

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 - Site Allocation Policies for New Land Allocations

Issue for Decision

Draft policies for Older's Field (Coxheath), Hubbards Lane (Boughton Monchelsea) and Bentletts Scrapyard (Laddingford) to be included for public consultation (Regulation 18)

Decision Made

1. That the draft policy for Land North of Heath Road (Older's Field), Coxheath be approved for Regulation 18 public consultation (55 dwellings and 2.34ha strategic open space).
2. That the draft policy for Hubbards Lane, Loose be approved for Regulation 18 public consultation (8 dwellings) as an exception to the local plan settlement hierarchy.
3. That the draft policy for Bentletts Yard, Claygate Road, Laddingford, as amended by the urgent updated of 18 August, be approved for Regulation 18 public consultation (10 dwellings) as an exception to the local plan settlement hierarchy.

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

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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.

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Decision Made: Tuesday 18 August
2015

Report of the Head of Planning and Development - Maidstone Borough Local Plan Site Allocations - H1(10) South of Sutton Road

Issue for Decision

A report dealing with the proposed allocation of site H1(10) in the draft local plan for consultation

Decision Made

That draft policy H1(10) South of Sutton Road, Langley be approved for Regulation 18 public consultation in accordance with the policy wording set out in Appendix 3 of the Urgent Update dated 18 August 2015, to include an indicative figure of up to 800 units with amended wording stating that the red and white striped area, shown on the Option A Site Plan in Appendix III of the report dated 18 August 2015, be used only as open green space if no plans come forward to use it for community infrastructure provision so that the area to the east of the public right of way is not built on.

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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 - Landscapes of Local Value (supplementary report)

Issue for Decision

On 14 July 2015 the item on Landscapes of Local Value (LLV) was deferred to 18 August 2015 to enable officers to give further consideration to the Low Weald, and to produce a large scale map showing the boundaries of LLVs. The committee also queried the omission of the "ecological diversity and significance" criterion from the River Len LLV assessment. This report addresses those issues.

Decision Made

1. That the Officer responses to the representations received during the public consultation on the draft Maidstone Borough Local Plan 2014 (Regulation 18 consultation) for policy SP5(6) Landscapes of Local Value, as set out in Appendix B of the report dated 18 August 2015, be approved.
2. That the amendments to the draft policy SP5(6) and the supporting text for Landscapes of Local Value, as set out under Section 4 of the report dated 18 August 2015 "Preferred Option", be approved for further public consultation (Regulation 18 consultation).
3. That the Greensand Ridge, Len Valley and Medway Valley areas as identified on the Landscapes of Local Value Map in Appendix C of the report dated 18 August 2015 be approved for further public consultation (Regulation 18 consultation).
4. That the area shown as the Loose Valley, on the Landscapes of Local Value map in Appendix C of the report dated 18 August 2015, be extended to include the two fields off Cripple Street, Loose on the grounds that their location and high quality form an integral part of the topography of the Loose Valley.
5. That further work be undertaken on the setting of the Area of Outstanding Natural Beauty (AONB), shown on the Landscapes of Local Value map in Appendix C of the report dated 18 August 2015,

in particular in relation to the inclusion of the Lenham Vale, Court Lodge Road Harrietsham, Land North of Cuckoo Wood, Sandling Lane Maidstone and fields at Barty Farm, north of Barty House Bearsted.

6. That a re-examination of the area of the Low Weald, excluding SSSIs, be carried out to establish if areas within the Low Weald should be included in the Landscapes of Local Value policy.

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