

### Session 6A – Maidstone and 'Other Urban Area' Housing.

#### Inspector's Question 6.1

##### H1(2) East of Hermitage Lane

What is the up-to-date position in respect of the planning applications and permissions and has the access already been determined or could it be changed?

#### Council's response:

6.1.1 The updated position in respect of planning applications and permissions is as follows:

- Land to the East of Hermitage Lane - Outline application Ref. MA/13/1749 for 500 dwellings was ALLOWED on appeal on 19 October 2015 (Appeal Ref APP/U2235/A/14/2226326 & 226327).
- Land to the East of Hermitage Lane - Outline application Ref. 14/503735/OUT was WITHDRAWN by the applicant on 4 February 2016.
- Land to the East of Hermitage Lane - Outline application Ref. 14/503786/OUT was WITHDRAWN by the applicant on 4 February 2016.
- Land to the East of Hermitage Lane - Reserved matters application Ref. 16/503641/REM concerning appearance, landscaping, layout and scale for Phase 1 for erection of 186 dwellings pursuant to outline application Ref. 13/1749 is currently under consideration. This is expected to be determined by Planning Committee in October 2016.

6.1.2 The access to the site has already been determined and approved by the Secretary of State under outline application 13/1749 at the appeal, and condition 5 secures that the access is carried out in accordance with the approved plans. The applicant is seeking reserved matters details pursuant to that outline permission and so cannot change the approved access. The approved access has been deemed acceptable by the Council, the Highways Authority (Kent County Council), the Planning Inspector and the Secretary of State.

#### Inspector's Question 6.2

What change to the access criteria does Cllr Willis seek and why would the Local Plan be unsound if that change is not made?

#### Council's response:

6.2.1 Councillor Willis appears to be referring to an access from Maidstone Hospital's internal road system to access the northern field at the site. The Local Plan would not be unsound if a change to the access criteria is not made. The approved access under application 13/1749 has been deemed acceptable by the Council, the Highways Authority (Kent County Council),

the Planning Inspector and the Secretary of State. Policy H1(2) reflects that position under the access criteria 6-8 and any change is unnecessary.

6.2.2 Notwithstanding this, the proposed option Councillor Willis has highlighted was dismissed by the Appeal Inspector as an option not worth pursuing. In addition, the applicant does not own the access from the hospital and it is therefore not deliverable and relies upon third party land.

### **Inspector's Question 6.3**

Would that change affect the viability or deliverability of the site?

#### **Council's response:**

6.3.1 Re-visiting the access to the site by the applicant would inevitably add cost and delay to delivering the site and is unnecessary in view of the approval at appeal. The option put forward by Councillor Willis involving a housing estate accessed via the adjacent hospital's internal road system as the Inspector states, "*might be an unattractive marketing proposition.*" This involves third party land outside the control of the application and so it is considered that this option would significantly affect the viability and deliverability of the site.

### **Inspector's Question 6.4**

What is the total site area and is the average density figure correct?

#### **Council's response:**

6.4.1 Site H1 (11) Springfield has a total site area of around 8.6 hectares (ha) which includes the area shaded blue identified in the legend as "housing allocation" and the area shaded green identified in the legend as "open space" (page 318, Appendix F, of the Local Plan). The site comprises two separate land ownerships, of which the U&I Group Plc land amounts to around 2ha, and the GE Healthcare land amounts to around 6.6ha. Within the GE Healthcare land, the area shaded green identified in the legend as "open space" amounts to around 0.5ha (see Appendix A).

6.4.2 The average density figure identified in Policy H1 (11) of the submission Local Plan is based, in part, on the site assessment work undertaken as part of the Strategic Housing and Economic Development Land Availability Assessment (SHEDLAA) (HOU 007). The sites (SHEDLAA refs. MX-13 and ED2-20) were together considered to have capacity for some 950 homes over a developable area of 3.8ha. The Regulation 18 Local Plan document, published for consultation in March 2014, identified the gross area of the site at 8.6ha, and proposed the allocation of the site for approximately 950 dwellings on a net developable area of 3.8ha. The approximate density figure stated in the consultation document was 250 dwellings per hectare (dph).

6.4.3 Representations received on the proposed allocation as part of that Regulation 18 consultation exercise contended that the identified yield of the site was too high and the Council resolved to reduce the yield of the site from 950 dwellings to 500 dwellings. The average density figure identified in the Local Plan is therefore the outcome of the revised yield over the previously identified net developable area (500 dwellings / 3.8ha = 132dph).

6.4.4 The Council's response to question 6.10 outlines a proposed change to the average density figure stated in the policy.

### **Inspector's Question 6.5**

Why does the Policy specify 4.8ha of open space and is that intended to be additional to the Policy DM22 requirement or part of that requirement?

#### **Council's response:**

6.5.1 New housing development has the potential to generate additional pressure on existing open space provision and therefore open space policies in the Local Plan require that development mitigates its own impact in accordance with Policy DM22. The Council's preferred approach is to secure new open space on-site, as part of development schemes, to meet in full the needs generated by the development. However, where the needs cannot be met in full within the site, some or all of the provision may be located off-site and/or financial contributions may be provided towards provision off-site or towards improvements to existing facilities.

6.5.2 The development of around 500 new dwellings in this area of Maidstone would generate a significant quantitative need for new open space provision, when assessed against Policy DM22. Taking into account the 3.8ha identified as the developable area of the site, there is approximately 4.8ha of land within the boundary of the site which is considered to be unsuitable for built development, and may instead offer the potential to be used for open space provision. The policy therefore seeks to ensure that a substantial area of publicly accessible open space is provided within the site itself, in accordance with the sequential approach outlined in Policy DM22.

6.5.3 The overall quantitative requirements for new open space generated by the development at H1 (11) will be in excess of 4.8ha however, and the policy therefore allows for the residual need to be met more flexibly; either through additional on/off-site provision and/or contributions towards off-site provision/improvements.

6.5.4 It should be noted that the 4.8ha is not expressed as a minimum figure and the use of the word "approximately" allows for some flexibility to be applied once detailed site assessment work is undertaken through the development management process. Should it not prove possible to provide 4.8ha of open space within the site boundary, the level of off-site provision and/or financial contributions would increase accordingly.

### **Inspector's Question 6.6**

Would the Council comment on the proposed modifications?

#### **Council's response:**

6.6.1 GE Healthcare suggest that the words "approximately 4.8ha of" should be deleted from the policy at criterion 8 on the basis that it is unhelpful to fix the open space requirements, given the ownership situation and the constraints that exist within the site.

6.6.2 In response, the Council would comment that a substantial proportion of the GE Healthcare land is not suitable for built development, by virtue of constraints such as topography, existing woodland, the attenuation pond and flood zone. In addition, some 0.5ha

of the land is already secured for open space provision through a section 106 planning obligation and heritage assets on site may further affect the developable area. The policy therefore seeks to ensure that best use is made of the land considered to be developable through delivery of a high density scheme, set within large areas of open space. This approach reflects the significant constraints that exist within the site, its position on a key radial route on the edge of the town centre and also the need to secure additional new open space alongside the provision of new homes.

6.6.3 As currently worded, the policy does not fix the on-site open space requirements to either a minimum or maximum of 4.8ha and provides scope for the final level of on-site provision to be determined more precisely as part of the development management process.

6.6.4 GE Healthcare request that the words "in addition to the existing area of public open space shown on the policies map which shall be retained as part of the development and/or contributions" should be deleted from the policy at criterion 9 on the basis that its use should be reconsidered as part of the wider development proposals.

6.6.5 In response, the Council would comment that this land is already secured for public open space provision through a previous development on the northern boundary of the H1 (11) site. As such, the 0.5ha of land already forms part of the borough's open space provision, even though it has yet to be made available for public access. Including this land within the "housing allocation" part of the site would therefore be in conflict with the provisions of an existing S106 legal agreement.

6.6.6 Moreover, the overwhelming majority of this land lies within the flood zone and there are a number of Tree Protection Orders (TPOs) within the 0.5ha. Notwithstanding the legal status of the site therefore, the land is not considered to be suitable for built development.

6.6.7 Given the above, and the approach to density and on-site open space provision outlined previously, it is considered that there is adequate justification for the land to be specifically identified for open space provision.

### **Inspector's Question 6.7**

What would be the effect on the numbers of dwellings to be provided?

### **Council's response:**

6.7.1 The Council understands that this is primarily a question for GE Healthcare. As currently drafted the policy supports proposals for approximately 225 dwellings over the 1.7ha of land identified as developable within the GE Healthcare site. The Council would comment that the proposed modifications would not change the net developable area of the site, which is determined by site constraints rather than by open space requirements.

### **Inspector's Question 6.8**

How would the change affect viability and deliverability?

### **Council's response:**

6.8.1 The Council understands that this is primarily a question for GE Healthcare. The Council would comment however that the site was assessed as part of the Revised Plan and CIL

Viability Study (DEL 002), undertaken by Peter Brett Associates, and the outcomes of this work are reflected in the setting of the affordable housing requirements in the Local Plan.

### **Inspector's Question 6.. (sic)**

Why would the proposed modification be necessary for the Plan to be sound?

#### **Council's response:**

6.8.2 The Council understands that this is primarily a question for GE Healthcare. The Council's position is that the proposed modifications are not necessary for soundness.

### **Inspector's Question 6.9**

What is the Council's view on density and site capacity?

#### **Council's response:**

6.9.1 It is considered that the site is suitable for high density development, primarily by virtue of its location on the edge of the town centre. Local Plan Policy DM12 (1) sets out that densities of up to 170dph may be acceptable in such locations. The significant constraints on site restrict the overall site capacity and further support the Council's approach to secure very high density development in order to make the best use of the land assessed as developable through the Local Plan evidence base.

6.9.2 In regards to the U&I Group Plc land, there is a Lawful Development Certificate (LDC) (ref. 10/1327) for a mixed-use development comprising some 192 dwellings, 16,015sqm office and employment space and 200sqm convenience retail. The LDC establishes the principle of very high density development within the U&I Group Plc land with 192 dwellings at around 170dph on the western land parcel (1.13ha) and a multi-storey commercial development scheme on the eastern land parcel (0.86ha).

6.9.3 It is now understood that U&I Group Plc intends to develop the residential element of the LDC in line with its existing provisions and seek a new planning permission for high density residential development on the remainder of the U&I Group Plc land.

6.9.4 The overall site capacity has therefore been reconsidered, and the Housing Topic Paper (SUB 005) reflects an increased site yield of 692 dwellings which comprises the delivery of the 192 dwellings as part of the LDC and around 500 new dwellings on the remainder of the site. The outline application for 130 dwellings on the eastern land parcel of the U&I Group Plc land was withdrawn on 7 June 2016 and an EIA Screening Opinion for 300 flatted dwellings was submitted on 4 August.

6.9.5 In regards to density, the consented 192 dwellings clearly provide for development at the top end of the range identified within Local Plan Policy DM12, whilst the LDC establishes the principle of very high density development on the eastern parcel of the U&I Group Plc land. Development of another 500 dwellings over the residual 2.7ha of the developable area provides for an average density of around 185dph within this area and, taking account of the 192 dwellings, an overall average site density in the region of 180dph. Given these factors, this average site density is considered to be acceptable for this particular site.

6.9.6 It is considered that the increased site yield can be accommodated within the previously identified developable area thereby making best use of this land for high density development; the principle of which has already been established, in regards to the U&I Group Plc land, through the LDC.

**Inspector’s Question 6.10**

Is a change necessary and justified in order for the plan to be sound?

**Council’s response:**

6.10.1 In view of the recent change in circumstances and the increase to overall site yield it is considered necessary to increase the site yield stated in Policy H1 (11) to reflect the 692 figure identified in the Housing Topic Paper (SUB 005). The Council is therefore proposing changes to this policy to provide for “approximately 692 dwellings at an average density of around 180 dwellings per hectare”.

6.10.2 To add clarity to the Policy, it is also proposed that Policy H1 (11) (1) is expanded to direct the highest density development to the north eastern and south eastern parts of the site, to make best use of the least constrained areas within the site. No changes are proposed to the open space policy criteria.

<b>Ref.</b>	<b>Proposed change</b>	<b>Reason</b>
PC/ 79	Update Policy H1 (11) at first sentence to read: <i>"Springfield, as shown on the policies map, is allocated for development of approximately <del>500</del> 692 dwellings at an average density of around <del>132</del> 180 dwellings per hectare."</i>	To reflect the figures identified in the Housing Topic Paper (SUB 005).
PC/ 80	Update Policy H1 (11) at (1) to read: <i>"A high density scheme will be developed reflecting that the site is in an edge of town centre location. <u>The highest density development should be situated on the north eastern and south eastern parts of the site.</u>"</i>	To add clarity to the Policy.

**Inspector’s Question 6.11**

H1(30) West of Eclipse, Sittingbourne Road

Would the proposed change increase the extent of the allocation and require the modification of the settlement boundary?

**Council’s response:**

6.11.1 Yes, Persimmon Homes South East’s proposal would increase the extent of the allocation to the northeast with additional housing and would require modification of the settlement boundary to reflect this.

### **Inspector's Question 6.12**

Should the buffer be defined as part of the allocation?

#### **Council's response:**

6.12.1 On review, it is apparent that criterion 1 of policy H1(30) (which requires an undeveloped section of land or 'buffer' on the north eastern part of the site) should be deleted for the following reasons.

6.12.2 The defined site area under the Regulation 18 version of the Local Plan included land to the northeast of submitted site now before the Inspector. This additional land would have formed the 'buffer' referred to under criterion 1 (see Regulation 18 policy and plan attached at Appendix B). Following Regulation 18 stage, the Council did not consider it was appropriate to include undeveloped areas or 'buffers' within a site allocation and so this area was excluded under the submitted version of the Local Plan. As such, there is no requirement for criterion 1 as the 'buffer' will be provided by virtue of the site excluding this area to the northeast from development.

6.12.3 On this basis, criterion 1 should be deleted and the buffer should not be defined as part of the allocation and is proposed as a change to the submitted plan (PC/ 81).

### **Inspector's Question 6.13**

Is a buffer necessary for air quality reasons as well as noise?

#### **Council's response:**

6.13.1 Please note answer to question 6.12.

6.13.2 The 'buffer' to the M20 is required for landscape/design and noise reasons. The Council's Landscape Capacity Study for the site (ENV 014) identifies that the site forms part of the foreground to the Kent Downs AONB and that there are long distance views towards site from high ground within the AONB to the north. It identifies mitigation as the retention of the buffer between further development and the M20 and to provide adequate planting to visually screen the highway and traffic movement. Due to the proximity to the M20 noise is inevitably an issue. With these two constraints considered, the boundary line for the site with exclusion of land to the northeast is considered to be justified.

6.13.3 The 'buffer' or gap to the M20 is not required for air quality reasons.

### **Inspector's Question 6.14**

What evidence supports the extent of the buffer or should the matter be left to development management?

#### **Council's response:**

6.14.1 Please see answer to question 6.13.

### **Inspector's Question 6.15**

What change is sought to the developable site area and the number of dwellings?

#### **Council's response:**

6.15.1 It is assumed that the representor seeks to extend the site area to the northeast and increase the number of dwellings. The Council considers that based on landscape and noise constraints, the site area and number of dwellings should not increase.

### **Inspector's Question 6.16**

Why would the requested change be necessary for the plan to be sound?

#### **Council's response:**

6.16.1 The requested change by Persimmon Homes South East would not be necessary for the plan to be sound. The extent of the allocation is considered to be necessary in the interests of good design, mitigating landscape impact, and ensuring appropriate living conditions to deliver sustainable development at the site in line with the Framework.

### **Inspector's Question 6.17**

Does Baltic Wharf suggest that their site is suitable for residential development notwithstanding that are seeking an allocation for other uses and, if not, what other non-office sites would be potentially suitable?

#### **Council's response:**

6.17.1 Baltic Wharf suggest their site is not suitable for residential development on the basis that it would not be viable in the light of the requirements of the listed building. While evidence was submitted in 2014 at appeal justifying that view, market conditions have changed and it is now not definitive that residential use is not achievable. There is a lack of detailed up to date evidence from the applicants showing that residential use is not viably achievable without substantial harm to the listed building.

In addition to the potential from prior notifications, there are medium and long term prospects of the redevelopment of larger sites in the town centre, such as The Mall and Baltic Wharf.

6.17.2 Baltic Wharf, St Peter's Street consists of two areas of land with a combined area of 1.58ha. The larger part of the site is occupied by a 6-story listed building (the Powerhub building); the 3-storey Raglan building to the north and single storey outbuildings to the south. The smaller part of the site to the north is occupied by a car park. Baltic Wharf has consent (2014 on appeal) for a scheme of retail, office and mixed use development. At the appeal a residential scheme comprising 240 units (115 units from conversion and 125 new build) was proposed by the Borough Council and, although not considered viable at that time, improvements in the housing market may support the viability of a similar scheme in the medium term.

6.17.3 Implementation of the planning consent relies on securing a retailer. The Council has had recent discussions with the owners of Baltic Wharf where residential use has been

discussed. The owners have indicated that they would consider residential use as part of a mixed use proposal in the context of overall viability, although this is not their current intention. There may be potential for the site to deliver around 240 dwellings within the town centre.

6.17.4 Representations to the Regulation 19 Local Plan on behalf of The Mall Limited Partnership recognise retail led redevelopment centred on The Mall (Policy SP4 and supporting text). For consistency with other town centre sites they seek inclusion of The Mall site within Policy RMX1 which contains details of retail and mixed use allocations. In particular they note that The Mall redevelopment is capable of delivering residential development as part of a retail-led scheme, in line with other schemes listed in Policy RMX1. Policy SP4 (Maidstone town centre) signals the regeneration of Maidstone town centre, as a priority including select opportunities for residential redevelopment and discussions between the Borough Council and the landowner to consider the various options for the site are ongoing. The Mall Limited Partnership has confirmed its intention to include a residential element in its long-term plans for redeveloping the site. The plan prepared by the owners illustrates a first phase of 130 units wrapping round the front of the car park fronting onto Romney Place. In the council's view there are opportunities for further development at the Mall and the Borough Council has made an assumption that in total 400 dwellings would be achieved from this source.

6.17.5 The Town Centre Study (CEN 002) illustrates a number of potential development opportunities in Maidstone Town Centre. It is not possible to be definitive about which of these will come forward in the period to 2031.

6.17.6 In February 2014 a public exhibition was held by the owners of the Mall (Capital & Regional and Aviva Investors) with the support of Maidstone Borough Council to promote *an exciting, once-in-a-lifetime, opportunity to develop The Mall Maidstone and the surrounding area.*

6.17.7 The exhibition illustrated a potential redevelopment scheme for The Mall and its surrounds. An area currently occupied by the Sainsbury's store and extensive surface level car park was earmarked for substantial housing redevelopment. This is not a proposal in the Local Plan as it would require the relocation of the retail store or rationalisation of some of its parking which is not currently proposed, but it serves to illustrate a more intensive use for an extensive town centre site. The capacity of such an area would be of the order of 850 dwellings.

### **Inspector's Question 6.18**

Is the Council proposing a modification to Policy H2(1) to provide for the increased yield from 700 to 990 dwellings and is that adequately justified?

### **Council's response:**

6.18.1 The Council is proposing a modification to Policy H2 (1) to increase the yield of the town centre broad location from 700 to 990 dwellings (PC/ 82). Maidstone Borough Local Plan Housing Topic Paper (SUB 005), paragraph 3.15 states *The recent trend of Prior Notification applications for Class Q of Part 3 permitted development proposals to redevelopment of poorer quality office stock, together with discussions with site owners, provides a reasonable basis for the Council's confidence that the potential yield within the Town Centre broad location should be increased to a total of 990 dwellings.*

6.18.2 A significant contribution to the yield increase includes the Prior Notification applications. The Council undertook an exercise examining the conversion of poorer office stock to residential within the town centre and identified additional capacity in the region of 300+ dwellings. There may also be contributions from good office stock and the Council feel it is reasonable to expect this source of supply to contributed 350 dwellings.

6.18.3 Other contributions to the town centre yield include Baltic Wharf and The Mall. Baltic Wharf has had an application at appeal for 240 dwellings but considered unviable. The Council feel that improvements in the housing market may make this scheme viable in the medium term. The Mall had a public exhibition in February 2014 for redevelopment with an area proposed for residential, which could yield in excess of 400 dwellings. Discussions between the Council and The Mall landowner are ongoing and The Mall has confirmed its intention to include a residential element in its long term plans for redevelopment of the site.

### **Inspector's Question 6.19**

Is the town centre included in the Plan's windfall allowance or excluded to avoid double counting?

#### **Council's response:**

6.19.1 Maidstone Borough Local Plan Housing Topic Paper (SUB 005) paragraph 3.1, explains that sites contributing to the housing supply within the town centre have been excluded from the windfall allowance to avoid double counting on the town centre broad location contribution

### **Inspector's Question 6.20**

What is the up-to-date position on the availability of Invicta Park Barracks?

#### **Council's response:**

6.20.1 At the time of plan-making, the Borough Council considers that there is a reasonable prospect that the site will come forward in the Plan period. Draft development options are under discussion with the Ministry of Defence with a view to future partnership working on masterplanning of the site. The Ministry of Defence has confirmed its current position in writing (May 2016), and a copy is included in the Housing Topic Paper (SUB 005).

6.20.2 The Ministry of Defence further confirmed its position in a meeting with the Council on 8 September where it also reaffirmed a wish to engage in continual dialogue to progress the sites inclusion in the plan. A confirmation letter was sent on 12 September and is included as Appendix C.

### **Inspector's Question 6.21**

Is the site still deliverable given the refusal of planning permission by the Council?

#### **Council's response:**

6.21.1 The site is still deliverable as the Council considers the reasons for refusal can be

overcome.

6.21.2 Reason 1 relates to the loss of the hedgerow along the front boundary of the site and its substitution with houses and driveways, which would result in an urbanising appearance. This can be overcome by an amended design and layout.

6.21.3 Reason 2 relates to conflict to ENV28 in that the site is outside the settlement boundary in the Maidstone Borough-Wide Local Plan 2000. This reason would be overcome with the adoption of the new Local Plan.

6.21.4 Reason 3 mainly relates to the ecological impact of the loss of the hedge along the front of the site and inadequate habitat mitigation being provided on site. This can be overcome by an amended design and management plan.

6.21.5 Reason 4 relates to harm to the setting of a Grade II listed building known as 'Broumfield' located to the east of the site. It is considered that this can be overcome by an amended design that provides a more open setting to the listed building.

### **Inspector's Question 6.22**

Has the impact of the proposed allocation on character, wildlife and the setting of a listed building been appropriately assessed and justified?

#### **Council's response:**

6.22.1 These matters have been assessed in detail through the SHEDLAA, sustainability appraisal, and site allocation process where advice from Kent County Council's Ecologists and the Council's Conservation Officer was taken into account. It is considered that any impacts upon these matters can be adequately mitigated through appropriate layout, design and landscaping.

### **Inspector's Question 6.23**

Would the Council please respond to the representations on these points?

#### **Council's response:**

6.23.1 Of the three site allocations identified in the Bearsted area, H1 (32) Cross Keys has full planning permission for 50 dwellings, H1 (21) Barty Farm has a resolution to grant outline planning permission for up to 100 dwellings from the Council's Planning Committee (28 April 2016) and Bearsted Station Goods Yard (20 dwellings) is not yet subject to a planning application.

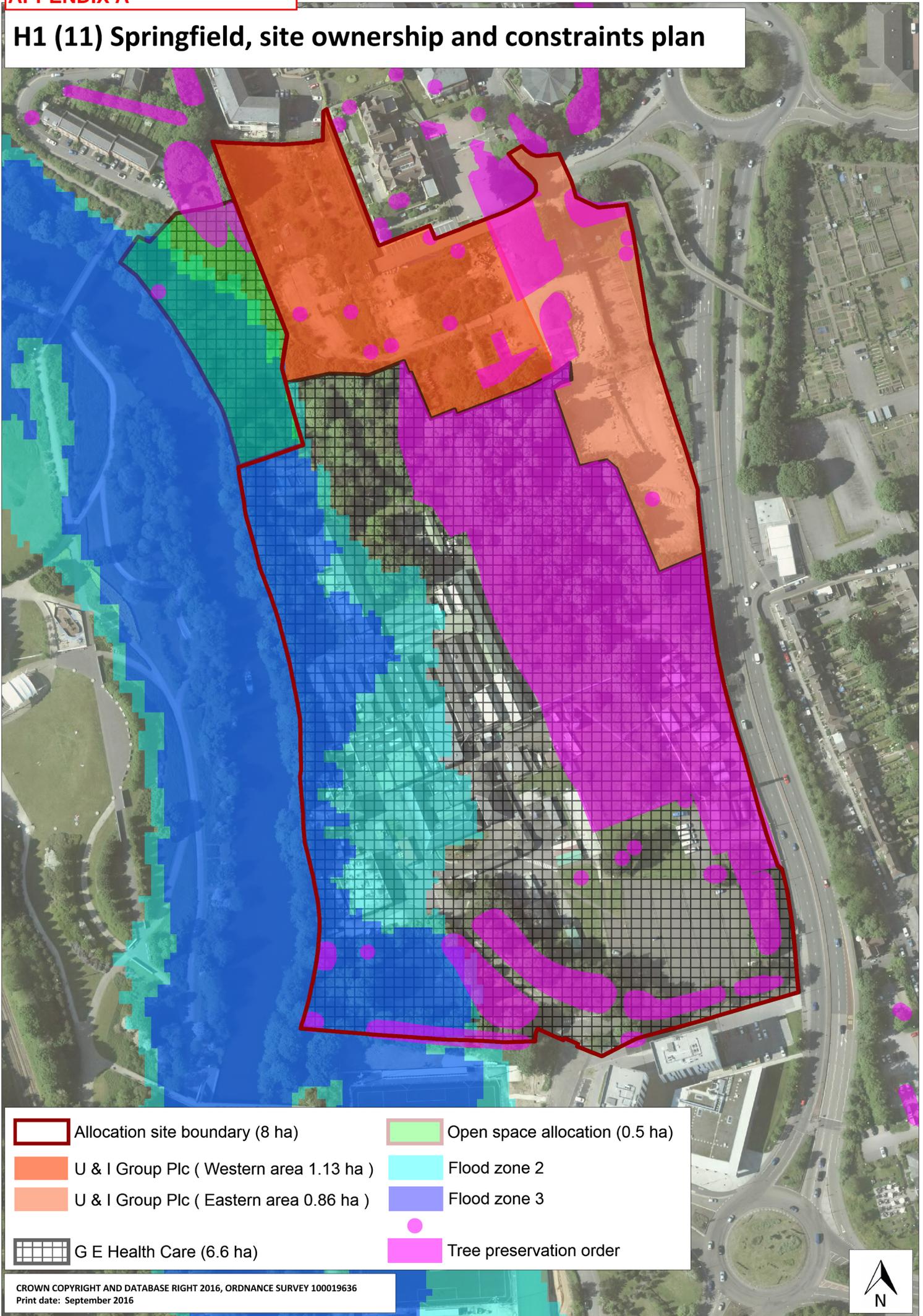
6.23.2 In regards to traffic congestion, KCC Highways did not raise any objections to the Barty Farm planning application and it was not considered, through determination of the application, that financial contributions were required to facilitate highways works in the locality. The Bearsted Station Goods Yard site has been subject to thorough assessment work through the development of the Local Plan, and KCC Highways did not raise any concerns through the Strategic Housing and Economic Development Land Availability Assessment (SHEDLAA: HOU 007) or any specific concerns as part of the KCC Regulation 20

representations. Accordingly, it is not considered that the site allocations have an unacceptable adverse impact on traffic congestion.

6.23.3 In regards to health infrastructure provision, a scheme to provide additional capacity at Bearsted Medical Practice is identified in the submission version of the Infrastructure Delivery Plan (SUB 011), and is reflected in the Schedule of Proposed Changes (SUB 010). The scheme has been identified as necessary to support development within this area of Maidstone by NHS Property Services and the West Kent Clinical Commissioning Group (CCG). Financial contributions towards these improvements are already secured through the S106 planning obligation for H1 (32) and the resolution to grant outline consent at site H1 (21) was subject to contributions in the region of £800 per dwelling towards Bearsted Medical Practice. It is anticipated that site H1 (31) will also contribute towards delivery of the scheme which is intended for delivery within the short/medium term. Accordingly, it is considered that the site allocations can be adequately supported through necessary improvements to health infrastructure.

6.23.4 In regards to primary education provision, the Infrastructure Delivery Plan identifies a series of education schemes necessary to support planned growth. KCC Education objected to the outline application for Barty Farm on the basis that the requisite primary school places could not be provided at a school within the immediate locality of the site however they advised that, should the Planning Committee resolve to grant planning permission, financial contributions should be directed towards the South Borough Primary School, located some 2.7 miles from the site. In resolving to grant outline consent therefore, significant contributions were identified towards delivery of this scheme and this is aligned with the primary education contributions secured from site H1 (32). Whilst it would clearly be preferable to provide additional capacity at schools closer to the development sites, on balance it was not considered that this issue alone was sufficient to refuse the outline application at site H1 (21) and it is considered that the package of primary education infrastructure schemes identified in the Local Plan and Infrastructure Delivery Plan will ensure that significant new capacity is created across Maidstone to support the delivery of planned growth.

# H1 (11) Springfield, site ownership and constraints plan

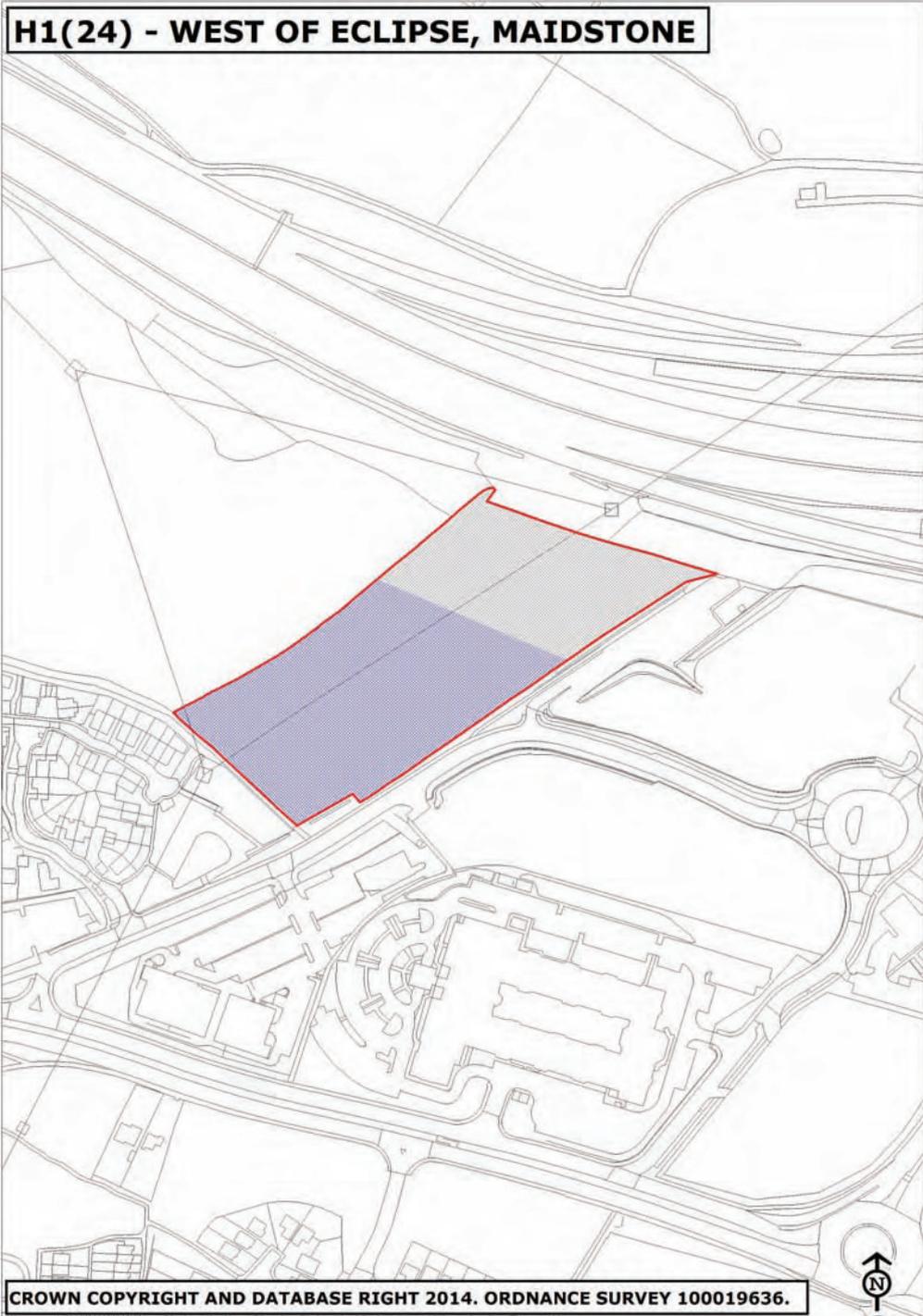


- |   |  |
|---|--|
|  Allocation site boundary (8 ha)          |  Open space allocation (0.5 ha) |
|  U & I Group Plc ( Western area 1.13 ha ) |  Flood zone 2                   |
|  U & I Group Plc ( Eastern area 0.86 ha ) |  Flood zone 3                   |
|  G E Health Care (6.6 ha)                 |  Tree preservation order        |



Site name, address	H1 (24) - West of Eclipse, Maidstone		
Ward	East / Boxley	Parish	Boxley
Current use	Grazing land		
<p>West of Eclipse development criteria</p> <p>Planning permission will be granted if the following criteria are met:</p> <p>Design and layout</p> <ol style="list-style-type: none"> <li>1. An undeveloped section of land will be retained on the north eastern part of the site to provide a suitable buffer between new housing and the M20 motorway.</li> <li>2. A 15 metre landscape buffer will be implemented adjacent to the ancient woodland at Heath Wood along the western boundary of the site, to be planted as per the recommendations of a landscape survey.</li> </ol> <p>Access</p> <ol style="list-style-type: none"> <li>4. Access will be taken from Bearsted Road only.</li> </ol> <p>Ecology</p> <ol style="list-style-type: none"> <li>5. Development will be subject to the results and recommendations of a phase one ecological survey.</li> </ol> <p>Noise</p> <ol style="list-style-type: none"> <li>6. Development will be subject to a noise survey to determine any necessary attenuation measures in relation to the M20 motorway.</li> </ol> <p>Air quality</p> <ol style="list-style-type: none"> <li>7. Appropriate air quality measures will be implemented as part of the development.</li> </ol> <p>Open space</p> <ol style="list-style-type: none"> <li>8. Provision of publicly accessible open space as proven necessary, and/or contributions.</li> </ol> <p>Community infrastructure</p>			

Site name, address	H1 (24) - West of Eclipse, Maidstone		
<p>9. Appropriate contributions towards community infrastructure will be provided, where proven necessary.</p> <p>Highways</p> <p>10. Complimentary improvements to footpath KB9 that runs along the south western boundary of the site.</p> <p>11. Mitigation measures towards peak time congestion at Junction 7 of the M20 motorway.</p>			
Gross area (ha)	1.9	Net area (ha)	1.0
Approximate density (dpha)	35	Approximate net capacity	35





Ministry  
of Defence

Ministry of Defence  
Defence Infrastructure Organisation  
Ramillies Building Second Flr Zone 1  
Marlborough Lines  
Monxton Road  
Andover  
Hants SP11 8HJ

Sue Whiteside  
Principal Planning Officer  
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12 Sep 2016

Dear Ms Whiteside

**Invicta Park Barracks, Maidstone**

Thank you very for your time and that of your fellow officers last week for meeting with myself and Louise following the earlier meeting in May.

As advised previously, the MoD, has been developing its Estate Optimisation Strategy, (known as the Footprint Strategy) that will enable it to progress a programme of rationalisation of its defence estate portfolio. The objective being to provide the Armed Forces with a better quality and more cost efficient estate. In addition the programme will see the MoD continuing to be a major contributor to the provision of surplus public land for housing development and economic regeneration.

To date, the MoD has already declared its future plan to vacate some 35 sites as part of its target to reduce the size of the built estate by 30% by 2040

Whilst no decisions about the future of other individual sites, not mentioned in previous announcements, can be made at this time, we are looking at options whereby the Royal Engineers regiment at the barracks could be better served closer to the training area and the military units that they operate alongside. Again this is subject to further ongoing work but the timelines for this could see the site being released in the 2025-2028 horizons.

The Department is also conscious that this particular barracks site appears to offer a large sustainable brownfield site suitable for a housing led scheme. Planning work on the constraints, opportunities and capacity of the site has been carried out by our consultants this year and we will continue to refine this work.

It is therefore appropriate that the Council continue to promote the site for a general or indeed specific allocation for housing in its Local Plan on the basis that , if declared surplus to defence needs, it could be brought forward after 2025 and within the latter part of the Local Plan period.

We will continue to update you on the programme and as advised DIO will be happy to attend the Local Plan Examination in October. I will also confirm when the Footprint Strategy is announced.

In the interim Louise will continue to liaise with you and the team to assist in any further studies that support an allocation for future redevelopment of the Barracks..

Yours sincerely

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**Robert J C Smith BSc MRICS**  
**Assistant Head**  
**DIO Acquisitions & Disposals**