

## **MAIDSTONE BOROUGH COUNCIL**

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

Decision Made: Tuesday 18 August  
2015

#### **Report of the Head of Planning and Development - Policy H1(12) Haynes, Ashford Road and Further Modifications to Policy DM24 Affordable Housing**

##### **Issue for Decision**

Clarification of the decision made on the Haynes site at SPS&T Committee on 23 July (adjourned from 14 July) and amendment to policy DM24 arising from High Court decision on vacant building credit and exemption of small sites delivering affordable housing.

##### **Decision Made**

1. That site H1(12) Haynes, Ashford Road, Maidstone for 200 dwellings be deleted from the draft local plan, to reflect the fact that the site is no longer available for residential development; and to incorporate its deletion in the further public consultation on key changes to policies and site allocations (Regulation 18).
2. That reference to the site at H1(12) Haynes, Ashford Road, Maidstone be deleted from draft policy DM24 and its supporting text, and that the cross reference to the Springfield site be confirmed as policy H1(11) in policy DM24:

#### **DM24(1)(i) Maidstone urban area 30% with the exception of policy H1(11) Springfield, Royal Engineers Road 20%.**

3. That the removal of references to vacant building credit and the exemption of small developments from making affordable housing contributions following a High Court ruling and consequent amendments to the National Planning Practice Guidance be noted.
4. That the modifications to policy DM24 Affordable Housing, set out in Section 4 of the report dated 18 August 2015, be approved for inclusion in the Regulation 19 consultation version of the Maidstone Borough Local Plan.

5. That Officers be instructed to provide additional policy wording to recognise zero affordable housing yield for fully serviced care homes and nursing homes.

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: **1 September 2015**