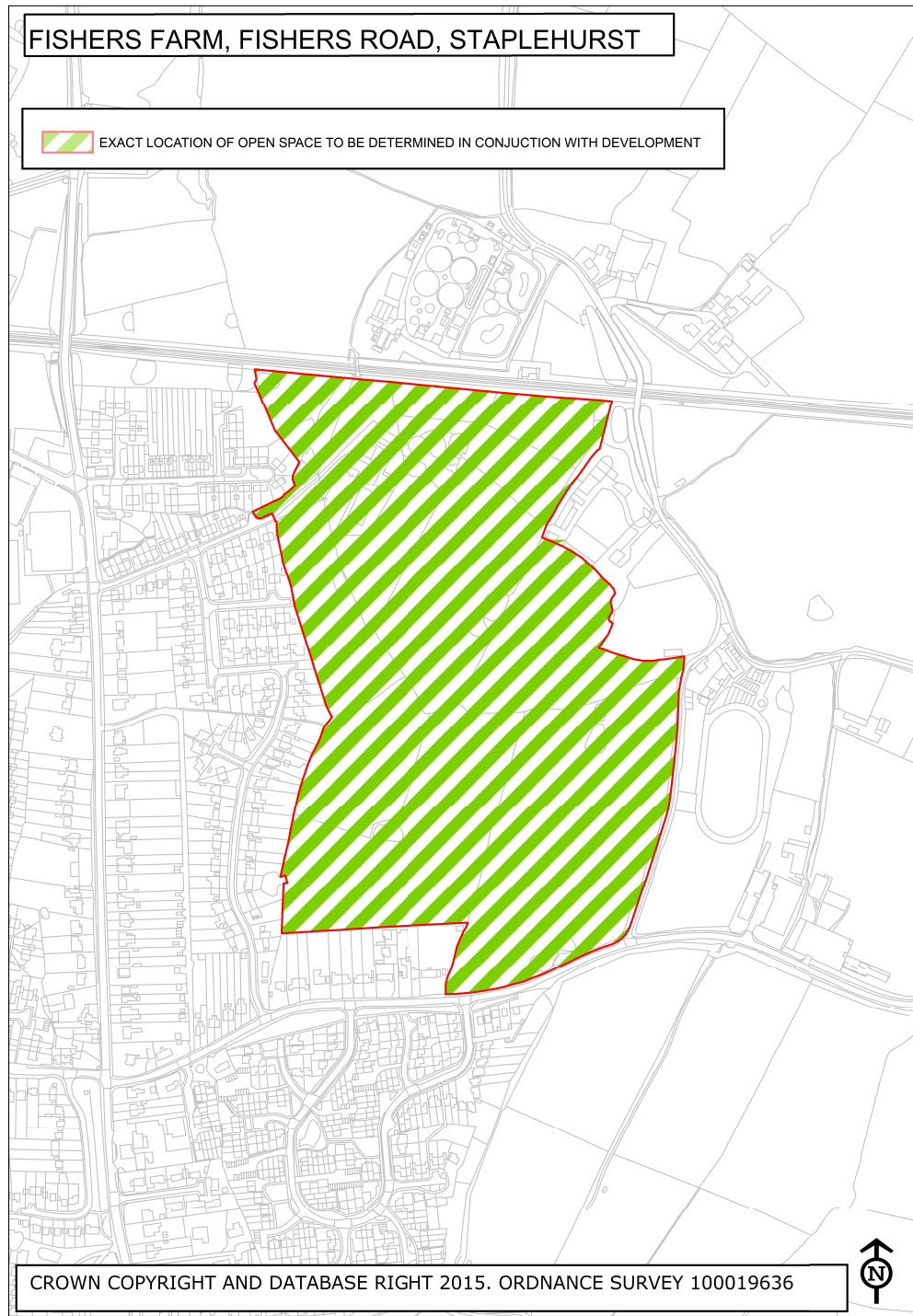


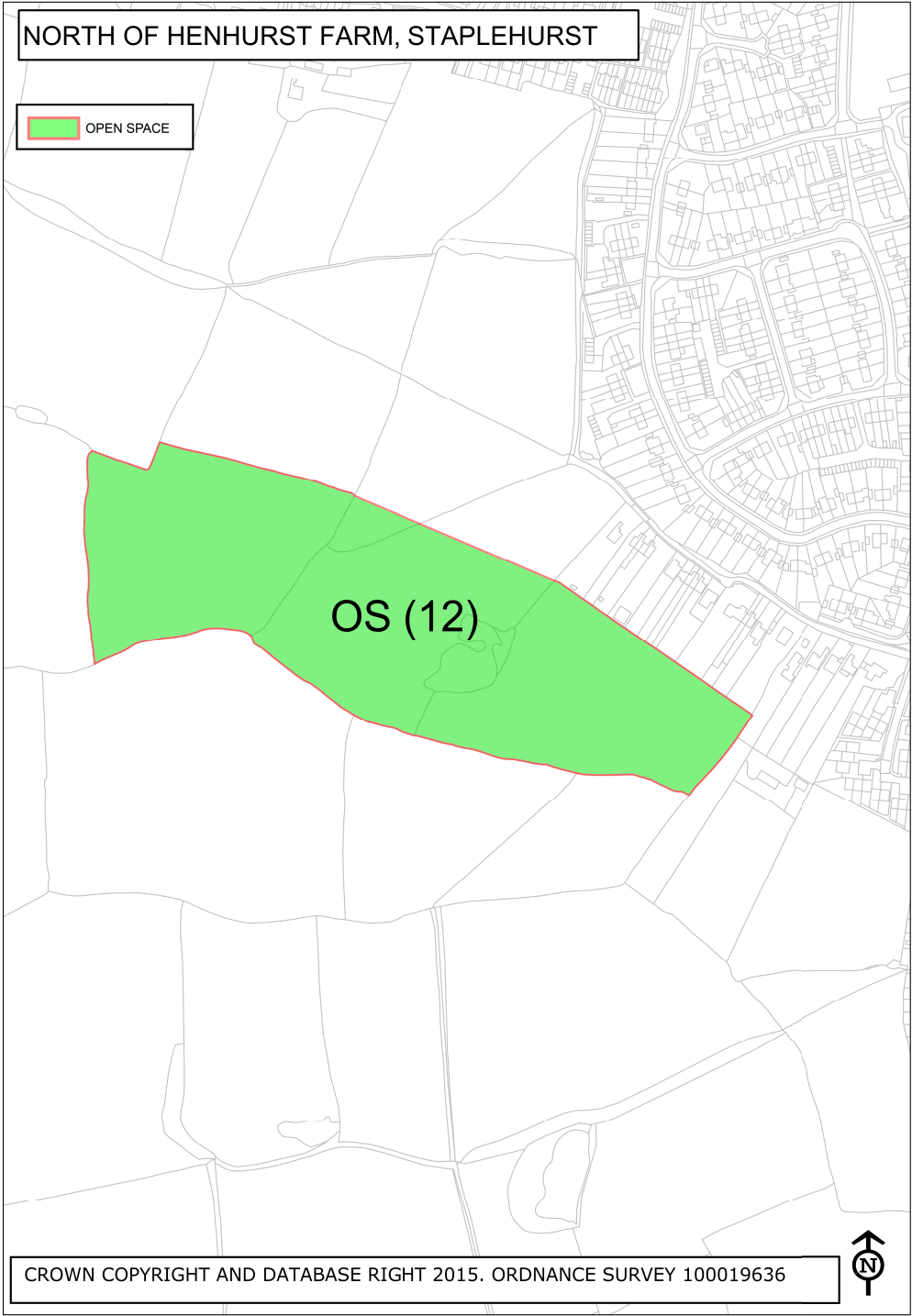


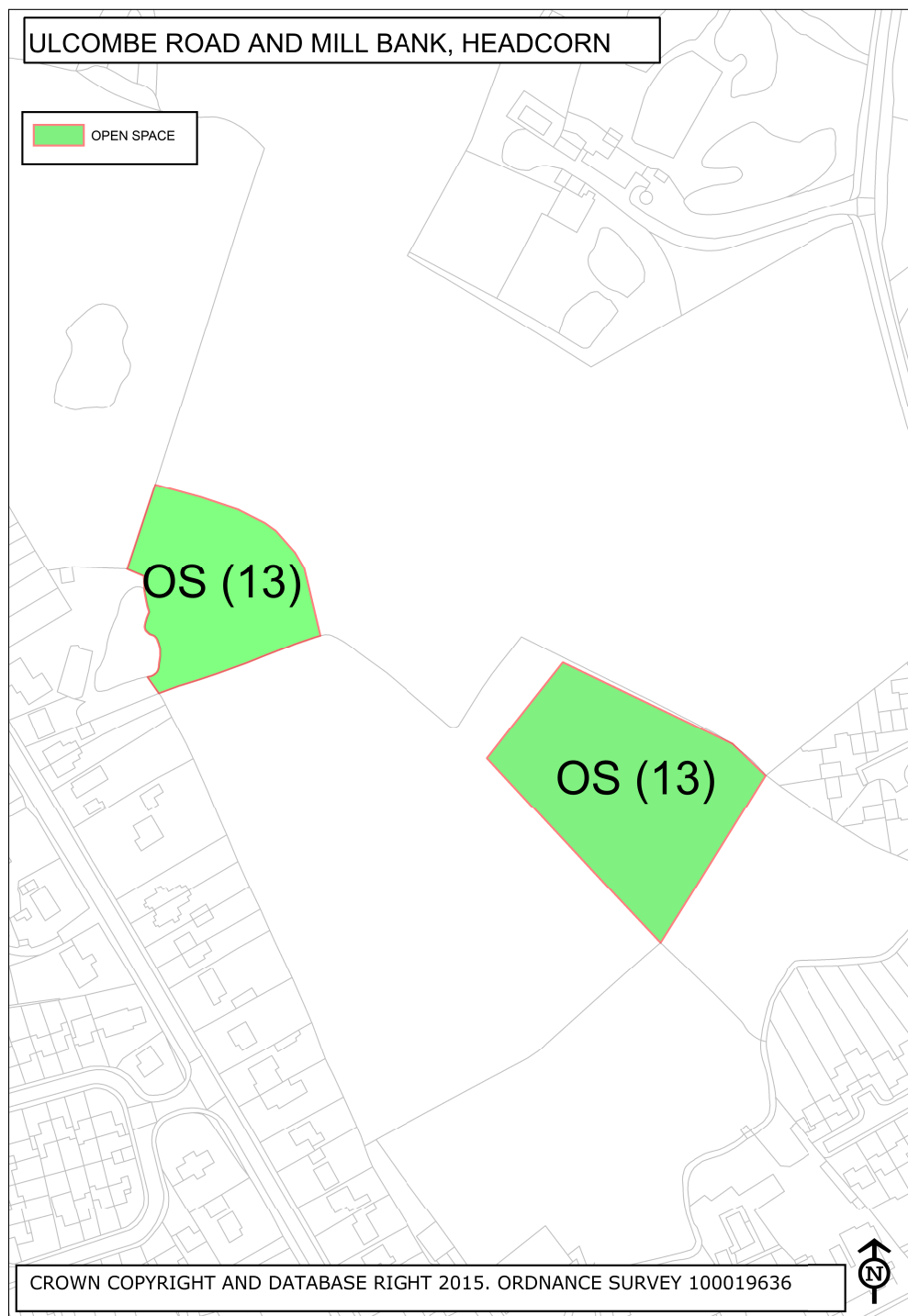




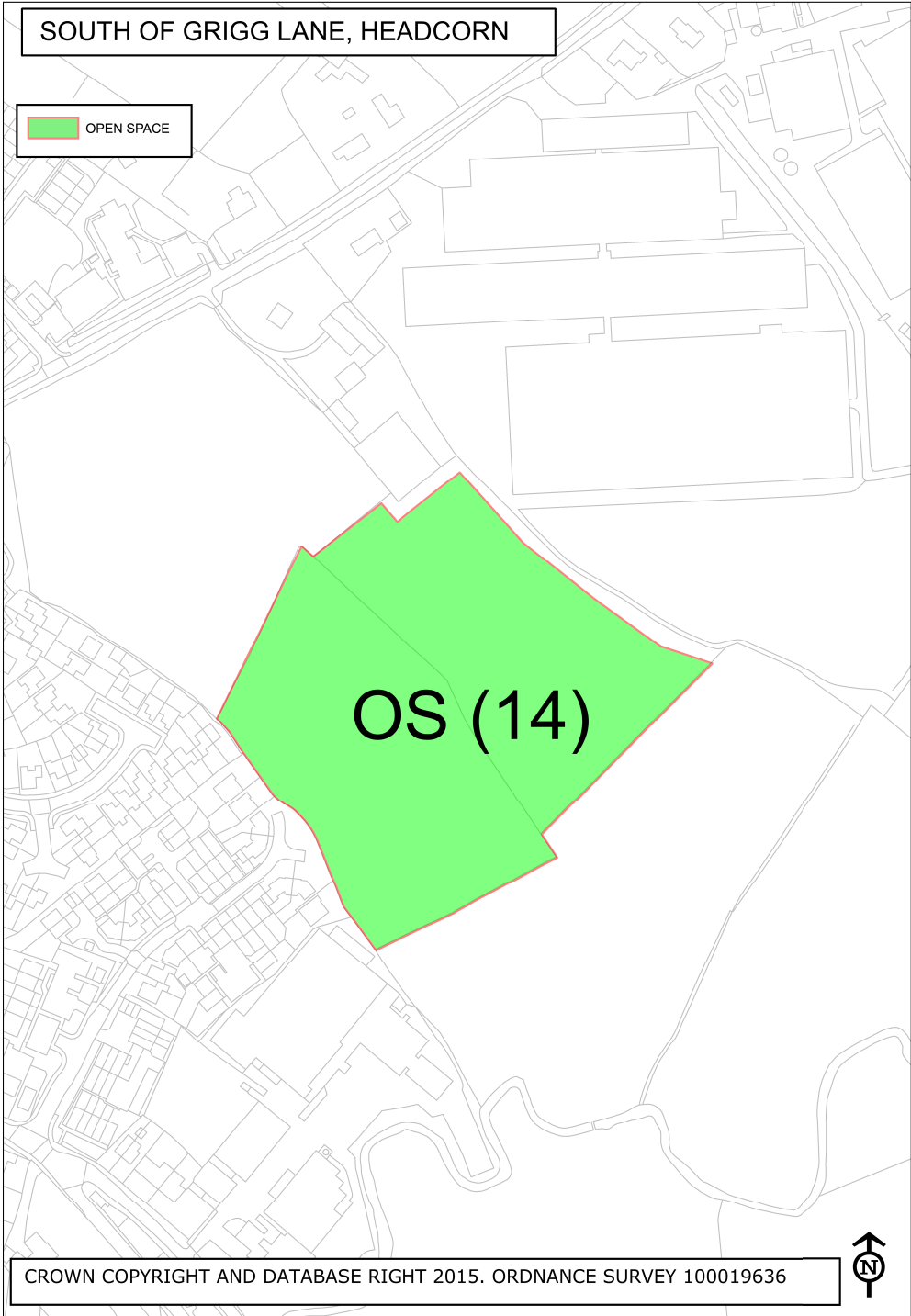


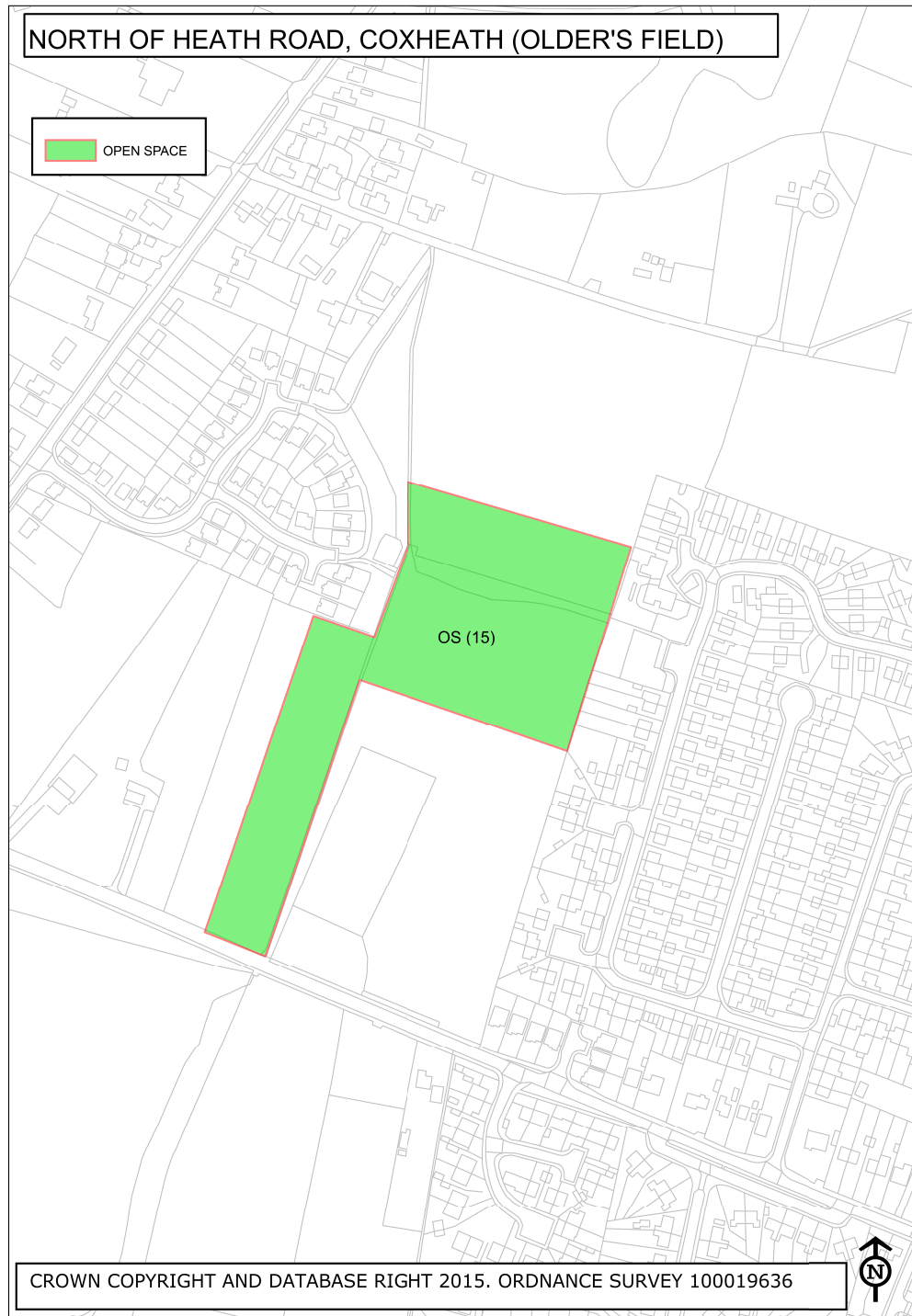


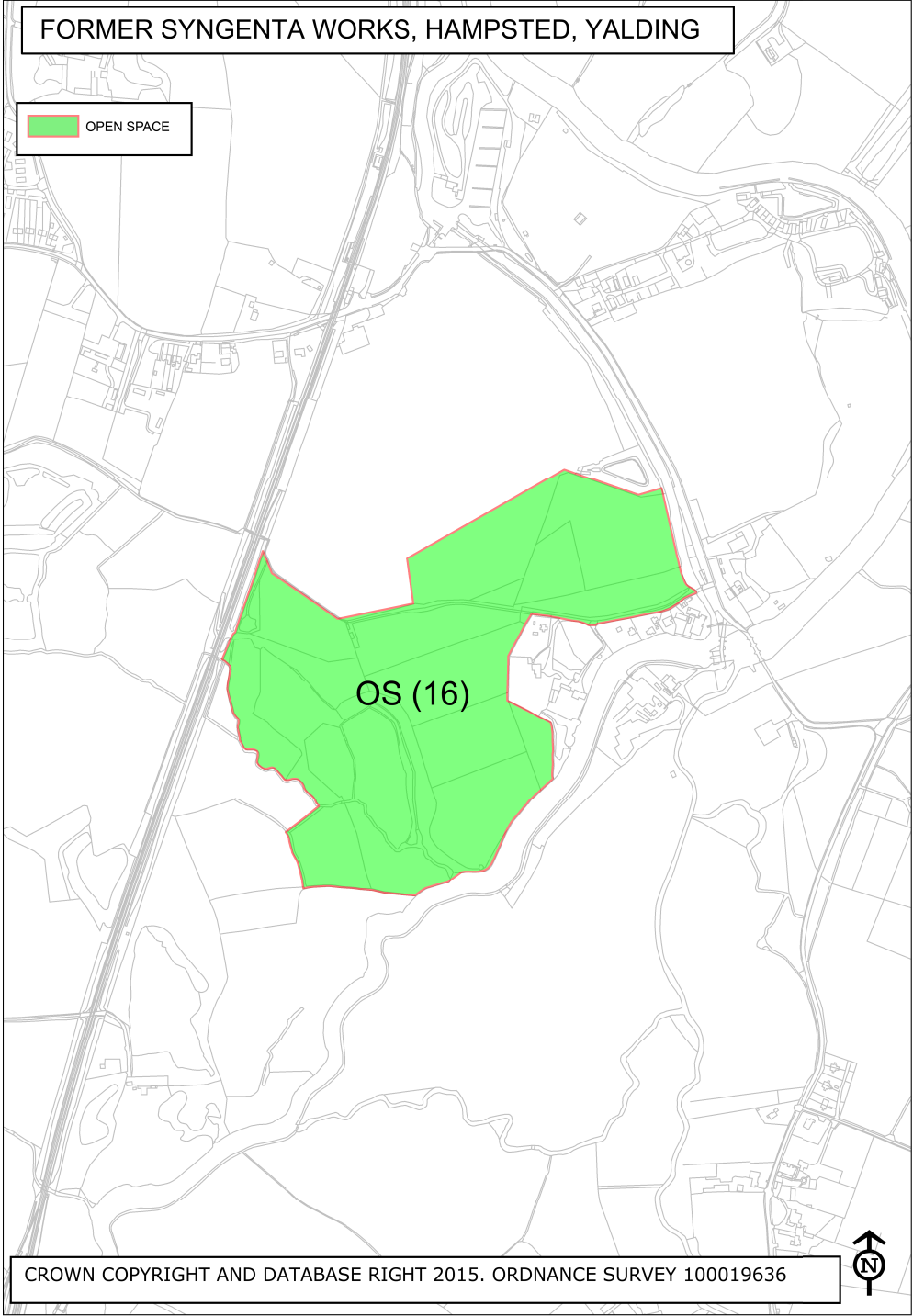


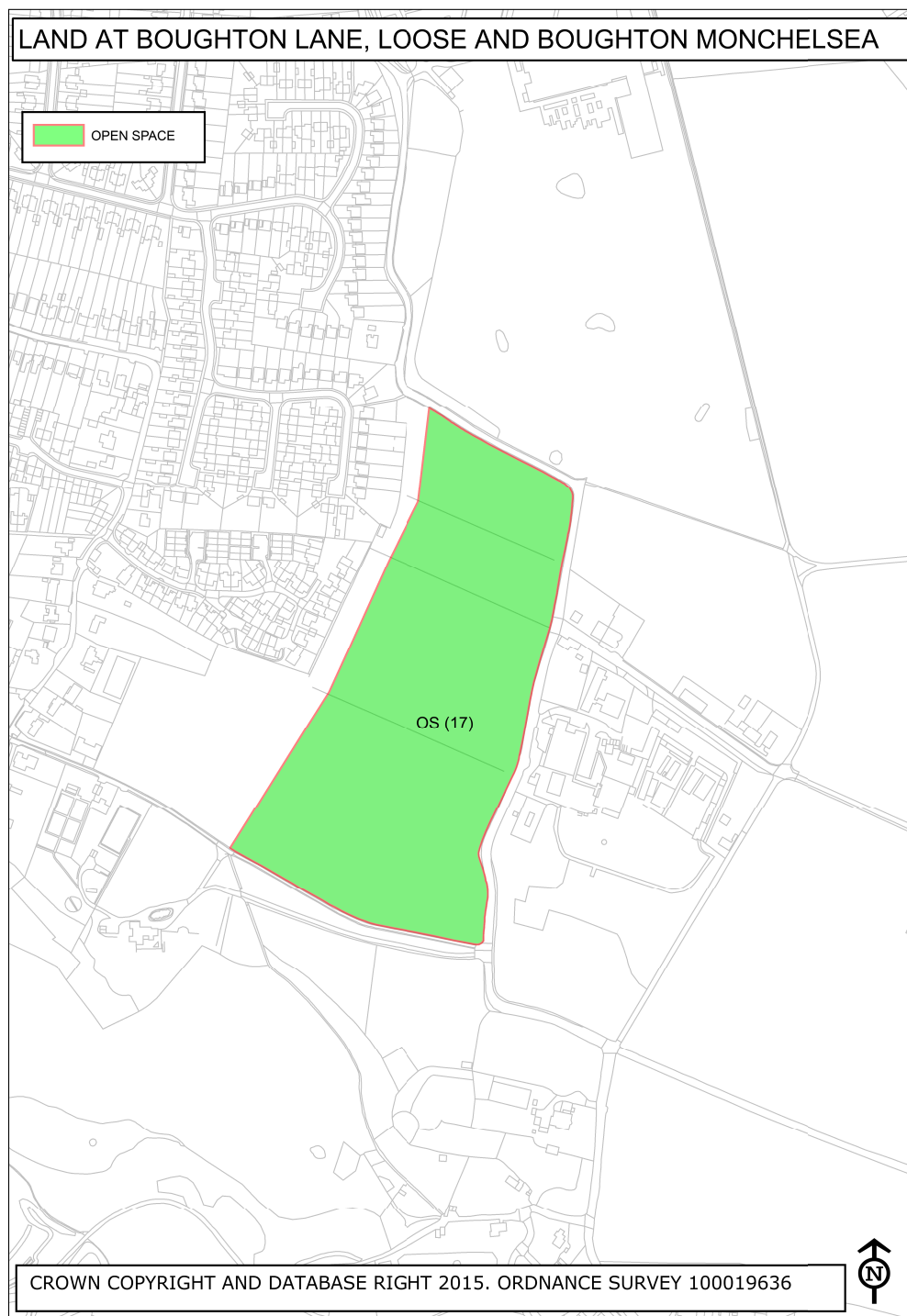


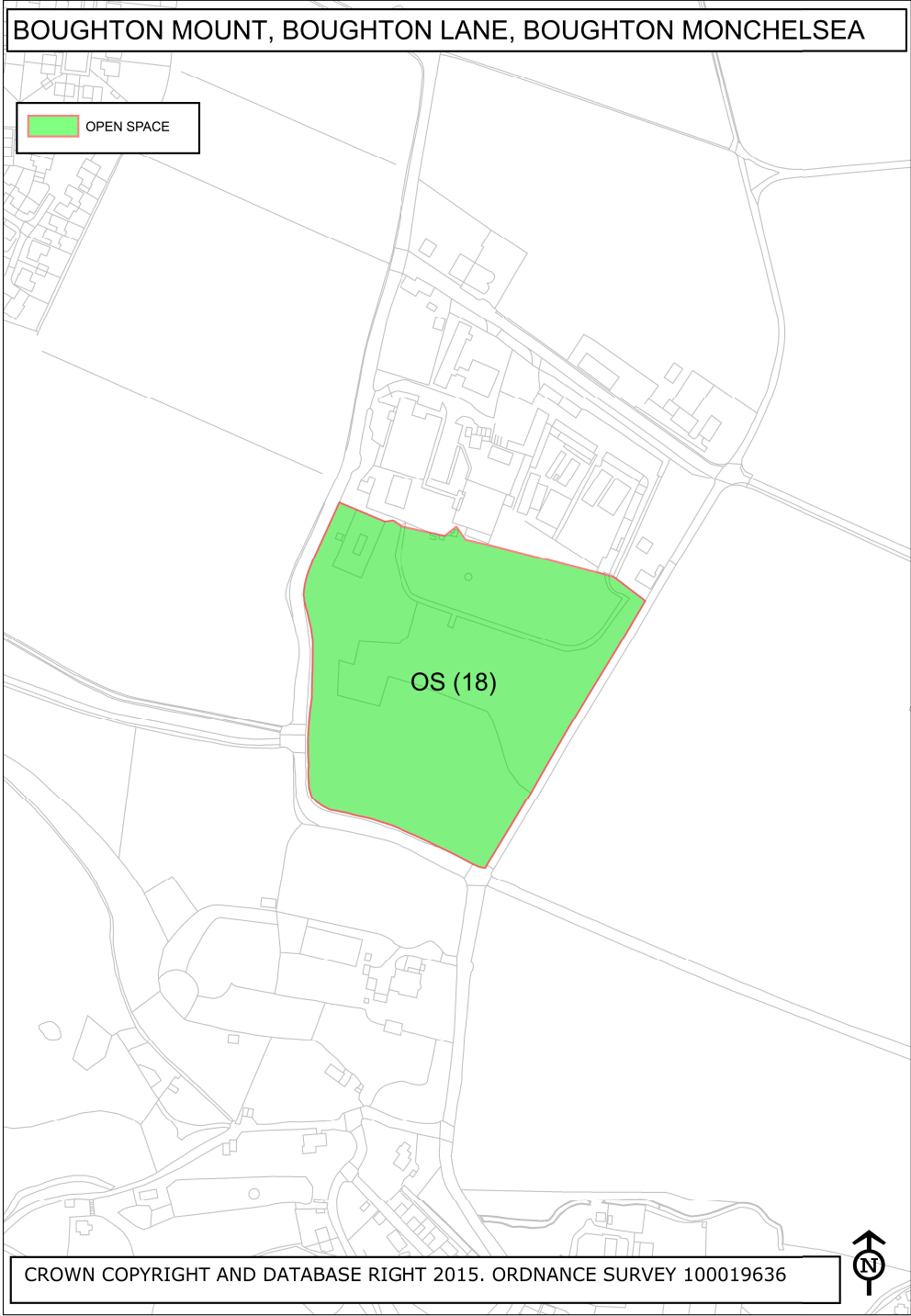


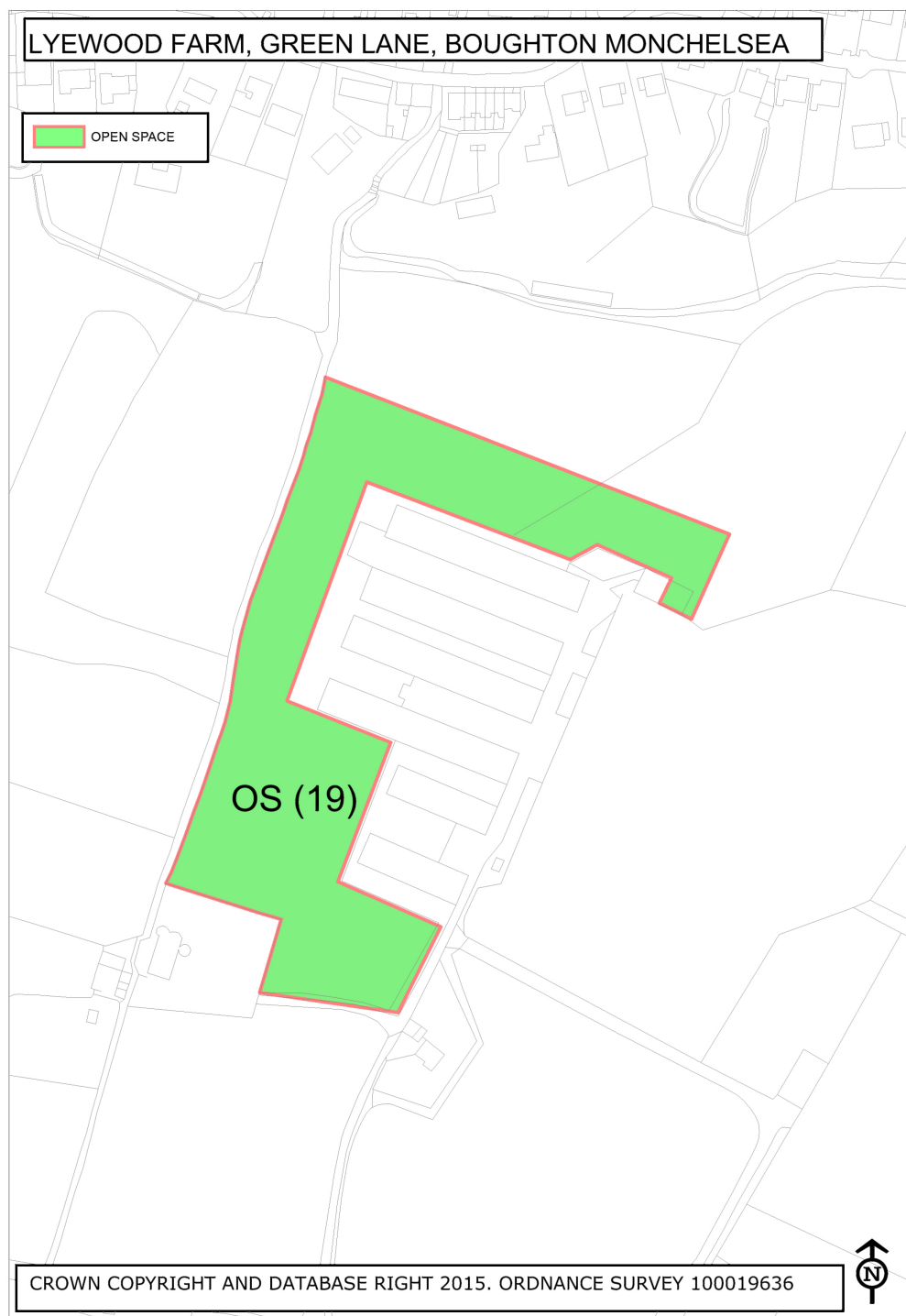












**Request for additional open space allocations**

Landowners who wish to promote further sites for inclusion as strategic land allocations of publicly accessible natural or semi-natural open space are invited to submit proposals, including a site plan, for consideration as a representation to this consultation.



### Policy DM11 - Open space and recreation

**9.1** High quality, publicly accessible open space can bring about opportunities for promoting social interaction and inclusion in communities. Sports and recreation areas and facilities can contribute positively to the well being and quality of those communities. Open space can also have a positive impact upon the quality of the built environment and can be of ecological value. The National Planning Policy Framework encourages the provision and retention of high quality open spaces, a stance that the council supports.

**9.2** The council will seek to secure publicly accessible open space provision for new housing and mixed use development sites, in accordance with quantity, quality and accessibility standards set out in Policy DM11.

**9.3** The preference is for new major developments to meet their open space requirements on site or on adjacent sites that have been allocated in association with the housing development. This recognises the demand for additional sports and recreation facilities to meet the needs of a growing population. Alternatively off-site provision in an accessible location will be acceptable if provision on-site is demonstrated to be inappropriate for reasons of site constraints, housing delivery expectations on allocated sites or location.

**9.4** A financial contribution towards open space provision will be sought in lieu of new provision to improve existing sites and enhance the capacity of existing provision if:

1. Suitable opportunities for new open space cannot be identified within the specified accessibility standards, or
2. A development is demonstrated to the satisfaction of the council to be too small to deliver new open space provision on site.

In such cases the council will seek to secure high quality, significant structural landscaping to compensate for the non-provision of open space and ensure a high quality environment is secured for future residents. Priorities for the improvement to existing spaces will be set out in the Action Plan to the Green and Blue Infrastructure Strategy.

**9.5** The council will produce an Open Space Supplementary Planning Document to provide further detail to support the policy, including qualitative open space standards.

**9.6** It is important to ensure that any new publicly accessible open space and sports provision preserves the quality of life for existing residents, as well as the visual amenity of the locality. Intense sports uses, such as multi use games areas, can generate significant amounts of noise; while sports and other recreation uses may include lighting, such as floodlighting. This can be harmful to the living environment of nearby occupiers and to the visual amenity of the countryside where levels of artificial lighting are generally very limited. The council will seek to ensure that new publicly accessible open space and recreation areas are appropriate to their setting in these regards.

**9.7** Provision of open space should be an integral part of design and layout of development, and should be sited to make a contribution to biodiversity networks. The Green and Blue Infrastructure Strategy will set out the aims and objectives for the provision and enhancement of green space in the Borough over the period of the plan.

**9.8** The council will expect future management and maintenance of new open spaces to be appropriately secured to the satisfaction of the council. The loss of existing open space, sport and recreation facilities will be resisted, unless there is a proven overriding need for the development and there would be no resulting deficiency, or net loss, of such space/facilities in the locality. In considering the impact of the loss of open space, the council will have regard to the visual amenity and biodiversity value of the land in question.

## Policy DM11

### Publicly accessible open space and recreation

1. For new housing or mixed use development sites, the council will seek to deliver the following categories of publicly accessible open space provision in accordance with the specified standards:

i. Quantity standards

Open space type	Draft standard (ha/1000 population)	Minimum size of facility (ha)
Amenity green space	0.7	0.1
Provision for children and young people	0.25	0.25 excluding a buffer zone <sup>(4)</sup>
Publicly accessible outdoor sports	1.6	To meet the technical standards produced by Sport England or the relevant governing bodies of sport.
Allotments and community gardens	0.2	0.66
Natural/semi-natural areas of open space	6.5	0.2

<sup>4</sup> but in cases where accessibility to children's and young peoples provision is poor, for example outside a reasonable walking distance or where the crossing of major roads is necessary, smaller areas of open space may be justified on site.

## ii. Quality Standards

All new open spaces must take account of design and accessibility and other quality requirements specific to each open space type set out in the Open Space SPD. An Open Space Layout and Design statement, to incorporate ecological management measures, should be submitted for approval by the Council.

## iii. Accessibility Standards

If open space cannot be provided in full on development sites, due to site constraints, housing delivery expectations on allocated sites, or location, then provision should be provided off-site where it is within the distance from the development site identified in the accessibility standard.

Open space type	Accessibility standard (radius from open space)
Amenity green space	400m
Provision for children and young people	600m
Publicly accessible outdoor sports	1000m
Allotments and community gardens	1000m
Natural/semi-natural areas of open space	300m (2ha site) 2km (20ha site) 5km (100ha site) 10km (500ha site)

2. A financial contribution in lieu of open space provision will be acceptable, provided:

- i. The proposed development site would be of insufficient size in itself to make the appropriate new provision; or
- ii. The open space cannot be accommodated on site due to site constraints, housing delivery expectations on allocated sites or location, and alternative appropriate off-site provision cannot be identified.

3. Where it can be demonstrated that existing open space provision can either wholly or partially mitigate the impacts of development in accordance with the above standards, the Council may seek a reduced contribution.

4. Proposals for, and including, new publicly accessible open space and recreation will, where feasible, seek to reinforce existing landscape character, as defined in the Maidstone Landscape Character Assessment.

5. Proposals for, and including, new publicly accessible open space and recreation provision shall respect the amenities of neighbouring occupiers, by ensuring that development does not result in excessive levels of noise or light pollution. New lighting relating to such development will also preserve the character and visual amenity of the countryside.

6. Proposals for new development which would result in the net loss of open space or sport and recreation facilities will not be permitted unless there is a proven overriding need for the development. In addition, the development will only be permitted if:

- i. There is no resulting deficiency in open space or recreation facilities in the locality; or
- ii. An alternative provision, determined to be of an equivalent community benefit by officers of the Council and community representatives can be provided to replace the loss.

7. In dealing with applications to develop existing open areas within the urban area, rural service centres, larger villages and other locations, the Borough Council will have regard to the impact of the loss of the contribution that the existing site makes to the character, amenity and biodiversity of the area.

The Open Space supplementary planning document will contain further detail on how the policy will be implemented.

## Nursing and care homes

**10.1** In line with national trends, the population of the borough is ageing and this will result in an increasing demand for elderly accommodation over the time frame of the local plan. Population projections predict that by 2031 18% of the borough's residents will be over 70 years of age compared with 12% in 2011.

**10.2** The accommodation needs of our ageing population will vary. Some will be able to continue to live in their own homes with the option, potentially, of receiving care at home. Specialist sheltered accommodation and/or extra care accommodation will also help to meet needs. In planning terms such accommodation falls within C3 use (dwelling house). In addition there will be a further demand for care and nursing home places particularly for the more frail elderly; it is estimated that 960 additional nursing and care home places will be needed in the borough (2011-31).

**10.3** Nursing and care homes fall within the C2 use class (residential institutions). The identified need for additional nursing and care home places will be addressed through the granting of planning consents. Planning applications for nursing and care homes will be assessed using the following policy. Such homes are places of work as well as residences and proposals should be located within the borough's identified main settlements which have the best levels of accessibility by public transport. Commensurate on-site parking will be required for both staff and visitors.

### Policy DM42

#### Nursing and care homes

Within the defined boundaries of the urban area, rural service centres and larger villages, proposals for new nursing and residential care homes through new build, conversion or redevelopment and for extensions to existing nursing and residential care homes which meet the following criteria will be permitted:

1. The proposal will not adversely affect the character of the locality or the amenity of neighbouring properties by means of noise disturbance or intensity of use; or by way of size, bulk or overlooking; and
2. Sufficient visitor and staff vehicle parking is provided in a manner which does not diminish the character of the street scene.

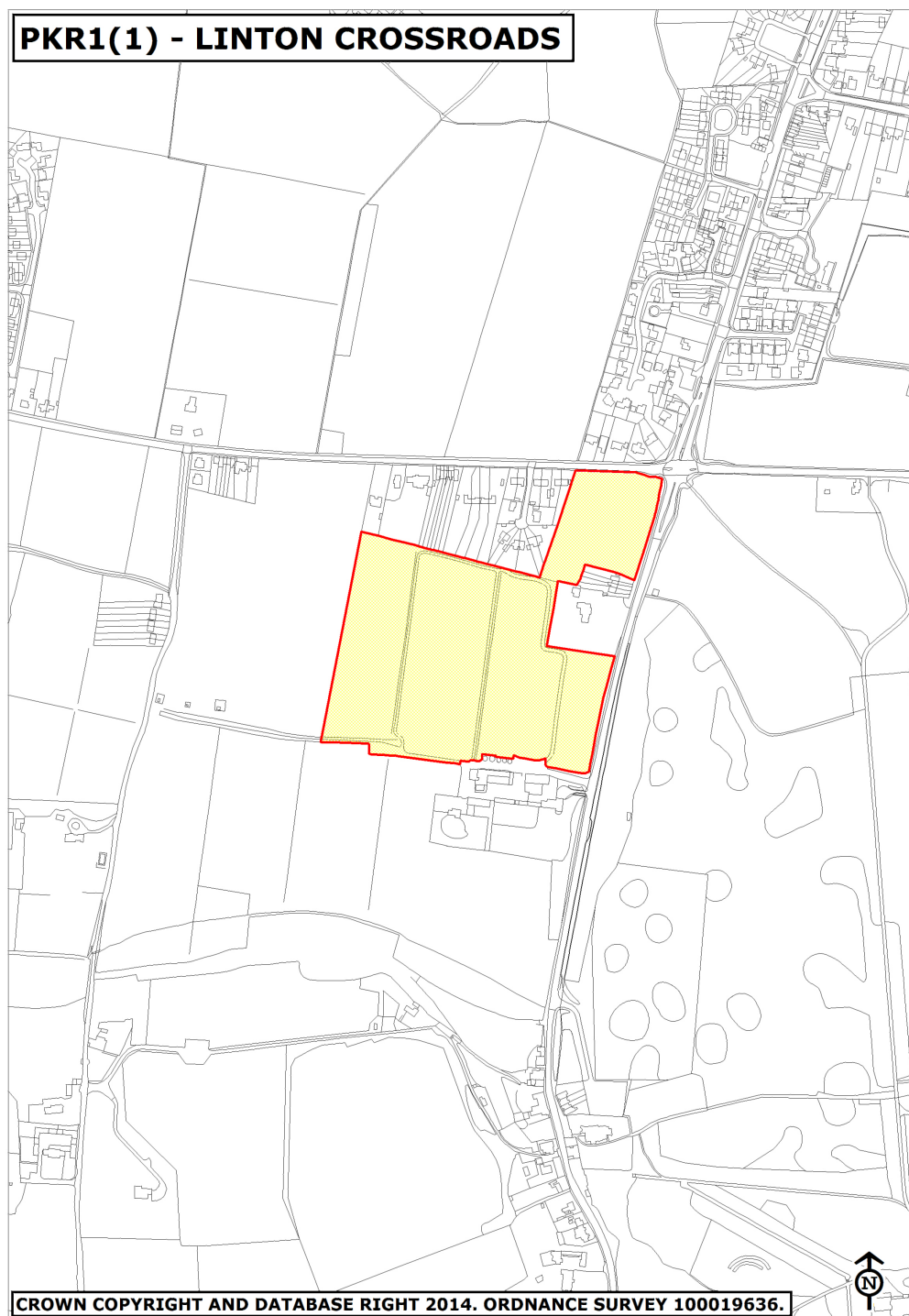
### Park and Ride site allocations proposed for deletion

**11.1** The development sites set out in the table below were included within the Maidstone Borough Local Plan (Regulation 18 consultation draft) published in 2014.

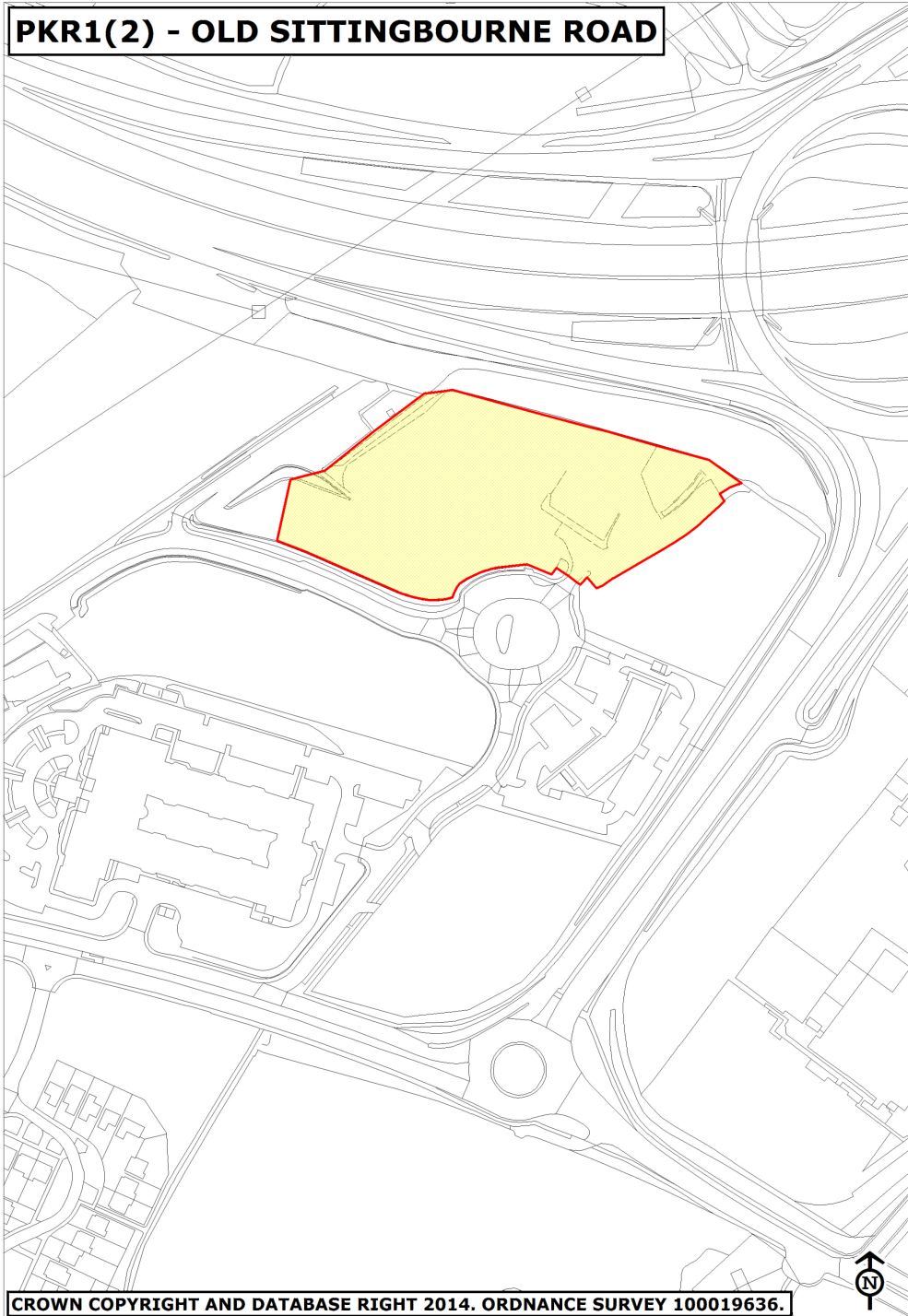
**11.2** Following an assessment of the representations received through the consultation process, and consideration by the council's Strategic Planning, Sustainability and Transport Committee on 6 September 2015, the sites are proposed to be deleted from the plan for the reasons indicated.

**11.3** The sites are indicated on the attached plans for ease of reference.

Policy Reference	Site location	Reason(s) for deletion
PKR1(1)	Linton Crossroads	Negative impact on the character and appearance of the landscape, notably the Greensand Ridge, which outweighs the transport benefits.
PKR1(2)	Old Sittingbourne Road	Landowner has indicated the land is no longer available for Park and Ride use







### **Policy DM15**

#### **Park and Ride**

1. The following sites, as defined on the policies map, are designated bus Park and Ride sites:
  - i. London Road (to serve the A20 west corridor);
  - ii. Willington Street (to serve the A20 east corridor);
2. The provision of new or replacement Park and Ride facilities should meet the following criteria:
  - i. Satisfactory access, layout, design, screening and landscaping;
  - ii. Provision of suitable waiting and access facilities and information systems for passengers, including people with disabilities; and
  - iii. The implementation of complementary public transport priority measures both to access the site and moreover along the route. Measures will include dedicated bus lanes (including contraflow lanes where appropriate), together with bus priority measures at junctions.

**13.1** The full sustainability appraisal for new sites allocated in this document can be accessed at :

<http://www.maidstone.gov.uk/residents/planning/local-plan/evidence>

# Maidstone Local Plan Sustainability Appraisal

Focused consultation  
on options for housing,  
employment and Gypsy  
and Traveller sites

Interim Sustainability findings

September 2015

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# 1 Introduction

- 1.1.1 Maidstone Council is currently developing a Local Plan, of which an important part is to undertake a Sustainability Appraisal ('SA'). SA is a process for determining the potential effects of the Local Plan (including sites) and identifying potential mitigation and enhancement measures. This ought to help inform the decisions about how the Plan should develop; including the selection of sites for allocation.
- 1.1.2 AECOM has been commissioned by the Council to undertake the SA of the Local Plan. The latest stage of appraisal has involved assessment of a range of further site options that the Council considers to be reasonable to consider for potential inclusion in the Local Plan for the following factors:
- Housing
  - Gypsy and Traveller pitches
  - Employment
- 1.1.3 This interim report presents the findings of the site appraisal process.

## 2 Site options

- 2.1.1 The sites appraised have been identified by the Council from a range of sources as follows:

### 2.2 Gypsy and Traveller Site Options

- Sites previously considered as candidates for the potential public Gypsy and Traveller site;
  - Sites submitted as potential Gypsy and Traveller Locations (Call for Sites 2014);
  - Rejected housing, employment and mixed use sites from 2013 and 2014 SHLAA and SEDLAA; and
  - Existing permanent Gypsy and Traveller Sites with possible potential for additional pitches.
- 2.2.1 The appraisal findings are set out in separate tables, one for each of these different sources.
- 2.2.2 It should be noted that some sites were discounted at a first stage by the Council prior to being put forward for appraisal in the SA. These sites were ones not considered to be reasonable site options by the Council; with the main reason being the confirmed unavailability of the land, and/or the presence of a major or multiple planning constraints for example Flood Zone 2/3.

## **2.3 Housing site options**

- 2.3.1 The housing sites and broad locations that were identified in the draft Local Plan (Regulation 18, March 2014) provided for some 10,000 new homes. Coupled with the houses that had already been built between 1st April 2011 and 2013 and those with planning permission, at the time the draft local Plan (Regulation 18, March 2014) was prepared there was an identified shortfall of some 2,500 dwellings against the objectively assessed need figure of 19,600 (2011-31) in place at the time. To mitigate the risk of future challenge to the Local Plan, it was important that a further Call for Sites exercise was undertaken in full knowledge of the 19,600 new homes figure. This Call for Sites was undertaken at the same time as the consultation on the draft Local Plan (Regulation 18, March 2014).
- 2.3.2 One hundred and sixty two potential housing site submissions were received in response to the Call for Sites. Of these, some 42 were resubmissions of sites which had previously been considered in the Strategic Housing and Economic Development Land Availability Assessment (2013).

## **2.4 Employment site options**

- 2.4.1 Since the draft Local Plan (Regulation 18, March 2014) was prepared and consulted upon, a Qualitative Employment Site Assessment, GVA (2014) ('the Assessment') has been undertaken to complete the employment evidence base for the Local Plan.
- 2.4.2 In summary, this assessment in conjunction with the Economic Sensitivity Testing and Employment Land Forecast (2014) identified a quantitative and qualitative need for additional employment land.
- 2.4.3 The Council considered that the selection of sites in the Regulation 18 version of the Local Plan would not meet the identified qualitative needs, particularly in a location well connected to the strategic road network.
- 2.4.4 Based on the outcomes of the Strategic Economic Development Land Availability Assessment (SEDLAA) the only available, additional land at a motorway junction is at J8 of M20. Development in this location would better meet the gap identified through the evidential analysis in the Qualitative Employment Sites Assessment.
- 2.4.5 Two sites in this location were identified as reasonable alternatives for delivery of employment use and these have been assessed in the SA. These sites are as follows.
- Waterside Park, Ashford Road
  - Woodcut Farm, Ashford Road



## 3 Methodology

### 3.1 Introduction

- 3.1.1 All site options included in the SA have been assessed using a strict ‘appraisal question’ based methodology. This means that there is consistency in how the scores have been established across every site.
- 3.1.2 The site appraisal questions were developed to reflect the sustainability issues identified through SA Scoping. Scoping is the process of identifying what the main issues should be that the SA focuses on. **Table 3.1** sets out how the SA framework established through scoping was used as a starting point for identifying suitable site appraisal criteria. However, given data availability the questions that it has been possible to pose are limited in scope; as discussed in **Table 3.1**.
- 3.1.3 The site appraisal process undertaken at this stage is consistent with all site assessments that have been undertaken at previous stages of SA.

**Table 3.1:** Scope of the site appraisal methodology

Sustainability topic	Appraisal criteria used	Comments / limitations
Housing	N/A	It is not appropriate to simply examine the size of sites as a proxy for the number of homes/affordable homes that could be delivered (taking into account the assumption that larger developments can deliver a higher proportion of affordable housing). This is on the basis that sites will often eventually be brought forward in combination.
Flooding	Is allocation of the site within a flood zone? Is the proposed use of the site appropriate in terms of guidance set out in the ‘Technical Guidance to the NPPF’ relating to flood risk? See table 3 (page 8) of the technical guidance.	Criteria do not establish the extent to which a site lays within flood zones or whether this portion could be avoided.
Health	Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site? How far is the site from the nearest children’s play space? How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	Criteria do not account for the quality of parks and play spaces. Nor do they account for the usage of facilities and potential over-capacity.
Poverty	Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas? <i>NB: This criteria is only applied to employment sites</i>	It is assumed that employment development can bring with it investment that will in turn help to facilitate an increase in prosperity locally / reduce spatial inequalities in terms of relative deprivation.
Education	How far is the site from the nearest secondary school? How far is the site from the nearest primary school?	It may have been possible to assess the potential for new development to impact on school capacity. However, in practice, developments will be required to provide enhanced school place provision to account for population growth in an area.
Crime	N/A	It is difficult to make a meaningful assessment of impacts on levels of crime at this scale.

Sustainability topic	Appraisal criteria used	Comments / limitations
Vibrant Community	N/A	It is not possible to determine how sites could affect involvement in community activities.
Accessibility	<p>How far is the site from the Maidstone Urban Area or a Rural Service Centre?</p> <p>How far is the site from the nearest medical hub or GP service?</p> <p>How far is the site from the nearest post office?</p> <p>How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?</p> <p>How far is the site from the nearest children's play space?</p> <p>How far is site from the nearest area of publicly accessible greenspace (&gt;2ha in size)?</p>	<p>A major limitation relates to the fact that larger sites could have differing levels of accessibility.</p> <p>It is also important to note that all distances are „as the crow flies" as it was not possible to take account of routes / pathways (e.g. the distance of the route that would be taken in practice when walking or travelling by car to reach a local centre).</p> <p>Criteria do not account for the quality of parks and leisure facilities. Nor do they account for the usage of facilities and potential over-capacity.</p>
Culture	N/A	It is not possible to determine how sites could affect cultural activities.
Land Use	<p>Will allocation of the site lead to loss of the best and most versatile agricultural land?</p> <p>Will allocation of the site make use of previously developed land?</p>	<p>Agricultural land classification uses historical data. The criteria does not differentiate between Grade 1, 2 and 3a/3b agricultural land. However, a description of each 'score' is provided in the individual site proformas to explain the site characteristics in further detail.</p>
Congestion	<p>How far is the site from the nearest bus stop?</p> <p>How far is the site from the nearest train station?</p> <p>Is the site within or near to an AQMA?</p>	<p>Different parts of a larger site may not be as accessible as others.</p> <p>Measuring 'as the crow flies' is not wholly representative of actual routes and distances.</p>
Climate Change	N/A	<p>The ability of development to adopt building integrated low carbon technologies is not affected by location.</p> <p>Suitability for district energy schemes has not been established for each site</p>
Biodiversity	<p>Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?</p> <p>Is the allocation of the site likely to impact upon a Site of Special Scientific Interest (SSSI)?</p> <p>Is the allocation of the site likely to impact upon a Local Wildlife Site (LWS) or Local Nature Reserve (LNR)?</p>	<p>Distance to wildlife sites is not the only indicator of a potential impact. For example, scale of development is not accounted for. A smaller allocation could be closer to a site and have fewer impacts than a much larger scale location that is further away.</p> <p>Distance is measures from site boundaries.</p>

Sustainability topic	Appraisal criteria used	Comments / limitations
Countryside and Heritage	<p>Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)? Listed Building? Conservation Area?</p> <p>Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?</p> <p>Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?</p> <p>Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?</p> <p>Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved?</p> <p>What is the Landscape Capacity to Accommodate Change?</p>	<p>Ideally, it would be desirable to establish the extent and sensitivity of different character areas and to make an assessment of how each site option could impact upon local character.</p> <p>This information is available for some sites (as taken from detailed Landscape Capacity Study and Sensitivity Assessment (January, 2015)).</p> <p>However, for some sites, this information has been inferred using broader level landscape characterisations in the 2012 Landscape Character Assessment and officer views.</p> <p>Where a detailed site assessment has been undertaken Landscape Capacity Study and Sensitivity Assessment (January 2015), this replaces the assessment made at previous stages of appraisal using broad character areas in the 2012 Landscape Character Assessment.</p> <p>Proximity to heritage features is measured from site boundaries.</p>
Waste	N/A	
Water Management	N/A	Ideally, the potential impact of sites on water quality would be established. However, it is difficult to quantify impacts based purely on distance.
Energy	N/A	
Economy	<p>How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)</p> <p>Will allocation of the site result in loss of employment land/space?</p>	<p>NB: Employment land is often somewhat substitutable, i.e. can be possible to develop other sites for the same or similar employment use.</p>

## 3.2 Scoring methods

- 3.2.1 **Table 3.2** presents a concise list of the appraisal questions posed, along with the ‘decision rules’ used to categorise performance. A **red** categorisation equates to the prediction of a ‘significant constraint’, an **amber** categorisation equates to the prediction of a ‘potentially significant constraint’, and a **green** categorisation equates to the prediction of ‘no constraint’.
- 3.2.2 The decision rules are largely quantitative. This allows for the analysis of the sites to be undertaken using Geographical Information System (GIS) software.
- 3.2.3 The ‘Landscape Character’ and ‘Noise’ criteria have been determined using suitable evidence and professional judgement. Where qualitative information / professional judgement has been drawn on when categorising sites as red, green or amber this is highlighted in the site proformas.
- 3.2.4 Most of the decision rules are distance related. It is important to note that all distances are ‘as the crow flies’ as it was not possible to take account of routes / pathways (e.g. the distance of the route that would be taken in practice when walking or travelling by car to reach a local centre). Most distance rules have been developed internally by the plan-making / SA team, following a review of thresholds applied as part of Site Allocation / SA processes elsewhere in England. A number of thresholds reflect the assumption that 400m is a distance that is easily walked by those with young children and the elderly.

### **3.3 Updates to the evidence**

- 3.3.1 As further inputs to the assessment of sites, additional evidential studies have been undertaken on agricultural land quality and landscape quality.
- 3.3.2 This information was not available when site assessments were undertaken to support the draft Local Plan (Regulation 18, March 2014). However, it is important to update the evidence if new assessments are being undertaken.
- 3.3.3 The Agricultural Land Classification Study has been used to give a definitive view on the agricultural land quality of individual sites proposed for development. The purpose of the Landscape Capacity Study (January 2015) is to determine the broad comparative sensitivity of landscape character areas within the borough and to assess individual sites' landscape constraints.
- 3.3.4 This updated information has been used to inform the SA assessments. However, it should be noted that the evidence does not cover every site option. Where this is the case, the information used at previous stages has been used to inform the site assessment (i.e. the broad agricultural land assessment and the 2012 Landscape Character Assessment).

**Table 3.2:** Site appraisal questions and decision rules

Criteria	Scoring
<b>Accessibility</b>	
How far is the site from the Maidstone Urban Area or a Rural Service Centre?	<p><b>R</b> = Not adjacent to the Maidstone Urban Area, or a rural service centre and would not be more accessible to services even if other sites were allocated</p> <p><b>A</b> = Adjacent to the Maidstone Urban Area or a rural service centre, or could be more accessible to services if other sites allocated as well</p> <p><b>G</b> = Within the Maidstone Urban Area or a rural service centre</p>
How far is the site from the nearest medical hub or GP service?	<p><b>R</b> = &gt;800m</p> <p><b>A</b> = 400m – 800m</p> <p><b>G</b> = &lt;400m</p> <p>n/a – if site for employment use</p>
How far is the site from the nearest secondary school?	<p><b>R</b> = &gt;3900m</p> <p><b>A</b> = 1600-3900m</p> <p><b>G</b> = &lt;1600m;</p> <p>n/a – if site for employment use</p>
How far is the site from the nearest primary school?	<p><b>R</b> = &gt;1200m</p> <p><b>A</b> = 800-1200m</p> <p><b>G</b> = &lt;800m;</p> <p>n/a – if site for employment use</p>
How far is the site from the nearest post office?	<p><b>R</b> = &gt;800m</p> <p><b>A</b> = 400m – 800m</p> <p><b>G</b> = &lt;400m</p> <p>n/a – if site for employment use</p>
How far is the site from the nearest outdoor sports facilities (i.e. playing pitch, tennis courts)?	<p><b>A</b> = &gt;1.2km</p> <p><b>G</b> = &lt;1.2km</p> <p>n/a – if site for employment use</p>
How far is the site from the nearest children's play space?	<p><b>A</b> = &gt;300m from 'neighbourhood' children's play space</p> <p><b>G</b> = &lt;300m</p> <p>n/a – if site for employment use</p>
How far is site from the nearest area of publicly accessible greenspace (>2ha in size)?	<p><b>A</b> = &gt;300m (ANGST)</p> <p><b>G</b> = &lt;300m</p> <p>n/a – if site for employment use</p>
<b>Economy</b>	
How accessible is the site to local employment provision (i.e. employment sites or the nearest local service centre?)	<p><b>R</b>= &gt;2400m</p> <p><b>A</b> = 1600-2400m</p> <p><b>G</b> = &lt;1600m</p>
Will allocation of the site result in loss of employment land/space?	<p><b>R</b> = Allocation will lead to significant loss of employment land/space</p> <p><b>A</b> = Allocation will lead to some loss of employment land/space</p> <p><b>G</b> = Allocation will not lead to the loss of employment land/space</p>
Will allocation of the site result in employment-generating development in or close to (<2400m) deprived areas?	<p><b>A</b> = Not within or close to the 40% most deprived Super Output Areas within the country, according to the Index of Multiple Deprivation, 2010.</p> <p><b>G</b> = Within or close to the 40% most deprived Super Output Areas within the country.</p>
NB: This criteria is applied to employment sites only	

Criteria	Scoring
<b>Transport and accessibility</b>	
How far is the site from the nearest bus stop?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m
How far is the site from the nearest train station?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m
How far is the site from the nearest cycle route?	<b>R</b> = >800m <b>A</b> = 400 - 800m <b>G</b> = <400m
<b>Landscape, townscape and the historic environment</b>	
Is the allocation of the site likely to impact upon a Scheduled Ancient Monument (SAM)?	<b>A</b> = On a SAM OR Allocation will lead to development adjacent to a SAM with the potential for negative impacts <b>G</b> = Not on or adjacent to a SAM and is unlikely to have an adverse impact on a nearby SAM.
Is the allocation of the site likely to impact upon a listed building?	<b>A</b> = Contains or is adjacent to a listed building and there is the potential for negative impacts. <b>G</b> = Not on or adjacent to a listed building and is unlikely to have an impact on a nearby listed building.
Is the allocation of the site likely to impact upon a Conservation Area?	<b>A</b> = Within or adjacent to a Conservation Area and there is the potential for negative impacts. <b>G</b> = Not within or adjacent to a Conservation Area and is unlikely to have an impact on a nearby listed building.
Does the site lie within an area with significant archaeological features/finds or where potential exists for archaeological features to be discovered in the future?	<b>A</b> = Within an area where significant archaeological features are present, or it is predicted that such features could be found in the future. <b>G</b> = Not within an area where significant archaeological features have been found, or are likely to be found in the future. <b>N</b> = No information available at this stage
Is the site located within or in proximity to and/or likely to impact on the Kent Downs AONB?	<b>A</b> = In close proximity to the Kent Downs AONB and/or there is the potential for negative impacts. <b>G</b> = Not in close proximity to the Kent Downs AONB and/or negative impacts on the AONB are unlikely.
Is the site in the Green Belt? If so, is the allocation of the site likely to cause harm to the objectives of the Green Belt designation?	<b>A</b> = Within or adjacent to the Green Belt and development could potentially cause harm to the purposes of the Green Belt designation and/or its openness <b>G</b> = Not within or adjacent to the Green Belt
Would development of the site lead to any potential adverse impacts on local landscape character for which mitigation measures appropriate to the scale and nature of the impacts is unlikely to be achieved? <i>*Determined through 2012 Landscape Character Assessment</i>	<b>R</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is unlikely to be appropriately mitigated <b>A</b> = Likely adverse impact (taking into account scale, condition and sensitivity issues), which is likely to be appropriately mitigated <b>G</b> = Opportunity to enhance landscape character or there is unlikely to be an adverse impact

Landscape Sensitivity <i>*Determined through Maidstone Landscape Capacity Study (2014)</i>	<b>R</b> = Low capacity to accommodate change <b>A</b> = Moderate capacity to accommodate change <b>G</b> = High capacity to accommodate change
Criteria	Scoring
<b>Air quality and causes of climate change</b>	
Are there potential noise problems with the site – either for future occupiers or for adjacent/nearby occupiers arising from allocation of the site?	<b>A</b> = Potential adverse impact <b>G</b> = Unlikely adverse impact <b>N</b> = No information available at this stage
Is the site within or near to an AQMA?	<b>R</b> = Within or adjacent to an AQMA <b>A</b> = <1km of an AQMA <b>G</b> = >1km of an AQMA
<b>Land use</b>	
Will allocation of the site lead to loss of the best and most versatile agricultural land?	<b>A</b> = Includes Grade 1, 2 or 3 agricultural land <b>G</b> = Does not include 1, 2 or 3 agricultural land
Will allocation of the site make use of previously developed land?	<b>R</b> = Does not include previously developed land <b>A</b> = Partially within previously developed land <b>G</b> = Entirely within previously developed land
<b>Flood Risk</b>	
Is allocation of the site within a flood zone?	<b>R</b> = Flood risk zone 3b <b>A</b> = Flood risk zone 2 or 3a <b>G</b> = Flood risk zone 1
Is the proposed use of the site appropriate in terms of guidance set out in the 'Technical Guidance to the NPPF' relating to flood risk? See table 3 (page 8) of the technical guidance.	<b>R</b> = Development should not be permitted <b>A</b> = Exception test is required <b>G</b> = Development is appropriate
<b>Biodiversity and Green Infrastructure</b>	
Is the allocation of the site likely to impact upon an Ancient Woodland (AW) or Ancient Semi-Natural Woodland (ASNW)?	<b>R</b> = Includes AW/ASNW <b>A</b> = <400m from an AW/ASNW <b>G</b> = >400m
Could allocation of the site have a potential adverse impact on a SSSI?	<b>A</b> = Potential impacts identified by County Ecologist <b>G</b> = No likely impacts identified at this stage.
Could allocation of the site have a potential adverse impact on a designated Local Wildlife Site or Local Nature Reserve?	<b>A</b> = Potential impacts identified by County Ecologist <b>G</b> = No likely impacts identified at this stage.



## 4 Site Appraisal Findings

### 4.1 Introduction

- 4.1.1 Detailed site proformas have been produced for each site option, which present the site scores against each of the site appraisal criteria included in **Table 3.2**. These proformas will be included as a technical appendix to the Final SA Report.
- 4.1.2 The following **Tables 4.1 to 4.6** present a summary of the SA findings, grouped by the type and source of site options as follows:

#### Gypsy and Traveller site options

- **Table 4.1:** Sites previously considered as candidates for the potential public Gypsy and Traveller site
- **Table 4.2:** Sites submitted as potential Gypsy and Traveller Locations (Call for Sites 2014)
- **Table 4.3:** Rejected housing, employment and mixed use sites from 2013 and 2014 SHLAA/SED LAA)
- **Table 4.4:** Existing permanent Gypsy and Traveller Sites with possible potential for additional pitches

#### Housing site options

- **Table 4.5:** Sites submitted for consideration following the Call for Sites undertaken at the same time as the 2014 Regulation 18 Consultation on the draft Local Plan.

#### Employment site options

- **Table 4.6:** Employment site options

- 4.1.3 A detailed proforma for each site option can be found in the Technical Appendices.
- **Technical Appendix A** – Housing site options
  - **Technical Appendix B** – Employment site options
  - **Technical Appendix C** – Gypsy site options

## 4.2 Gypsy and Traveller site options

**Table 4.1:** Sites previously considered as candidates for the potential public Gypsy and Traveller site

Site ID	Site Name	Location	Potential public Open and Traveler sites																													
			Access to centres	Access to GP or medical hub	Access to Secondary School	Access to Primary School	Proximity to Post Office	Proximity to outdoor sports	Proximity to play space	Proximity to greenspace	Proximity to employment sites	Loss of employment land?	Proximity to bus stop	Proximity to train station	Cycle routes	Noise	Air quality	Agricultural land	Land use	Scheduled Ancient Monument	Listed Building	Conservation Area	Archaeology	Kent Downs AONB	Green Belt	Landscape character	Landscape capacity to change	Flood zone	Flood risk	Ancient woodland	SSSI	Local Wildlife sites
Possible Site 33	Land north of Haste Hill Road	Boughton Monchelsea																														
Possible Site 34	Land south of the old Barn House	Boughton Monchelsea																														
Possible Site 35	Land north of Green Lane, Laburnam Cottage	Boughton Monchelsea																														
Possible Site 36	Land north of Green Lane, south of Lyewood	Boughton Monchelsea																														
Possible Site 43	Land north of Heath Road, Parsonage Farm	Boughton Monchelsea																														
Possible Site 46	Land north of Parsonage Farm	Stockbury																														
Possible Site 47	Land north of Church Lane, n. of South St	Stockbury																														
Possible Site 48	Land south of Church Lane, jct. South Street	Barming																														
Possible Site 65	Land at Dean Street	Coxheath																														
Possible Site 66	Land at Hurst Road	Bredhurst																														
Possible Site 67	Land off Dean Street	North of Coxheath																														
Possible Site 74	Monchelsea Farm	Boughton Monchelsea																														
Possible Site 78	Manor Farm	Sutton Valance																														
Possible Site 81	Land adjacent to The Nook	Yalding																														
Possible Site 84	Land adj Gallants Lane	near Coxheath																														
Possible Site 86	Land at Gallants Lane	Coxheath																														
Possible Site 87	Land at Lower Rd, Farleigh Green	East Farleigh																														
Possible Site 97	Land at Chart Sutton, Chart Sutton	Chart Sutton																														
Possible Site 98	Land at Tyland Lane	Sandling																														
Possible Site 101	The Stumps, Lenham Road	Kingswood																														
Possible Site 107	Land south Tumblers Hill	Sutton Valance																														
Possible Site 108	Land south Ploughwents Road	Chart Sutton																														
Possible Site 110	Garages off Grasslands	Langley																														

**Table 4.2:** Sites submitted as potential Gypsy and Traveller Locations (Call for Sites 2014).

Site ID	Site Name	Location	Access to centres	Access to GP or medical hub	Access to Secondary School	Access to Primary School	Proximity to Post Office	Proximity to outdoor sports	Proximity to play space	Proximity to greenspace	Proximity to employment sites	Loss of employment land?	Proximity to bus stop	Proximity to train station	Cycle routes	Noise	Air quality	Agricultural land	Land use	Scheduled Ancient Monument	Listed Building	Conservation Area	Archaeology	Kent Downs AONB	Green Belt	Landscape character assessment	Landscape capacity to change	Flood zone	Flood risk	Ancient woodland	SSSI	Local Wildlife sites
GT3 50	Land Kingswood Farm	Ulcombe																														
GT3 51	Five Acres, Tilden Lane	Marden																														
GT3 J2	Blossom Lodge Stocket Lane	Coxheath																														
HO3 208	Land adjacent Charlesford Avenue	Kingswood																														
HO3 210	Butlers Farm, Horseshoes Lane	Langley																														
HO3 218	Eaglesham, Marley Road	Harrietsham																														
GT1	Congelow Farm	Yalding																														

**Table 4.3:** Rejected housing, employment and mixed use sites from 2013 and 2014 SHLAA/SEDLA

Site ID	Site Name	Location	Access to centres	Access to GP or medical hub	Access to Secondary School	Access to Primary School	Proximity to Post Office	Proximity to outdoor sports	Proximity to play space	Proximity to greenspace	Proximity to employment sites	Loss of employment land?	Proximity to bus stop	Proximity to train station	Cycle routes	Noise	Air quality	Agricultural land	Land use	Scheduled Ancient Monument	Listed Building	Conservation Area	Archaeology	Kent Downs AONB	Green Belt	Landscape character assessment	Landscape capacity to change	Flood zone	Flood risk	Ancient woodland	SSSI	Local Wildlife sites
HO3-198	Land adjoining `Yelton` at Heath Road, Coxheath	Coxheath	Red	Yellow	Yellow	Green	Yellow	Yellow	Green	Green	Green	Green	Green	Red	Red	Green	Green	Yellow	Red	Green	Green	Green	Green	Green	Green	Red	Green	Green	Green	Yellow	Green	Green
HO3-281	Land at rear of Peg Tile Cottage	Marden & Yalding	Red	Red	Red	Yellow	Red	Green	Yellow	Yellow	Green	Green	Yellow	Red	Red	Green	Green	Yellow	Yellow	Green	Green	Green	Green	Green	Green	Yellow	Green	Yellow	Green	Green	Green	Green
HO3-274	Duckhurst Farmyard, Clapper Lane, Staplehurst	Staplehurst	Red	Red	Red	Red	Red	Green	Yellow	Green	Green	Green	Yellow	Yellow	Red	Yellow	Green	Yellow	Yellow	Green	Yellow	Green	Green	Green	Green	Yellow	Green	Green	Green	Green	Green	Yellow
HO3-291	Rear of Barker Cottages, New Cut, East Farleigh	Coxheath	Red	Red	Yellow	Yellow	Red	Yellow	Yellow	Green	Green	Green	Green	Red	Red	Green	Green	Yellow	Yellow	Green	Yellow	Green	Green	Green	Green	Yellow	Green	Green	Yellow	Green	Green	Green
ED14	Sandway Quarry	Nr Lenham	Red	Red	Red	Green	Red	Green	Yellow	Green	Green	Green	Yellow	Yellow	Red	Green	Green	Yellow	Yellow	Green	Yellow	Green	Green	Green	Green	Yellow	Green	Green	Green	Green	Green	Yellow
ED2 - 16	Rough Shave Wood	Ulcombe	Red	Red	Red	Green	Red	Green	Yellow	Green	Green	Green	Yellow	Yellow	Red	Green	Green	Yellow	Yellow	Green	Yellow	Green	Green	Green	Green	Yellow	Green	Green	Green	Green	Green	Yellow

**Table 4.4:** Existing permanent Gypsy and Traveller Sites with possible potential to expand or intensify

Site ID	Site Name	Location	Access to centres	Access to GP or medical hub	Access to Secondary School	Access to Primary School	Proximity to Post Office	Proximity to outdoor sports	Proximity to play space	Proximity to greenspace	Proximity to employment sites	Loss of employment land?	Proximity to bus stop	Proximity to train station	Cycle routes	Noise	Air quality	Agricultural land	Land use	Scheduled Ancient Monument	Listed Building	Conservation Area	Archaeology	Kent Downs AONB	Green Belt	Landscape character assessment	Landscape capacity to change	Flood zone	Flood risk	Ancient woodland	SSSI	Local Wildlife sites
4	Fairview, Osborne Drive	Detling Hill																														
5	Little Acre, Chart Hill Road	Chart Sutton																														
7	Peacock Farm, Chart Hill Road	Chart Sutton																														
8	Chart View, Chart Hill Road	Chart Sutton																														
9	Chart Hill Paddock, Chart Hill Road	Chart Sutton																														
42	Mulberry Farm, East Street	Hunton																														
57	The Kays, Heath Road	Linton																														
59	Plum Tree Farm, Park Road	Marden																														
80	Blue Bell Farm, George Street	Staplehurst																														
81	The Paddocks, George Street	Staplehurst																														
84	Kilnwood Farm, Old Ham Lane	Lenham																														
109	Near Neverend Farm, Pye Corner	Ulcombe																														
115	Roydon Farm, Pye Corner	Ulcombe																														
125	Emmett Hill Nursery, Emmett Hill Lane	Yalding																														
167	Cobnut Tree Place (plot 1), Church Hill	Boughton																														
168	Greenacre (plot 5), Church Hill	Boughton Monchelsea																														
170	Four Oakes (plot 2), Church Hill	Boughton Monchelsea																														
173	Granada, Lenham Road	Headcorn																														
186	Orchard Farm Nursery Plot 1	Chartway Street																														

### 4.3 Housing site options

Table 4.5: Sites submitted for consideration following the 2014 Regulation 18 Consultation

Site ID	Site Name	Location																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
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Site ID	Site Name	Location	Access to centres	Access to GP or medical hub	Access to Secondary School	Access to Primary School	Proximity to Post Office	Proximity to outdoor sports	Proximity to play space	Proximity to greenspace	Proximity to employment sites	Loss of employment land?	Proximity to bus stop	Proximity to train station	Cycle routes	Noise	Air quality	Agricultural land	Land use	Scheduled Ancient Monument	Listed Building and features	Conservation Area	Archaeology	Kent Downs AONB	Green Belt	Landscape character assessment	Landscape capacity to change (2014)	Flood zone	Flood risk	Ancient woodland	SSSI	Local Wildlife sites
HO3-261 HO-24	Land at Tong Farm between Mill Bank (A274) and Ulcombe Roads, Headcorn - red area	Headcorn																														
HO3-262	Land at Tong Farm between Mill Bank (A274) and Ulcombe Road, Headcorn	Headcorn																														
HO3-278	Moat Road	Headcorn																														
HO3-306	Land North of Lenham Road Headcorn	Headcorn																														
HO3-189	Land adjacent the Windmill PH, Eyhorne Street	Hollingbourne																														
HO3-247	Coutams Hall, Eyhorne Street	Hollingbourne																														
HO3-249	Grove Mill Cottage, Eyhorne Street	Hollingbourne																														
HO3-308	Land west of Eyhorne Street North of Millennium Green	Hollingbourne																														
HO3-195	Land r/o Loder Close, Ham Lane	Lenham																														
HO3-202	Land off Old Ham Lane	Lenham																														
HO3-209	Land between Robins Avenue and Hollywood Road	Lenham																														
HO3-219	Lenham Cricket Pitch, Ham Lane	Lenham																														
HO3-221	Grove Paddock, Ashford Road	Lenham																														
HO3-264	Land south of Old Ashford Road, Tanyard Farm	Lenham																														
HO3-297	Land S of Old Ashford Rd E of Tanyard Fm	Lenham																														
HO3-301	Land at Kilnwood Meadow Old Ham Lane Lenham	Lenham																														
HO3-197	Pattenden Farm	Marden																														
HO3-235	Land at Maidstone Road	Marden																														
HO3-246	Land South of the Parsonage	Marden																														
HO3-190	Land Rear of Station Newsagents (known as Braemar)	Staplehurst																														



Site ID	Site Name	Location	Access to centres	Access to GP or medical hub	Access to Secondary School	Access to Primary School	Proximity to Post Office	Proximity to outdoor sports	Proximity to play space	Proximity to greenspace	Proximity to employment sites	Loss of employment land?	Proximity to bus stop	Proximity to train station	Cycle routes	Noise	Air quality	Agricultural land	Land use	Scheduled Ancient Monument	Listed Building and features	Conservation Area	Archaeology	Kent Downs AONB	Green Belt	Landscape character assessment	Landscape capacity to change (2014)	Flood zone	Flood risk	Ancient woodland	SSSI	Local Wildlife sites
HO3-240	South of Marden Road, Staplehurst	Staplehurst																														
HO3-259	Land at Henhurst Farm	Staplehurst																														
HO3-260	Land north of Henhurst Farm	Staplehurst																														
HO3-274	Duckhurst Farmyard, Clapper Lane	Staplehurst																														
HO3-275	Baldwins Farm, Marden Road, Staplehurst	Staplehurst																														
HO3-283	Land at Lodge Road	Staplehurst																														
HO3-193	Whole site - Southfield Stables, South Lane	Sutton Valence																														
HO3-194	Area A - Southfield Stables, South Lane	Sutton Valence																														
HO3-196	Land at Wind Chimes, Chartway Street	Sutton Valence																														
HO3-199	Land at Tumbers Hill	Sutton Valence																														
HO3-216	Brandy's Bay, South Lane	Sutton Valence																														
HO3-227	Land North East of Old Belringham Hall	Sutton Valence																														
HO3-232	Land at Barchams, Wind Chimes and East Went	Sutton Valence																														
HO3-244	South Belringham, South Lane	Sutton Valence																														
HO3-250	Land at The Oaks, Maidstone Road	Sutton Valence																														
HO3-267	West of South Lane	Sutton Valence																														
HO3-284	Forsham House, Forsham Lane	Sutton Valence																														
HO3-191	2 Orchard Cottages, Lughorse Lane	Yalding																														
HO3-276	Cheveny Farm, Vicarage Road	Yalding																														
HO3-277	Wards Moat, Vicarage Road	Yalding																														
HO3-293	New Barn Farm, Yalding Hill	Yalding																														

Site ID	Site Name	Location	Access to centres	Access to GP or medical hub	Access to Secondary School	Access to Primary School	Proximity to Post Office	Proximity to outdoor sports	Proximity to play space	Proximity to greenspace	Proximity to employment sites	Loss of employment land?	Proximity to bus stop	Proximity to train station	Cycle routes	Noise	Air quality	Agricultural land	Land use	Scheduled Ancient Monument	Listed Building and features	Conservation Area	Archaeology	Kent Downs AONB	Green Belt	Landscape character assessment	Landscape capacity to change (2014)	Flood zone	Flood risk	Ancient woodland	SSSI	Local Wildlife sites
HO3-305	Land South of Kenward Road Yalding	Yalding																														
HO3-304	Land north of Kenward Road Yalding	Yalding																														
HO3-192	Bridge Industrial Centre, Wharf Road, Tovil	Urban area																														
HO3-204	The Dunning Hall, off Fremlin Walk	Urban area																														
HO3-211	18-21 Foster Street	Urban area																														
HO3-213	Slencrest House,Tonbridge Road	Urban area																														
HO3-214	75-75a College Road	Urban area																														
HO3-223	The Russell Hotel, 136 Boxley Road	Urban area																														
HO3-225	Playing Fields at St Simon Stock Catholic School	Urban area																														
HO3-226	South of Hermitage Court, Hermitage Lane	Urban area																														
HO3-229	Land at Little Squerryes, Church Road, Otham	Urban area																														
HO3-230	Baltic Wharf, St Peters Street	Urban area																														
HO3-231	North Car Park, Baltic Wharf, St Peter's Street	Urban area																														
HO3-239	180-188 Union Street	Urban area																														
HO3-243	Land at Former Astor of Hever Community School	Urban area																														
HO3-254	Granada House, Lower Stone Street	Urban area																														
HO3-268	Tovil Working Men's Club	Urban area																														
HO3-271	Land south of Cripple Street, Loose	Urban area																														
HO3-272	Homewood Orchard, Farleigh Lane	Urban area																														
HO3-280	Banky Meadow, north of Fauchons Lane, Bearsted	Urban area																														
HO3-300	Bearstead Station Goods Yard	Urban area																														

Site ID	Site Name	Location		Access to centres	Access to GP or medical hub	Access to Secondary School	Access to Primary School	Proximity to Post Office	Proximity to outdoor sports	Proximity to play space	Proximity to greenspace	Proximity to employment sites	Loss of employment land?	Proximity to bus stop	Proximity to train station	Cycle routes	Noise	Air quality	Agricultural land	Land use	Scheduled Ancient Monument	Listed Building and features	Conservation Area	Archaeology	Kent Downs AONB	Green Belt	Landscape character assessment	Landscape capacity to change (2014)	Flood zone	Flood risk	Ancient woodland	SSSI	Local Wildlife sites
HO-95	(part of) Half Yoke Land	Urban area																															
HO3-309	Land at Wrens Cross, Upper Stone Street	Urban area																															
HO3-295	Rear of the Orchard Spot, Downswood	Urban area																															
HO3-205	Land at Beechen Bank, off Lordswood Lane	Outside of settlements																															
HO3-208	Land Adjacent to Charlsford Avenue, Kingswood	Outside of settlements																															
HO3-210	Land at Butlers Farm, Horseshoes Lane, Langley	Outside of settlements																															
HO3-218	Eaglesham, Marley Road, Harrietsham	Outside of settlements																															
HO3-222	Land at Home Farm Oast, Lenham Heath	Outside of settlements																															
HO3-228	Land at Kingswood, Charlesford Avenue, Ulcombe	Outside of settlements																															
HO3-233	Dickley Court	Outside of settlements																															
HO3-236	Yew Tree House, Upper Leeds, Leeds	Outside of settlements																															
HO3-237	Land at the Old Forge, Chartway Street	Outside of settlements																															
HO3-241	Woodford Farm, Maidstone Road (MX-5)	Outside of settlements																															
HO3-242	Land sth of Lenham Road, Platts Heath	Outside of settlements																															
HO3-252	Oakdene Farm, Maidstone Road	Outside of settlements																															
HO3-253	Land next to the Old Cyder House, Teston Corner	Outside of settlements																															
HO3-255	Land at Bottle Screw Hill	Outside of settlements																															
HO3-257	Land to the North of Langley	Outside of settlements																															
HO3-258	Land to the West of Young and Partners, Plough Wents Road, Langley	Outside of settlements																															
HO3-263	Keepers Farm, Old Ham Lane, Lenham	Outside of settlements																															
HO3-265	Land at Belmont, New Road, Langley	Outside of settlements																															

Site ID	Site Name	Location		Access to centres	Access to GP or medical hub	Access to Secondary School	Access to Primary School	Proximity to Post Office	Proximity to outdoor sports	Proximity to play space	Proximity to greenspace	Proximity to employment sites	Loss of employment land?	Proximity to bus stop	Proximity to train station	Cycle routes	Noise	Air quality	Agricultural land	Land use	Scheduled Ancient Monument	Listed Building and features	Conservation Area	Archaeology	Kent Downs AONB	Green Belt	Landscape character assessment	Landscape capacity to change (2014)	Flood zone	Flood risk	Ancient woodland	SSSI	Local Wildlife sites
HO3-270	Bentlettes Scrap Yard, Laddingford	Outside of settlements																															
HO3-273	Adjacent Ivans Field, Chart Sutton	Outside of settlements																															
HO3-279	Knoll House/Ransoms/Tower House, A229	Outside of settlements																															
HO3-281	Land at rear of Peg Tile Cottage, Goudhurst Road, Marden	Outside of settlements																															
HO3-285	Frith Cottage, Dean Street, East Farleigh	Outside of settlements																															
HO3-287	Highlands Kennels, Chartway Street	Outside of settlements																															
HO3-288	Durrants Farm, Hunton	Outside of settlements																															
HO3-289	Lower Gallants Farm, East Farleigh	Outside of settlements																															
HO3-290	Pleasant Valley Farm, East Farleigh	Outside of settlements																															
HO3-291	Rear of Barker Cottages, New Cut, East Farleigh	Outside of settlements																															
HO3-292	St Helens Lane, East Farleigh	Outside of settlements																															
HO3-296	Land at Lested Lane, Chart Sutton	Outside of settlements																															
HO3-298	Land adj Turgis Close, Langley	Outside of settlements																															
HO3-299	Land west of Ledian Farm	Outside of settlements																															
HO3-302	Land between Forge Lane and Chapel Lane (rear of Green Court) Bredhurst	Outside of settlements																															
HO3-303	Land east of Gandy's Lane Boughton Monchelsea	Outside of settlements																															
HO3-307	Land rear of 127 Hockers Lane Thurnham	Outside of settlements																															
HO3-311	Land adj. Eden Lodge Pye Corner Ulcombe	Outside of settlements																															

## 4.4 Employment site options

Table 4.4: Employment site options for Junction 8

Site ID	Site Name	Location	Access to centres	Access to GP or medical hub	Access to Secondary School	Access to Primary School	Proximity to Post Office	Proximity to outdoor sports	Proximity to play space	Proximity to greenspace	Proximity to employment sites	Loss of employment land?	Deprivation	Proximity to bus stop	Proximity to train station	Cycle routes	Noise	Air quality	Agricultural land	Land use	Scheduled Ancient Monument	Listed Building	Conservation Area	Archaeology	Kent Downs AONB	Green Belt	Landscape character assessment	Landscape capacity to change (2014)	Flood zone	Flood risk	Ancient woodland	SSSI	Local Wildlife sites
ED - 6	Waterside Park, Ashford Road	Junction 8, M20																															
ED - 12	Woodcut Farm, Ashford Road	Junction 8, M20																															

\* Although 5.5% of the site is in flood zone 3b

## 4.5 Next Steps

- 4.5.1 Following the focused consultation on site options and allocations (and this interim SA Report) the Council will consider any responses it receives, as well as the findings of the SA (from this and previous stages of plan making) as it works towards producing a full draft Local Plan for Consultation. Any comments received with regards to the findings or content of this Interim SA Report will also be taken into consideration when undertaking further stages of plan-making and SA.
- 4.5.2 The draft Local Plan will bring together and set out the Council's preferred strategy and policies. An important stage of SA is to appraise the draft Plan 'as a whole' to identify what the effects of the Plan policies 'in combination' would have in terms of sustainability. This plan-making stage also presents another opportunity for the SA to identify mitigation and enhancement measures that the Council can take into account before the plan is finalised.
- 4.5.3 An SA Report will be prepared to accompany the draft Plan at Regulation 19 Consultation that will document the SA process from Scoping through to the appraisal of the draft Plan. This will set-out further detail on the preferred approaches, the reasons for selecting these approaches and what influence the SA has had on this process (including the selection of site allocations).
- 4.5.4 The SA Report will also outline what measures are envisaged to monitor any significant effects that the Local Plan is predicted to have.

