

PLANNING, TRANSPORT AND DEVELOPMENT OVERVIEW AND SCRUTINY COMMITTEE

TUESDAY 20 JANUARY 2015

URGENT UPDATE REPORT

I would advise Members of the following changes to the published report.

1: The schedule of changes to site capacities has been updated and amended to reflect the current position with regard to submitted applications.

A full revised schedule is attached at Appendix One

2: There are proposed changes to the published criteria for the following policies:

H1 (10) Land south of Sutton Road Langley

The proposed changes are as a result of further consideration relating to the site constraints and opportunities

H1 (11) Springfield Royal Engineers Road and Mill Lane Maidstone

The proposed changes are as a result of the need to ensure the retention of an existing area of safeguarded public open space and to ensure an appropriate open space area is provided to the rear (west) of the existing Springfield Mansion to preserve its setting.

The detailed changes are attached in a schedule at Appendix Two

3: The Proposals Map for policy H1 (11) Springfield, Royal Engineers Road and Mill Lane Maidstone has been amended

The proposed change is to reflect the existing safeguarded area of Public Open Space.

The plan is attached at Appendix Three

Officer comment

Members will note that in addition to the changes to policy criteria for Policy H1 (10) Land South of Sutton Road Langley that the site plan has also been amended to clarify where development may take place within the site (the area has been enlarged by moving the boundary eastwards). At the same time a significant reduction in the proposed yield for the site has been made with the yield reducing to 850 from the previously proposed 930.

As these are significant changes it is considered appropriate that a further Regulation 18 consultation is undertaken regarding the revised policy criteria and site area at the same time as any new sites are subject to Regulation 18 consultation.

Similarly with respect to Policy H1(11) the proposed yield for this development has also been reduced significantly from 950 to 500 to reflect representations on the Regulation 18 consultation undertaken in 2014 and also more detailed assessment of site constraints. It is also considered appropriate that a further Regulation 18 Consultation exercise is undertaken on this proposed change.

The other significant change is to the site area for Policy H1 (41) Land South of Grigg Lane Headcorn. This is as a result of further Flood Risk Assessment work undertaken by the site's proposers in discussion with the Environment Agency, that has indicated that less of the site area is subject to potential Flood Risk than initially was thought. Given that the potential developable area has this increased, again it is considered appropriate for this change to be included with the Regulation 18 Consultation on any new sites that may be allocated.

As a result the amendments to the published Recommendations are necessary.

Amendments to Recommendation

A: Approve the amendments to policy H1 as set out in Appendix B as further amended by the proposed revised schedules as Appendix One this report for incorporation into the Regulation 19 version of the Maidstone Borough Local Plan with the exceptions of policy H1 (10), H1 (11) and H1 (41).

B: Approve the proposed changes to proposed yield, and site criteria and site area for policy H1 (10) Land South of Sutton Road Langley, site criteria and site area for policy H1(11) Springfield, Royal Engineers Road and Mill Lane Maidstone and site area for policy H1 (41) Land South of Grigg Lane Headcorn, as amended by this Urgent Update Report and Appendices for Regulation 18 consultation in February 2015.

C: Approve the new housing site allocation policies as set out in Appendix D for Regulation 18 consultation in February 2015.

D: Approve the deletion of site H1(48) Heath Road Boughton Monchelsea as set out in Appendix D for Regulation 18 consultation in February 2015.