

MAIDSTONE BOROUGH COUNCIL

RECORD OF DECISION OF THE STRATEGIC PLANNING, SUSTAINABILITY AND TRANSPORTATION COMMITTEE

Decision Made: Thursday 23 July 2015

Report of the Head of Planning and Development - Reconsideration of previously rejected Maidstone Borough Local Plan Regulation 18 Draft and 2014 SHLAA Housing Sites

Issue for Decision

To reconsider the sites excluded from the local plan during the January, February and March 2015 cycle of meetings (the sites deleted from Regulation 18 version of the Plan (7 sites and 1 part site in total) and the allocation of more additional sites (totalling 15) resulting from the 2014 call for sites). To also reconsider sites put forward by Ward Members with community support in Neighbourhood Plans during the further call for sites process and which were borderline rejections from the SHLAA.

Decision Made

That:

1. The following sites, which have already obtained either Planning Permission or a Resolution to Grant by the Council's Planning Committee, be approved for Public Consultation (according to the relevant stage of the consultation for each site):
 - H1 (39) – Land at Ulcombe Road, Headcorn (Regulation 19);
 - H1 (61) – Land at Cross Keys, Roundwell, Bearsted (Regulation 18);
 - H1 (65) – Land North of Lenham Road, Headcorn (Regulation 18).
2. It be agreed in principle that, subject to further discussion at the meeting of the Strategic Planning, Sustainability and Transport Committee on 18 August 2015, at which a full report in relation to Broad Location is to be submitted for consideration by the Committee, the yield of the Broad Locations in the town centre be increased to an anticipated 700 units.
3. Site H03 – 220 – Hubbards Lane, Loose and Boughton Monchelsea be approved for inclusion in the draft local plan and Regulation 18 Consultation with an indicative yield of 6 units.

4. Site H03 – 270 – Bentletts Yard, Claygate Road, Laddingford be approved for inclusion in the draft local plan and Regulation 18 consultation with an anticipated indicative yield of 10 units.
5. Site H1 (76) – Land North of Heath Road (Older's Field) Coxheath be approved for inclusion in the draft local plan and Regulation 18 consultation.
6. Site H1 (19) – Bell Farm, North Street, Barming be approved for inclusion in the draft local plan and Regulation 19 consultation to include a 5 meter set-back for the development from North Street frontage and a 5 meter boundary extension to the west as per the amended site plan and revised policy criteria set out in the Amended Agenda issued on 7 July 2015.
7. Site H1 (4) – Oakapple Lane, Barming be approved for inclusion in the draft local plan and Regulation 19 consultation with a revised site plan and yield of 187 units as recommended in the Urgent Update dated 23 July 2015.
8. Site H1 (69) – Land at Lodge Road, Staplehurst **not** be approved for inclusion in the draft local plan and be maintained for rural employment use.
9. Site H1 (68) – Land to the North of Henhurst Farm, Staplehurst be approved for inclusion in the draft local plan and Regulation 18 consultation.
10. Site H1 (67) – Land South of Marden Road, Staplehurst does not proceed to Regulation 18 Consultation on the grounds that it has not been demonstrated that current foul water and drainage problems can be resolved. The site be reconsidered in the future subject to the receipt of sufficiently robust evidence coming forward on appropriate mitigation in relation to surface water and drainage management strategies.
11. Site H1 (66) – Land South of The Parsonage, Goudhurst Road, Marden be approved for inclusion in the draft local plan and Regulation 18 consultation.
12. Site H1 (64) Bell Farm North, East Street, Harrietsham **not** be approved for inclusion in the draft local plan on the grounds that the cumulative impact of the development having a detrimental effect on the character, size and shape of the village and community due to the increase in size and footprint of the village and unacceptable cumulative impact for the community for education provision, transport and other community infrastructure.
13. Site H1 (57) – Land at former Astor of Hever Community School, Oakwood Road, Maidstone **not** be approved for inclusion in the draft local plan on the grounds that the site be retained for education use and development being unacceptably compromised by the lack of adequate access.

- 14.Site H1 (42) – Knaves Acre, Headcorn be approved for inclusion in the draft local plan and Regulation 19 consultation.
- 15.Site H1 (41) – Land South of Grigg Lane, Headcorn be approved for inclusion in the draft local plan and Regulation 19 consultation.
- 16.Site H1 (40) – Land at Grigg Lane and Lenham Road, Headcorn be approved for inclusion in the draft local plan and Regulation 19 consultation.
- 17.Site H1 (31) – Ham Lane, Lenham **not** be approved for inclusion in the draft local plan on the grounds of an unacceptable 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.
- 18.The decision on site H1 (10) Land South of Sutton Road, Langley be deferred to the Strategic Planning, Sustainability and Transport Committee meeting on 18 August 2015 after officers have reviewed the site boundaries and the addition of an anti-coalescence belt on the site.

<p>Should you wish to refer this decision to Policy and Resources Committee, please submit a Decision Referral Form, signed by three Councillors, to the Head of Finance and Resources by: 4 August 2015</p>
