

4 October 2021 Strategic Planning and Infrastructure Committee

Urgent Update Number 2

4 October 2021

Agenda Item 14: Maidstone Local Plan Review Regulation 19 Documents and Evidence Base

The following changes are required within the covering report -

Recommendation 3. Grants delegated powers to the Strategic Planning and Infrastructure Committee to submit a schedule of **proposed main modifications (which the Committee believe to be acceptable arising from the consultation responses)** ~~Main Modifications~~ in respect of the Local Plan Review Draft for Submission document and associated Policies Map, arising from representations made under Regulation 20 of the Town and Country (Local Planning) (England) Regulations 2012 (as amended) to the Secretary of State for Housing, Communities and Local Government/Secretary of State for Levelling up, Housing and Communities

Paragraph 3.5 Option 3a: To grant delegated powers to the Strategic Planning and Infrastructure Committee to submit a schedule of **proposed main modifications (which the Committee believe to be acceptable arising from the consultation responses)** ~~Main Modifications~~ in respect of the Local Plan Review Draft for Submission document and associated Policies Map, arising from representations made under Regulation 20 of the Town and Country (Local Planning) (England) Regulations 2012 (as amended) to the Secretary of State for Housing, Communities and Local Government/Secretary of State for Levelling up, Housing and Communities. This would ensure that appropriate scrutiny is provided on proposed key changes to the Local Plan Review arising from the Regulation 19 consultation, prior to any submission taking place.

Paragraph 3.6 Option 3b: To grant delegated powers to the Head of Planning and Development to submit a schedule of **proposed main modifications (which the Committee believe to be acceptable arising from the consultation responses)** ~~Main Modifications~~ in respect of the Local Plan Review Draft for Submission document and associated Policies Map, arising from representations made under Regulation 20 of the Town and Country (Local Planning) (England) Regulations 2012 (as amended) to the Secretary of State for Housing, Communities and Local Government/ Secretary of State for Levelling up, Housing and Communities. This would be the quickest route to submission of the Local Plan Review, in conjunction with recommendation 2a above. However, it would mean that there would be no scrutiny from Members on proposed key changes to the Local Plan Review arising from the Regulation 19 consultation, prior to any submission taking place.

Paragraph 3.7 .7 Option 3c: Not grant delegated powers to either the Strategic Planning and Infrastructure Committee or the Head of Planning and Development to submit a schedule of **proposed main modifications (which the Committee believe to be acceptable arising from the consultation responses)** ~~Main Modifications~~ in respect of the Local Plan Review Draft for Submission document and associated Policies Map, arising from representations made under Regulation 20 of the Town and Country (Local Planning) (England) Regulations 2012 (as amended) to the Secretary of State for Housing, Communities and Local Government/Secretary of State for Levelling up, Housing and Communities. This would mean that Full Council would likely need to convene urgently to consider the schedule of Main Modifications, once these had been considered by Strategic Planning and Infrastructure Committee. This would be necessary in order to keep to the stated timescales contained within the approved Local Development Scheme.

The following changes are required to Appendix 1: Local Plan Review Draft for Submission Document

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Change 1

Page 108, paragraph 7.24:

7.24 A 20% affordable housing rate will be sought for C3 retirement living developments on greenfield land and brownfield in the outer urban and rural areas, which will allow for an appropriate balance between affordable housing need and supporting infrastructure provision. Affordable housing will not generally be sought for schemes comprising solely Class C2 development. The use class of proposals submitted to the Local Planning Authority, including mixed use schemes, will be examined fully in order to ensure that affordable housing is provided where appropriate.

Change 2

Page 182, Policy LPRSA270, Access, Highways and Transportation - second bullet point:

- The principal vehicular access shall be via ~~Pested Bars Road~~ through to Site Allocation LPRSA 362 and then on to Sutton Road

Change 3

Page 195, Policy LPRSA114, first sentence:

Land at Home Farm (Sites A and B) is included as a draft allocation for the development of approximately 49 dwellings, ~~comprising approximately 50 dwellings.~~

Change 4

Page 204, Policy LPRSA248, Design and Layout – second bullet point:

- ~~Approximately 25 dwelling shall be provided south of Kenward Road in a manner that enables the rounding off of the adjacent residential areas at a similar density.~~

Change 5

Page 34, Key Diagram

- An updated version of the key diagram will be inserted to reflect the new settlement hierarchy and to amend the garden settlement boundaries.