

Session 6 –Maidstone and Other Areas Housing; Larger Villages Housing Development.

No.	Issue.	Timescale.	Response.
6.1	<p>Policy H1(11) Springfield MBC to propose changes PC/79 and PC/80</p> <ul style="list-style-type: none"> PC/79 Update Policy H1 (11) at first sentence to read: "Springfield, as shown on the policies map, is allocated for development of approximately 500 <u>692</u> dwellings at an average density of around 132 <u>180</u> dwellings per hectare." PC/80 Update Policy H1 (11) at (1) to read: "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>" For consistency with national policy on flood risk MBC to propose change requested by Environment Agency such that residential development should only occur outside flood zone 3 unless appropriate mitigation can be provided. MBC also to provide copy of the recent EA letter to the Programme Officer. 	<p>Add to Schedule of Propose Changes</p> <p>3 Nov 2016</p> <p>3 Nov 2016</p>	<p>Proposed changes PC/79 and PC/80 are already included in the Schedule of Additional Proposed Changes (ED 010)</p> <p>The Council considers an additional criterion should be added as per the discussions in the hearing session as follows. This will also be added to the schedule of proposed changes (PC/135).</p> <p><u>Flood Risk</u></p> <p><u>Residential development should only occur outside flood zone 3 unless appropriate mitigation can be provided.</u></p> <p>The correspondence (email) from the Environment Agency in relation to this site was provided to the Programme Officer on 25 October 2016 and is posted on the website as ED 044(A).</p>

6.2	<p>Policy H1(30) West of Eclipse, Sittingbourne Road MBC to propose wording change to Policy H1(30) to extend the site to that defined at the Regulation 18 consultation stage (with associated change to the settlement boundary and the policies map) and to amend the anticipated yield to 50 dwellings at a net density of 40dph. Buffer to be determined by negotiation through development management.</p>	3 Nov 2016	<p>Following discussion at the hearing session relating to this site that Council is proposing an amended policy and site plan to reflect an increased site area and yield. Allowing for the open space and landscaping buffer required by the policy, the net density is 35dph. The amended policy and site plan is included below this table. (PC/136)</p>
6.3	<p>Baltic Wharf To inform further discussion at Session 9 on 10 November 2016 and in light of a lot of disagreement on factual matters. MBC and Baltic Wharf are asked to work on a Statement of Common Ground setting out where agreement is in place and where there are still differences. It would be helpful for this to include a chronology of events and discussions.</p>	3 Nov 2016	<p>The Council understands that the representatives of the owners of Baltic Wharf do not appear to be a position to agree a Statement of Common Ground in time to meet the Inspector's deadline and have written to the Programme Officer to that effect. The Council understands that the delay has been caused by a lack of response from a third party. The representatives of Baltic Wharf have instead suggested that a statement will be submitted by November 7th. The Council have already proposed wording for the Statement of Common Ground to Baltic Wharf owners and were seeking to conclude an agreement by 3rd November, but will continue to work with Baltic Wharf's owners and representatives to reach an agreed position.</p>

Policy H1(30) West of Eclipse, Sittingbourne Road, Maidstone (PC/136)

Policy H1 (30) – West of Eclipse, Sittingbourne Road, Maidstone

West of Eclipse, as shown on the policies map, is allocated for development of approximately 3550 dwellings at an average density of 35 dwellings per hectare. In addition to the requirements of policy H1, planning permission will be granted if the following criteria are

met.

Design and layout

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.
2. A minimum 15 metre landscape buffer shall be provided along the site's western boundary adjacent to the ancient woodland and no footpath, cycle or track-way shall be provided within this safeguarded area.
3. The layout and landscaping of the site shall be designed to minimise the impact of development on the adjacent ancient woodland to the west of the site through appropriate siting of the built development.

Access

4. Access will be taken from Sittingbourne Road only.

Noise

5. Development will be subject to a noise survey to determine any necessary attenuation measures in relation to the M20 motorway.

Air quality

6. Appropriate air quality measures to be agreed with the council will be implemented as part of the development.

Open space

7. Provision of approximately 0.15ha of open space within the site, together with additional on/off-site provision and/or contributions towards off-site provision/improvements as required in accordance with policy DM22.

Highways and transportation

8. Complementary improvements to footpath KB9 that runs along the south western boundary of the site.
9. Mitigation measures towards peak time congestion at Junction 7 of the M20 motorway.

H1 (30) - West of Eclipse, Maidstone

