

Detailed criteria amendments to:

H1 (10) South of Sutton Road and H1 (11) Springfield

Site reference	Site name/address	Change	Reason
H1 (10)	South of Sutton Road, Langley	<p>Amend criterion1 to state:</p> <p>An undeveloped section of land will be retained in the eastern part of the site to create a buffer between development and the adjacent open countryside. <u>No built development other than a site access road will be permitted further to the east/south east than as shown on the Proposals Map, the approximate location of the 105m contour-line.</u></p>	To provide greater clarity as to where built development would be appropriate.
		<p>Amend existing criterion 12 to state:</p> <p>Provision of publicly accessible open space <u>as required by criterion 2.</u></p>	To ensure appropriate open space to serve the occupiers of the development is secured

		<p>Amend existing criterion 14 to state:</p> <p>Safe connections will be made to the existing cycle network from Park Wood to the town centre <u>and through the upgrading of PROW KH364 and KH365.</u></p>	<p>To ensure appropriate connectivity and enhanced pedestrian and cycles routes in the interests of sustainability</p>
		<p>Add new criteria (to replace criteria 2- 7 and renumbering remaining criteria) to state:</p> <p><u>The retained open land beyond the built development shall be used for the provision of SuDS surface water drainage mitigation and to provide a comprehensive area of public open space to serve the development rather than open space being provided on a fragmented basis within the development.</u></p>	<p>To ensure that the development is designed having regard to its landscape and visual impact.</p>

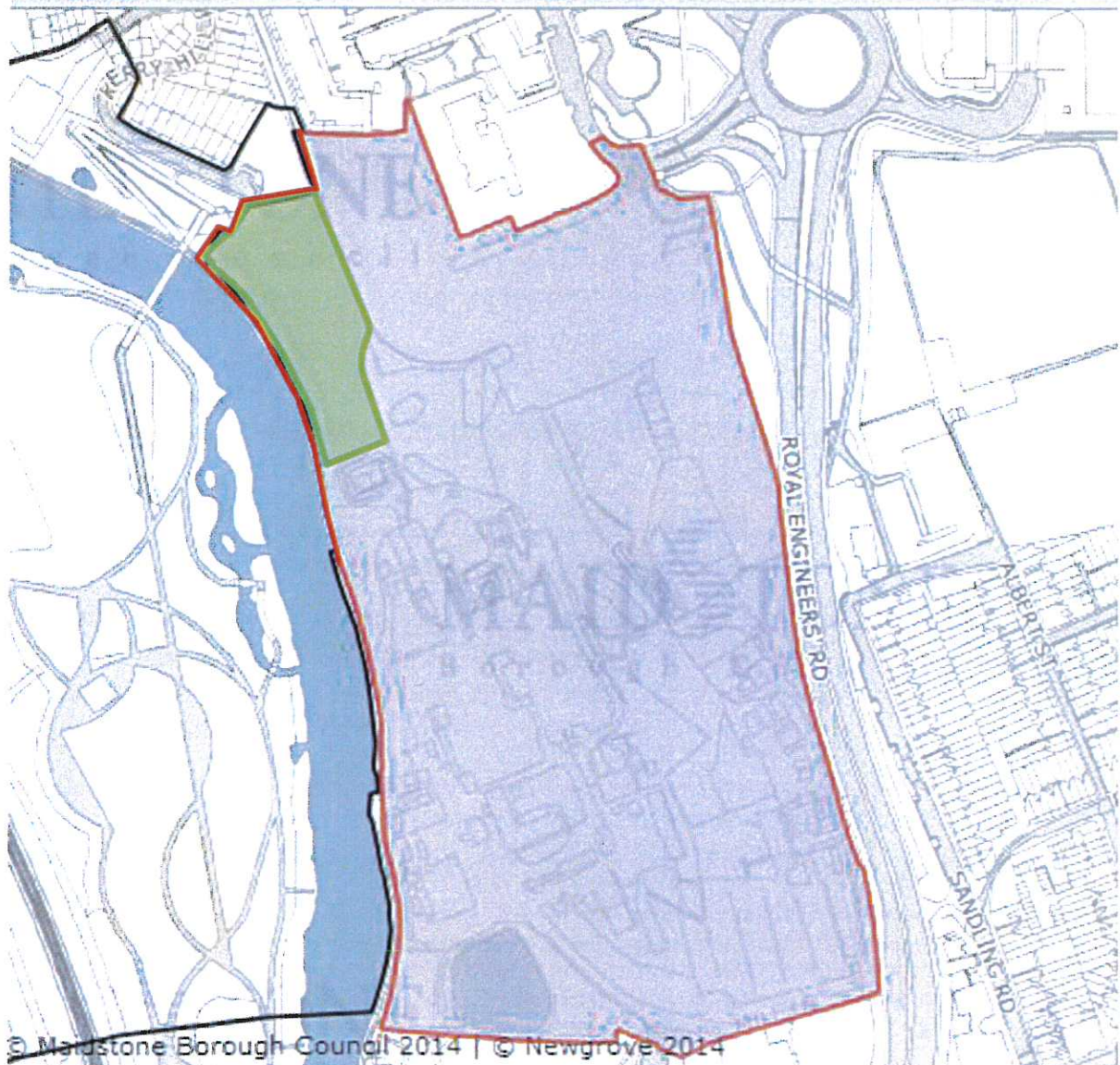
		<p><u>The development proposals are designed to take into account the results of a landscape and visual impact assessment undertaken in accordance with the principles of current guidance, with particular emphasis on the Loose Stream/Langley Loch and Langley Church and other heritage assets adjacent to the site.</u></p>	<p>To ensure that the development is designed having regard to its landscape and visual impact.</p>
		<p><u>The proposals will be designed and laid-out to provide an appropriate and strong visual relationship between the new development and the hamlet of Langley Park, whilst preserving the setting of the existing listed buildings and protecting the amenity and privacy of existing residential properties.</u></p>	<p>To ensure that the development appropriately considers the relationship between the site and the existing development at Langley Park.</p>
		<p><u>Development should be sited in order to preserve or enhance the setting of the listed buildings surrounding the site.</u></p>	<p>To preserve the setting of nearby designated heritage assets.</p>

		<p><u>PROW KH364 will be retained and improved to enable use by pedestrians and cycles, continuing the link between Sutton Road and the Loose/Shaw stream and in addition PROW KH365 between Langley Church and Brishing Road shall also be improved to enable use by pedestrians and cycles and to provide an alternative link to south east Maidstone.</u></p>	<p>To ensure appropriate connectivity and enhanced pedestrian and cycles routes in the interests of sustainability</p>
		<p><u>Development proposals will be of a high standard of design and sustainability incorporating the use of vernacular materials and demonstrating compliance with the requirements of policies DM2, DM3 and DM4.</u></p>	<p>To ensure an appropriate standard of design and sustainable construction for the development.</p>

		<p>Add two new criteria to deal with foul and surface water drainage to state:</p> <p><u>Development proposals will demonstrate that any necessary new or improved foul and surface water drainage infrastructure required to serve the development, to ensure no risk of flooding off-site has been delivered, or will be delivered in parallel with the development in consultation with the Environment Agency, Southern Water and the Borough Council.</u></p> <p><u>The provision of appropriate contributions towards the long-term maintenance and improvement of the flood mitigation reservoir at Brishing Lane.</u></p>	<p>To ensure appropriate means of foul and surface water drainage for the site and to reflect the response of Southern Water and the Environment Agency.</p> <p>To ensure appropriate mitigation of surface water drainage to reflect the response of Southern Water and the Environment Agency</p>
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<p>H1 (11)</p>	<p>Springfield, Royal Engineers Rd and Mill Lane, Maidstone</p>	<p>Amend criterion 10 to state:</p> <p>Provision of publicly accessible open space <u>to include the provision of a pocket park to the rear (west) of the existing Springfield Mansion on the former tennis court/car park area in addition to the existing area of public open space shown on the Proposals Map which shall be retained as part of the development</u> and/or contributions.</p>	<p>To ensure appropriate open space to serve the occupiers of the development is secured</p>
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H1 (11) SPRINGFIELD, ROYAL ENGINEERS ROAD AND MILL LANE MAIDSTONE



 PUBLIC OPEN SPACE (SECURED UNDER A S106 AGREEMENT DATED 8 SEPTEMBER 2000 RELATING TO APPLICATION MA/99/1746).