

# **PLANNING, TRANSPORT AND DEVELOPMENT OVERVIEW AND SCRUTINY COMMITTEE**

**TUESDAY 20 JANUARY 2015**

## **URGENT UPDATE REPORT**

I would advise Members of the following changes to the published report.

**1: The schedule of changes to site capacities has been updated and amended to reflect the current position with regard to submitted applications.**

A full revised schedule is attached at Appendix One

**2: There are proposed changes to the published criteria for the following policies:**

H1 (10) Land south of Sutton Road Langley

The proposed changes are as a result of further consideration relating to the site constraints and opportunities

H1 (11) Springfield Royal Engineers Road and Mill Lane Maidstone

The proposed changes are as a result of the need to ensure the retention of an existing area of safeguarded public open space and to ensure an appropriate open space area is provided to the rear (west) of the existing Springfield Mansion to preserve its setting.

The detailed changes are attached in a schedule at Appendix Two

**3: The Proposals Map for policy H1 (11) Springfield, Royal Engineers Road and Mill Lane Maidstone has been amended**

The proposed change is to reflect the existing safeguarded area of Public Open Space.

The plan is attached at Appendix Three

### **Officer comment**

Members will note that in addition to the changes to policy criteria for Policy H1 (10) Land South of Sutton Road Langley that the site plan has also been amended to clarify where development may take place within the site (the area has been enlarged by moving the boundary eastwards). At the same time a significant reduction in the proposed yield for the site has been made with the yield reducing to 850 from the previously proposed 930.

As these are significant changes it is considered appropriate that a further Regulation 18 consultation is undertaken regarding the revised policy criteria and site area at the same time as any new sites are subject to Regulation 18 consultation.

Similarly with respect to Policy H1(11) the proposed yield for this development has also been reduced significantly from 950 to 500 to reflect representations on the Regulation 18 consultation undertaken in 2014 and also more detailed assessment of site constraints. It is also considered appropriate that a further Regulation 18 Consultation exercise is undertaken on this proposed change.

The other significant change is to the site area for Policy H1 (41) Land South of Grigg Lane Headcorn. This is as a result of further Flood Risk Assessment work undertaken by the site's proposers in discussion with the Environment Agency, that has indicated that less of the site area is subject to potential Flood Risk than initially was thought. Given that the potential developable area has this increased, again it is considered appropriate for this change to be included with the Regulation 18 Consultation on any new sites that may be allocated.

As a result the amendments to the published Recommendations are necessary.

### **Amendments to Recommendation**

A: Approve the amendments to policy H1 as set out in Appendix B as further amended by the proposed revised schedules as Appendix One this report for incorporation into the Regulation 19 version of the Maidstone Borough Local Plan with the exceptions of policy H1 (10), H1 (11) and H1 (41).

B: Approve the proposed changes to proposed yield, and site criteria and site area for policy H1 (10) Land South of Sutton Road Langley, site criteria and site area for policy H1(11) Springfield, Royal Engineers Road and Mill Lane Maidstone and site area for policy H1 (41) Land South of Grigg Lane Headcorn, as amended by this Urgent Update Report and Appendices for Regulation 18 consultation in February 2015.

C: Approve the new housing site allocation policies as set out in Appendix D for Regulation 18 consultation in February 2015.

D: Approve the deletion of site H1(48) Heath Road Boughton Monchelsea as set out in Appendix D for Regulation 18 consultation in February 2015.

# APPENDIX ONE



Appendix B – Schedule of detailed changes to Policy H1

1. Changes to site capacities

<b>Site reference</b>	<b>Site name/address</b>	<b>Regulation 18 yield</b>	<b>Revised yield</b>	<b>Reason</b>
H1 (1)	Bridge Nursery, London Rd, Maidstone	165	140	Revised yield to reflect an application which has a resolution to grant planning permission subject to completion of a s106 agreement.
H1 (3)	West of Hermitage Lane	300	330	Revised yield to reflect applications of 250 and 80, both of which have a resolution to grant planning permission subject to completion of s106 agreements.
H1 (6)	North of Sutton Road, Otham	285	286	Revised yield to reflect two applications that have been permitted.
H1 (10)	South of Sutton Road, Langley	930	850	Reduce density due to landscape sensitivity.
H1 (11)	Springfield, Royal Engineers Rd and Mill Lane, Maidstone	950	500	Density reduced in response to representations and more detailed assessment of site constraints and identification of an area of public open space previously secured by s106 agreement.
H1 (12)	Haynes, Ashford Road, Maidstone	250	200	Density reduced in response to representations and assessment of potential site constraints.
H1 (16)	Laguna, Hart Street, Maidstone	55	76	Revised yield to reflect a current application and the site's Town Centre location.
H1 (20)	Postley Road, Tovil	80	62	Revised yield to reflect more detailed work on site constraints.
H1 (21)	Kent Police HQ, Sutton Road, Maidstone	115	112	Revised yield to reflect an application which has a resolution to grant planning permission subject to completion of a s106

Appendix B – Schedule of detailed changes to Policy H1

<b>Site reference</b>	<b>Site name/address</b>	<b>Regulation 18 yield</b>	<b>Revised yield</b>	<b>Reason</b>
				agreement.
H1 (22)	Kent Police training school, Sutton Road, Maidstone	70	90	Revised yield to reflect an application, which has a resolution to grant planning permission subject to completion of a s106 agreement.
H1 (25)	Tongs Meadow, West St, Harrietsham	100	105	Revised yield to reflect current application and more detailed assessment of site constraints.
H1 (26)	South of Ashford Rd, Harrietsham	70	117	Revised yield to reflect application and more detailed assessment of site constraints.
H1 (28)	Church Road, Harrietsham	95	80	Revised yield to reflect an application, which has a resolution to grant planning permission subject to completion of a s106 agreement.
H1 (32)	Howland Road, Marden	55	44	Revised yield to reflect an application that has been permitted.
H1 (33)	Stanley Farm, Plain Road, Marden	170	85	Revised yield to reflect an application which has a resolution to grant planning permission subject to completion of a s106 agreement.
H1 (34)	The Parsonage, Goudhurst Rd, Marden	200	144	Revised yield to reflect an application that has been permitted.
H1 (36)	Hen & Duckhurst Fm, Marden Rd, Staplehurst	370	250	Revised yield to reflect more detailed assessment of site constraints.
H1 (38)	Old School Nursery Station Rd, Headcorn	5	9	Revised yield to reflect an application that has been permitted.

Appendix B – Schedule of detailed changes to Policy H1

<b>Site reference</b>	<b>Site name/address</b>	<b>Regulation 18 yield</b>	<b>Revised yield</b>	<b>Reason</b>
H1 (40)	Grigg Lane and Lenham Rd, Headcorn	120	80	The overall capacity for the site is now 80 following more detailed assessment of site constraints and to reflect the existing planning permissions for 45 dwellings (as well as a new childrens' nursery).
H1 (43)	Linden Fm Stockett Lane, Coxheath	85	40	Revised yield to reflect an application and the land required for the provision of additional recreational/community facilities.
H1 (50)	West of Eyhorne Street, Hollingbourne	35	14	Revised yield to reflect an application, which has a resolution to grant planning permission subject to completion of a s106 agreement.

# APPENDIX TWO

**Detailed criteria amendments to:**

**H1 (10) South of Sutton Road and H1 (11) Springfield**

Site reference	Site name/address	Change	Reason
H1 (10)	South of Sutton Road, Langley	<p>Amend criterion1 to state:</p> <p>An undeveloped section of land will be retained in the eastern part of the site to create a buffer between development and the adjacent open countryside. <u>No built development other than a site access road will be permitted further to the east/south east than as shown on the Proposals Map, the approximate location of the 105m contour-line.</u></p>	To provide greater clarity as to where built development would be appropriate.
		<p>Amend existing criterion 12 to state:</p> <p>Provision of publicly accessible open space <u>as required by criterion 2.</u></p>	To ensure appropriate open space to serve the occupiers of the development is secured



		<p>Amend existing criterion 14 to state:</p> <p>Safe connections will be made to the existing cycle network from Park Wood to the town centre <u>and through the upgrading of PROW KH364 and KH365.</u></p>	<p>To ensure appropriate connectivity and enhanced pedestrian and cycles routes in the interests of sustainability</p>
		<p>Add new criteria (to replace criteria 2- 7 and renumbering remaining criteria) to state:</p> <p><u>The retained open land beyond the built development shall be used for the provision of SuDS surface water drainage mitigation and to provide a comprehensive area of public open space to serve the development rather than open space being provided on a fragmented basis within the development.</u></p>	<p>To ensure that the development is designed having regard to its landscape and visual impact.</p>

		<p><u>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.</u></p>	<p>To ensure that the development is designed having regard to its landscape and visual impact.</p>
		<p><u>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.</u></p>	<p>To ensure that the development appropriately considers the relationship between the site and the existing development at Langley Park.</p>
		<p><u>Development should be sited in order to preserve or enhance the setting of the listed buildings surrounding the site.</u></p>	<p>To preserve the setting of nearby designated heritage assets.</p>

		<p><u>PROW KH364 will be retained and improved to enable use by pedestrians and cycles, 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 cycles and to provide an alternative link to south east Maidstone.</u></p>	<p>To ensure appropriate connectivity and enhanced pedestrian and cycles routes in the interests of sustainability</p>
		<p><u>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.</u></p>	<p>To ensure an appropriate standard of design and sustainable construction for the development.</p>

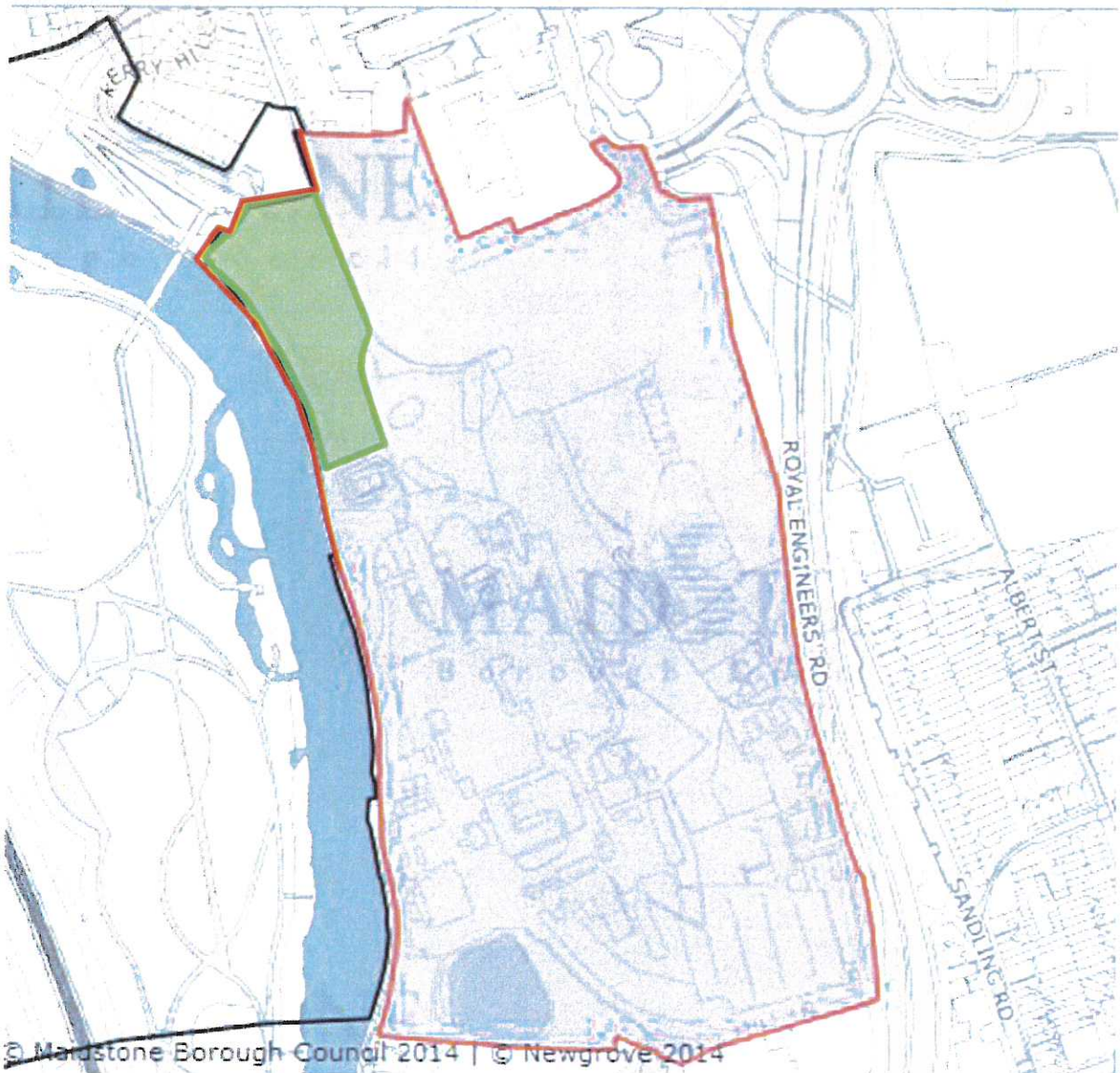
		<p>Add two new criteria to deal with foul and surface water drainage to state:</p> <p><u><i>Development proposals will demonstrate that any necessary new or improved foul and surface water drainage infrastructure required to serve the development, to ensure no risk of flooding off-site has been delivered, or will be delivered in parallel with the development in consultation with the Environment Agency, Southern Water and the Borough Council.</i></u></p> <p><u><i>The provision of appropriate contributions towards the long-term maintenance and improvement of the flood mitigation reservoir at Brishing Lane.</i></u></p>	<p>To ensure appropriate means of foul and surface water drainage for the site and to reflect the response of Southern Water and the Environment Agency.</p> <p>To ensure appropriate mitigation of surface water drainage to reflect the response of Southern Water and the Environment Agency</p>
--	--	---	---



H1 (11)	Springfield, Royal Engineers Rd and Mill Lane, Maidstone	Amend criterion 10 to state:  Provision of publicly accessible open space <u>to include the provision of a pocket park to the rear (west) of the existing Springfield Mansion on the former tennis court/car park area in addition to the existing area of public open space shown on the Proposals Map which shall be retained as part of the development</u> and/or contributions.	To ensure appropriate open space to serve the occupiers of the development is secured
---------	--	--	---

# APPENDIX THREE

## H1 (11) SPRINGFIELD, ROYAL ENGINEERS ROAD AND MILL LANE MAIDSTONE



 **PUBLIC OPEN SPACE (SECURED UNDER A S106 AGREEMENT DATED 8 SEPTEMBER 2000 RELATING TO APPLICATION MA/99/1746).**