

MAIDSTONE BOROUGH COUNCIL

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

Decision Made: Wednesday 19 August
2015

Report of the Head of Planning and Development - Maidstone Borough Local Plan - Employment Allocations

Issue for Decision

To consider the representations received to Policy EMP1 in the Regulation 18 draft of the Maidstone Borough Local Plan and agree changes to the policy for inclusion in the Regulation 19 version of the Plan.

Decision Made

1. That the Officer responses to the representations submitted during the public consultation on the draft Maidstone Borough Local Plan 2014 for Policy EMP1, set out in Appendix A of the report dated 18 August 2015 be approved.
2. That the amendments to Policy EMP1 set out in Appendix D be approved for incorporation into the Regulation 19 version of the Maidstone Borough Local Plan.
3. That the site allocation policy and plan for Land at Woodcut Farm set out in Appendices B and C of the report dated 18 August 2015 be approved for Regulation 18 consultation subject to the following additions (in **bold text**) and deletions (in ~~strike-through~~ text):

Design and Layout

- 1 The proposals create a spacious parkland setting for development through the addition of substantial internal landscaping which will help break up the visual appearance of the development in particular in views from the AONB; buildings will cover not more than 40% of the developed site area
- 2 The development proposals will respect the topography of the site by minimising the need for site excavation**
- 2 3** Landscape buffers of at least 15m in width are established along the site's boundaries to M20 and to Musket Lane which will also to help secure the setting to Woodcut Farmhouse (Grade II listed) and the

amenity of residential properties at Chestnuts and White Heath. The development will have a landscaped frontage to A20

- ~~3~~ **4** An area of 9ha to the north and north west of Woodcut Farm is secured as an undeveloped landscape area including the addition of a landscape buffer of at least 30m along the eastern boundary. Future management of this area will be secured by means of a legal agreement **and maintained in perpetuity**
- 4 5** Larger footprint buildings are accommodated in the field to the east of the stream up to a maximum unit size of 10,000sqm with building ridge heights not to exceed ~~14m~~ **12m**. Units should be orientated end- on predominant views to and from the AONB
- 5 6** Development on the field to the west of the stream comprises smaller units with graded building heights that take account of the site's topography with building heights not exceeding 8m. the siting, scale and detailed design of development must have regard to Woodcut Farmhouse (Grade II) and its setting

Landscape and ecology

- ~~6~~ **7** The development proposals are designed to take into account the results of a landscape and visual impact assessment (LVIA) undertaken in accordance with the principles of current guidance. The assessment will specifically address the impact of development on views to and from the North Downs AONB escarpment. **This will include environmental enhancements of the wider landscape beyond the allocation boundaries using the mechanism of a S106 agreement.**
- ~~7~~ **8** The development proposals are designed to take account of the results of a phase 1 habitat survey and any species specific surveys that may as a result be necessary, together with an necessary mitigation and **significant** enhancement measures

Archaeology

- ~~8~~ **9** The proposals are designed to take account of the archaeological interest on the site as revealed through appropriate survey

Access

- ~~9~~ **10** Vehicular access to the site will be from A20 Ashford Road

Highways

- ~~10~~ **11** Development will contribute, as proven necessary through a Transport Assessment, to improvement at the following junctions:
- I. The M20 Junction 8 (including the west-bound on-slip and merge)
 - II. The A20 Ashford Road/M20 link road roundabout
 - III. The A20 Ashford Road/Penford Hill junction

- IV. The A20 Ashford Road/Eyhorne Street/Great Danes Hotel access; and
- V. The Willingdon Street/A20 Ashford Road junction

~~11~~ **12** Development will deliver a significant package of sustainable transport measures to secure access to the site, including the provision of a subsidised bus route, and must be supported by the implementation of a Travel Plan.

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
