

Regulation 18 Sites which O&S agreed for Regulation 19 Consultation with no changes

Site Reference	Site Address	O & S Decision	Response (incl. reasons)
H1 (2)	East of Hermitage Lane, Maidstone	Not discussed due to appeal	Noted
H1 (14)	American Golf Tonbridge Road Maidstone	Be agreed	Agreed
H1 (15)	6 Tonbridge Road Maidstone	Be agreed	Agreed
H1 (18)	Whitmore Street Maidstone	Be agreed	Agreed
H1 (23)	New Line Learning, Boughton Lane	Not discussed due to appeal	Noted
H1 (27)	Mayfield Nursery Ashford Road, Harrietsham	Be agreed	Agreed
H1 (35)	Marden Cricket & Hockey Club Stanley Road Marden	Be agreed	Agreed
H1 (46)	Vicarage Road, Yalding	Be agreed	Agreed
H1(47)	Hubbards Lane/Haste Hill Road Boughton Monchelsea	Be agreed	Agreed
H1 (49)	East of Eyhorne Street Eyhorne Street Hollingbourne	Be agreed	Agreed

Regulation 18 Sites which O&S agreed changes recommended by Officers for Regulation 19 Consultation

Site Reference	Site Address	O & S Decision	Response (incl. reasons)
H1 (1)	Bridge Nursery, London Road, Maidstone	Not discussed: Resolution to grant planning permission subject to s106	Agreed: Change to site yield to 140 to reflect application
H1 (3)	West of Hermitage Lane, Maidstone	Not discussed: Resolution to grant planning permission subject to s106	Agreed: Change to site yield to 330 to reflect two applications of 250 and 80 units
H1 (5)	Langley Park, Sutton Road, Maidstone	Be accepted	Agreed: Change to include new criterion A separate cycle and pedestrian access will be provided to site H1 (10) South of Sutton Road subject to agreement with the highways authority and the Borough Council
H1 (6)	North of Sutton Road, Otham	Be accepted	Agreed: Change to site yield to 286 to reflect application
H1(16)	Laguna Hart Street Maidstone	Be accepted	Agreed: Change to site yield to 76 to reflect application and site's Town Centre location
H1 (19)	North Street Barming	Be accepted	Agreed: Change to site plan and Proposals Map
H1 (21)	Kent Police HQ Sutton Road	Be accepted	Agreed: Change to site yield to 112 to reflect

	Maidstone		application
H1 (22)	Kent Police Training Centre Sutton Road Maidstone	Be accepted	Agreed: Change to site yield to 90 to reflect application
H1 (28)	Church Road Harrietsham	Be accepted	Agreed: Change to site yield to 80 to reflect application
H1 (32)	Howland Road Marden	Be accepted	Agreed: Change to site yield to 80 ⁴⁴ to reflect application
H1 (33)	Stanley Farm, Plain Road, Marden	Be accepted	Agreed: Change to site yield to 85 to reflect application
H1 (34)	The Parsonage, Goudhurst Road Marden	Be accepted	Agreed: Change to site yield to 144 to reflect application
H1 (38)	Old School Nursery, Station Road, Headcorn	Be agreed	Agreed: Change to site yield to 9 to reflect application
H1 (50)	West of Eyhorne Street Eyhorne Street Hollingbourne	Be accepted	Agreed: Change to site yield to 14 to reflect application

Regulation 18 Sites which O&S agreed changes recommended by Officers for further Regulation 18 Consultation

Site Reference	Site Address	O & S Decision	Response (incl. reasons)
H1 (10) X	South of Sutton Road	<p>The committee recommends Cabinet approves the proposed changes to the proposed yield, site criteria and site area as amended by the Urgent Update Report and Appendices for Regulation 18 consultation in February 2015.</p> <p>The committee further recommends the infrastructure provision for this site, ie Highway infrastructure – Wheatsheaf junction congestion, and; insufficient sewage infrastructure capacity be further investigated to seek appropriate mitigation.</p>	Agreed
H1 (11)	Springfield Royal Engineers Road/Mill Lane Maidstone	The committee recommends Cabinet approves the proposed changes to the proposed	Agreed

			yield, site criteria and site area as amended by the Urgent Update Report and Appendices for Regulation 18 consultation in February 2015.	
H1 (40)	Grigg Lane and Lenham Road Headcorn		The parts of the site with a planning application and the part of the site with a resolution to permit Be accepted.	Noted
H1 (48)	Heath Road Boughton Monchelsea		Be rejected, as set out in Appendix D of the agenda, for Regulation 18 consultation in February 2015.	Agreed

Regulation 18 Sites which O&S agreed for Regulation 19 Consultation with changes

Site Reference	Site Address	O & S Decision	Response (incl. reasons)
H1 (4)	Land at Oakapple Lane, Barming	Be accepted: Subject to the site being developed in pace and alongside the establishment of a country park	Reject recommendation. Policy H1(2) provides for a country park to serve development in the north west. The absence of a country park as part of the planning application for East of Hermitage Lane is one of the reasons for refusal which the council is defending at the forthcoming public inquiry.
H1 (7)	Land north of Bicknor Wood, Otham	The committee recommends to Cabinet, as a result of discussions with officers outside of the committee meeting, proposed changes to the layout and configuration of these sites be brought back to the committee by the Head of Planning and Development for further consideration after which the sites should proceed to a further Regulation 18 consultation.	<p>Not agreed</p> <p>Revised criteria have been formulated and should be subject to Regulation 19 Consultation</p> <p>H1 (7) North of Bicknor Wood development criteria</p> <p>Planning permission will be granted if the following criteria are met:</p> <p>North of Bicknor Wood, as shown on the policies map, is allocated for residential development and will not be released until:</p> <ol style="list-style-type: none"> 1. Access from Sutton Road to Gore Court Road is completed in association with site H1 (6) North of Sutton Road; and 2. A woodland belt ranging of a minimum of 80 metres in width linking the eastern section of Bicknor Wood to East Wood is planted. <p>Design and layout</p>

	<p>3. An undeveloped section of land will be retained on the eastern part of the site and integrated with the woodland belt secured under criteria 2 and 5.</p> <p>4. Provision of a minimum 15 metre wide landscape buffer along the site's boundary with Bicknor Wood, which will be planted before the occupation of the first dwelling and no footpath, cycle or track-way shall be provided within this safeguarded area.</p> <p>5. Provision of a woodland belt of a minimum of 80 metres in width to link the eastern section of Bicknor Wood to East Wood.</p> <p>Access</p> <p>6. Access will be taken from Gore Court Road connecting to spine road on site H1 (6) North of Sutton Road.</p> <p>Landscape</p> <p>7. The development proposals shall be designed to take into account the results of a landscape and visual impact assessment undertaken in accordance with the principles of current guidance.</p> <p>8. The development proposals will be designed to take into account the results of a detailed arboricultural survey, tree constraints plans and tree retention/protection plans.</p> <p>9. The site boundary in the south east corner of the site between Bicknor Wood and PROW KM94 and adjoining site H1(9) Bicknor Farm will be reinforced with appropriate native species planting to ensure appropriate habitat connection is maintained to adjacent land and woodland to the east.</p> <p>10. The retention of as much as possible of the existing hedgerows on the site boundaries to Gore Court Road and White Horse Lane.</p> <p>Ecology</p> <p>11. Development will be subject to the results and</p>

recommendations of a phase one ecological survey.

Air quality

12. Appropriate air quality mitigation measures will be implemented as part of the development.

Open space

13. Provision of publicly accessible open space as proven necessary, and/or contributions

Community infrastructure

14. Appropriate contributions towards community infrastructure will be provided, where proven necessary.

Highways

15. Provision of pedestrian and cycle links to existing residential areas, White Horse Lane and Gore Court Road including the upgrading of PROW KM94.

Strategic transport requirements

16. Allocations H1 (5), H1 (6), H1 (7), H1 (8), H1 (9), H1 (10), H1 (21) and H1 (22) are subject to strategic transport requirements as part of the south east strategic housing location. These allocations will contribute, as proven necessary, towards the following:

- i. An additional inbound lane for vehicular traffic with bus priority measures on the A274 Sutton Road from Willington Street to the Wheatshereaf junction;
- ii. The improvement of the Willington Street / A274 Sutton Road junction;
- iii. A new roundabout to be provided on the A274 to allow access to Langley Park site;
- iv. A new access road of a width suitable to accommodate contra-flow traffic and adjacent footways between Gore Court Road from the western boundary of Bicknor Wood

			<p>and the A274 Sutton Road; v. Widening Gore Court Road to a suitable width to accommodate contra-flow traffic with a footway on the eastern side of the carriageway between White Horse Lane and the access into the North of Sutton Road site; and vi. A pedestrian and cycle crossing on the A274 to link the allocated development sites.</p> <p>An individual transport assessment for each development, to be submitted to and approved by the Borough Council in consultation with Kent County Council as the highway authority and the Highways Agency, where appropriate, will demonstrate how proposed mitigation measures address the cumulative impacts of all the sites taken together.</p>
H1 (8)	Land west of Church Road, Otham	The committee recommends to Cabinet, as a result of discussions with officers outside of the committee meeting, proposed changes to the layout and configuration of these sites be brought back to the committee by the Head of Planning and Development for further consideration after which the sites should proceed to a further Regulation 18	Not agreed Revised criteria have been formulated and should be subject to Regulation 19 Consultation H1 (8) West of Church Road development criteria Planning permission will be granted if the following criteria are met: Design and layout 1. The tree line along the western boundary of the site will be retained and enhanced, to protect the amenity and privacy of residents living in Chapman Avenue. 2. An undeveloped section of land of approximately 2ha in area and of a minimum 20 metres in width will be retained along full length of the western boundary of the site, to protect the amenity and privacy of residents living in Chapman Avenue This area will be planted and managed to provide connectivity of habitats to enhance biodiversity.

consultation.

3. The Church Road frontage will be built at a lower density from the remainder of the site, to maintain and reflect the existing open character of the arable fields on the eastern side of Church Road and to provide an open setting to St Nicholas Church and Church House when viewed from the south.

4. Built development will be set-back from Church Road a minimum of 25 metres from the site boundary with Church Road along its entire frontage to further preserve the setting of St Nicholas Church in views from the south. This land shall be maintained as open space and remain undeveloped.

5. Retain non-arable land to the north and west of St Nicholas Church, to protect its setting and the setting of Church House.

6. Retain as undeveloped a discrete section of land of approximately 0.5ha in area at the south east corner of the site to include the provision of a minimum 15 metres wide landscape buffer to the ancient woodland (Senacre Wood) that adjoins the site at this location, to be planted as per the recommendations of a landscape survey.

Landscape

7. The development proposals shall be designed to take into account the results of a landscape and visual impact assessment undertaken in accordance with the principles of current guidance.

8. The development proposals will be designed to take into account the results of a detailed arboricultural survey, tree constraints plans and tree retention/protection plans.

Heritage Impact

9. Any application is accompanied by a detailed Heritage Assessment that addresses the impact of the development on the designated Heritage Assets adjacent to the site and

the results of which, will be used in the development of the detailed design proposals pursuant to criteria 3, 4 and 5 above.

Ecology

10. Development will be subject to the results and recommendations of a phase one ecological survey.

Access

11. Access will be taken from Church Road only.
12. Pedestrian and cycle links will be provided through the site including the upgrading of PROW KM86, to connect Gore Court Road and The Beams/Ufton Close/Chapman Avenue and Foxden Drive/Derrington Drive.

Air quality

13. Appropriate air quality mitigation measures will be implemented as part of the development.

Open space

14. Provision of publicly accessible open space as proven necessary, and/or contributions.

Community infrastructure

15. Appropriate contributions towards community infrastructure will be provided, where proven necessary.

Strategic transport requirements

16. Allocations H1 (5), H1 (6), H1 (7), H1 (8), H1 (9), H1 (10), H1 (21) and H1 (22) are subject to strategic transport requirements as part of the south east strategic housing location. These allocations will contribute, as proven necessary, towards the following:

- i. An additional inbound lane for vehicular traffic with bus

H1 (9)	Bicknor Farm, Sutton Road Maidstone	The committee recommends to Cabinet, as a result of discussions with officers outside of the committee meeting, proposed changes to the	<p>priority measures on the A274 Sutton Road from Willington Street to the Wheatsheaf junction;</p> <p>ii. The improvement of the Willington Street / A274 Sutton Road junction;</p> <p>iii. A new roundabout to be provided on the A274 to allow access to Langley Park site;</p> <p>iv. A new access road of a width suitable to accommodate contra-flow traffic and adjacent footways between Gore Court Road from the western boundary of Bicknor Wood and the A274 Sutton Road;</p> <p>v. Widening Gore Court Road to a suitable width to accommodate contra-flow traffic with a footway on the eastern side of the carriageway between White Horse Lane and the access into the North of Sutton Road site; and</p> <p>vi. A pedestrian and cycle crossing on the A274 to link the allocated development sites.</p> <p>An individual transport assessment for each development, to be submitted to and approved by the Borough Council in consultation with Kent County Council as the highway authority and the Highways Agency, where appropriate, will demonstrate how proposed mitigation measures address the cumulative impacts of all the sites taken together.</p>	Not agreed Revised criteria have been formulated and should be subject to Regulation 19 Consultation H1 (9) Bicknor Farm development criteria Planning permission will be granted if the following criteria are met:
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layout and configuration of these sites be brought back to the committee by the Head of Planning and Development for further consideration after which the sites should proceed to a further Regulation 18 consultation.

Design and layout

1. There shall be no built development east of the development area indicated on the Proposals Map to protect the parkland setting of Rumwood Court.
2. Approximately 10.5ha of land to the east of the developed area as shown on the Proposals Map will be provided and secured as open space and will be transferred to the Council or other suitable management organisation and managed and implemented in accordance with a detailed management plan, together with appropriate contributions towards the costs of its initial management and on-going maintenance for the first 10 years.
3. A minimum 15 metre landscape buffer shall be provided along the site's western boundary adjacent to the ancient woodland at Bicknor Wood and no footpath, cycle or trackway shall be provided within this safeguarded area.
4. Development should be sited in order to preserve the setting of the listed buildings, Bicknor Farmhouse, in the south west corner of the site, and Rumwood Court to the east.
5. Public footpath KM94 will be retained and improved, continuing the link between Sutton Road and White Horse Lane

Landscape

6. The development proposals will be designed to take into account the results of a landscape and visual impact assessment undertaken in accordance with the principles of current guidance.
7. The development proposals will be designed to take into account the results of a detailed arboricultural survey, tree constraints plans and tree retention/protection plans.
8. The north western corner of the site between Bicknor

<p>Wood and PROW KM94 and adjoining site H1(7) North of Bicknor Wood, will be planted and reinforced with appropriate native species to ensure appropriate habitat connection is maintained to adjacent land and the proposed woodland belt within site H1 (7).</p> <p>9. The woodland area and hedgerow/tree belt immediately to the east of PROW KM94 will be retained and subject to appropriate long term management and enhancement.</p>		
<p>Access</p> <p>10. Access will be taken from the A274 Sutton Road.</p> <p>11. Pedestrian and cycle access will be taken through site H1 (6) North of Sutton Road.</p>		
<p>Ecology</p> <p>12. Development will be subject to the results and recommendations of a phase one ecological survey.</p>		
<p>Noise</p> <p>13. Development will be subject to a noise survey to determine any necessary attenuation measures in relation to the A274 Sutton Road.</p>		
<p>Air quality</p> <p>14. Appropriate air quality mitigation measures will be implemented as part of the development.</p>		
<p>Open space</p> <p>15. Provision of publicly accessible open space within the development and as secured by criterion 2 and/or contributions as proven necessary.</p>		
<p>Community infrastructure</p> <p>16. Appropriate contributions towards community infrastructure will be provided, where proven necessary.</p>		

Strategic transport requirements

17. Allocations H1 (5), H1 (6), H1 (7), H1 (8), H1 (9), H1 (10), H1 (21) and H1 (22) are subject to strategic transport requirements as part of the south east strategic housing location. These allocations will contribute, as proven necessary, towards the following:

- i. An additional inbound lane for vehicular traffic with bus priority measures on the A274 Sutton Road from Willington Street to the Wheatsharf junction;
- ii. The improvement of the Willington Street / A274 Sutton Road junction;
- iii. A new roundabout to be provided on the A274 to allow access to Langley Park site;
- iv. A new access road of a width suitable to accommodate contra-flow traffic and adjacent footways between Gore Court Road from the western boundary of Bicknor Wood and the A274 Sutton Road;
- v. Widening Gore Court Road to a suitable width to accommodate contra-flow traffic with a footway on the eastern side of the carriageway between White Horse Lane and the access into the North of Sutton Road site; and
- vi. A pedestrian and cycle crossing on the A274 to link the allocated development sites.

An individual transport assessment for each development, to be submitted to and approved by the Borough Council in consultation with Kent County Council as the highway authority and the Highways Agency, where appropriate, will demonstrate how proposed mitigation measures address the cumulative impacts of all the sites taken together.

H1 (12)	Haynes, Ashford Road, Maidstone	<p>Be accepted: Subject to the following being included in the policy:</p> <ul style="list-style-type: none"> • A requirement for significant on site open space being provided; • A significant contribution towards off site open space, and; • The development be reasonable set back from the Ashford Road 	<p>That the criteria for open space be amended to require provision within the site. Amend the design criteria to ensure that the development is set back from the Ashford Road.</p> <p>Amend criterion 6 to read</p> <p>'Provision will be made for publicly accessible open space within the development site as part of the development layout and contributions off-site where proven necessary.'</p> <p>Add additional criterion</p> <p>'The layout will be designed to ensure built development is set-back from the Ashford Road frontage.'</p>
H1 (13)	Medway Street, Maidstone	<p>Be accepted: Subject to significant planting to mitigate the effect of poor quality in the area.</p>	<p>Accept recommendation. Add criterion to require a detailed landscaping scheme.</p> <p>Add additional criterion to read</p> <p>'The development layout will include significant landscaping including tree planting.'</p>
H1 (24)	West of Eclipse, Sittingbourne Road, Maidstone	<p>Be accepted subject to:</p> <ul style="list-style-type: none"> • A minimum of a 15 meter green buffer around the site, and; 	<p>Agreed</p> <p>Amend criterion 2 to read</p> <p>'A minimum 15 metre landscape buffer shall be</p>

		<ul style="list-style-type: none"> The layout and landscaping of the site aims to minimise the impact of the development on the adjacent ancient woodland. 	<p>provided along the site's western boundary adjacent to the ancient woodland and no footpath, cycle or track-way shall be provided within this safeguarded area.'</p> <p>Add additional criterion to read: 'The layout and landscaping of the site shall be designed to minimise the impact of development on the adjacent ancient woodland to the west of the site through appropriate siting of the built development.'</p>
H1 (26)	South of Ashford Road, Harrietsham	Be accepted. Subject to the necessary highway safety and traffic calming improvements being an integral part of the policy.	<p>Recommend that a new criterion is added to the design and layout section to state: 'The site layout is designed to fully integrate the development and the proposed improvements to the A20 Ashford Road to comprehensive approach to the improvements of the public realm and highways safety.'</p>
H1 (29)	Tanyard Farm, Old Ashford Road, Lenham	Being accepted subject to the need to deliver high quality landscape protection to the Area of Outstanding Natural Beauty in consultation with the Parish Council and Lenham Neighbourhood Plan Group to deliver a high quality scheme.	<p>Noted</p> <p>The revised criteria set out in the committee papers will secure this aim.</p>

<p>H1 (36)</p>	<p>Hen & Duckhurst Farm, Marden Road, Staplehurst</p>	<p>Being accepted subject to:</p> <ul style="list-style-type: none"> • Issues with the site being addressed as part of a strategic sewage and waste water solution for Staplehurst and Headcorn, and; • Subject to an additional surface and flood water solution being included with the design of any development for this area. 	<p>Agree: A settlement specific policy for each of the Rural Service Centres will be prepared for the Regulation 19 draft of the Maidstone Borough Local Plan which will address the particular strategic issues applying to that settlement. For Staplehurst this would include Waste Water Treatment Capacity.</p>
<p>H1 (37)</p>	<p>Fishers Farm, Fishers Road Staplehurst</p>	<p>Being accepted subject to:</p> <ul style="list-style-type: none"> • The insertion in the policy of a maximum development of 535 units; • The insertion in the policy of a stronger worded paragraph, involving Borough and Parish Councillors, on the constraints on this site; • Issues with the site being addressed as part of a strategic sewage and waste water 	<p>Agree: A settlement specific policy for each of the Rural Service Centres will be prepared for the Regulation 19 draft of the Maidstone Borough Local Plan which will address the particular strategic issues applying to that settlement. For Staplehurst this would include Waste Water Treatment Capacity.</p> <p>Agree: Add additional criteria relating to design and layout to read. 'The proposals will be designed to include areas of open space that retain the integrity and connectivity of the existing framework of ponds, hedgerows and trees within the site.'</p> <p>Agree: Change policy to reflect a maximum</p>

			potential yield of 535
		<p>solution for Staplehurst and Headcorn, and;</p> <ul style="list-style-type: none"> • Subject to an additional surface and flood water solution being included with the design of any development for this area. 	
H1 (43)	Linden Farm, Stockett Lane, Coxheath	<p>Being accepted subject to a reconsideration of the Section 106 contributions being used for the provision of local schools and subject to the necessary highway works being carried out.</p> <p>Being accepted subject to an additional green buffer and the parish's proposed easy access walk be provided to preserve the line of the parish council as detailed in the Coxheath Neighbourhood Plan.</p>	Noted
H1 (44)	Heathfield, Heath Road, Coxheath		<p>Accept recommendation for additional green buffer. Reinforce criterion 3 of policy H1(44) to read "Enhancement of the existing hedgerow along the eastern boundary to form a landscape buffer in order to soften the landscape views from the east".</p> <p>Accept recommendation for public access route. Add new criterion to state "Provision of an easy access walking route within a green buffer along the eastern boundary of the site as proposed in the Coxheath draft Neighbourhood Plan (January 2014)".</p>

Regulation 18 Sites which O&S recommended for deletion and further Regulation 18 Consultation

H1 (17)	Barty Farm Roundwell Thurnham	Be rejected and taken out Because school provision in the parish is at full capacity and there is no space to expand the existing schools.	Reject recommendation. Kent County Council have not objected to recent applications in the surrounding area
H1 (20)	Postley Road, Tovil	Be rejected due to: <ul style="list-style-type: none"> • The detrimental effect on the Loose Valley corridor; • The difficulty in defending the adjacent high quality agricultural land from future development, and; • The community infrastructure already at capacity with no reasonable improvements possible. 	Reject recommendation. The site is sustainably located adjacent to the urban area and the policy criteria will ensure that appropriate account of listed buildings and the conservation areas is taken.
H1 (25)	Tongs Meadow West Street Harrietsham	Be rejected and taken out on the basis that it is a receptor site and should go back to Regulation	Reject recommendation to delete site. However, recommend that the policy acknowledges previous use of part of the site as a receptor site and the issue will be addressed through the planning application.

		18 for deletion.	Amend criterion 4 to read: 'Development will be subject to the results and recommendations of a phase one ecological survey which must comprehensively address the implications of the previous use of part of the site as a receptor site.'
H1 (30)	Glebe Gardens Lenham	Be deferred pending clarification of the outcome of a detailed impact assessment regarding the preservation and enhancement of the pond which is the source of the Len.	<p>Reject:</p> <p>The current planning application has provided details of the proposed works to the pond and its environs and other ecological surveys. These will be considered as part of the application process by appropriate consultees including the Environment Agency and KCC Ecology, to-date no fundamental objections have been raised to the principle of development as set out in the policy.</p>
H1 (31)	Ham Lane Lenham	Being rejected on the basis that the landscape impact of any development on the village and Area of Outstanding Natural Beauty cannot be mitigated.	<p>Reject:</p> <p>The revised criteria set out in the papers will enable the impact of development on the setting of the Kent Downs AONB</p>

H1 (39)	Ulcombe Road and Mill Bank Headcorn	<p>Be rejected on the grounds of:</p> <ul style="list-style-type: none"> • Severe highways congestion; • Severe flood risk in the area; and, • A lack of a sewage infrastructure capable of dealing with further development. 	<p>Reject:</p> <p>The highways authority have not raised objection to development in the area.</p> <p>The built development is sited outside the safeguarded flood risk area and development would be subject to flood risk assessment and consideration by the Environment Agency.</p> <p>A settlement specific policy for each of the Rural Service Centres will be prepared for the Regulation 19 draft of the Maidstone Borough Local Plan which will address the particular strategic issues applying to that settlement. For Headcorn this would include Waste Water Treatment Capacity</p>
H1 (40)	Grigg Lane and Lenham Road Headcorn	<p>The remainder of the site without planning permission</p> <p>Be rejected on the grounds of:</p> <ul style="list-style-type: none"> • Severe highways congestion; • Severe flood risk in the area; and, • A lack of a sewage infrastructure capable of dealing with further development. 	<p>Reject:</p> <p>The highways authority have not raised objection to development in the area.</p> <p>The built development is sited outside the safeguarded flood risk area and development would be subject to flood risk assessment and consideration by the Environment Agency.</p> <p>A settlement specific policy for each of the Rural Service Centres will be prepared for the Regulation 19 draft of the Maidstone Borough Local Plan which will address the particular strategic issues applying</p>

H1 (41)	South of Grigg Lane Headcorn	<p>Be rejected on the grounds of:</p> <ul style="list-style-type: none"> • Severe highways congestion; • Severe flood risk in the area; and, • A lack of a sewage infrastructure capable of dealing with further development. 	<p>to that settlement. For Headcorn this would include Waste Water Treatment Capacity</p> <p>Reject:</p> <p>The highways authority have not raised objection to development in the area.</p> <p>The built development is sited outside the safeguarded flood risk area and development would be subject to flood risk assessment and consideration by the Environment Agency.</p> <p>A settlement specific policy for each of the Rural Service Centres will be prepared for the Regulation 19 draft of the Maidstone Borough Local Plan which will address the particular strategic issues applying to that settlement. For Headcorn this would include Waste Water Treatment Capacity</p>
H1 (42)	Knaves Acre Headcorn	<p>Be rejected on the grounds of:</p> <ul style="list-style-type: none"> • Severe highways congestion; • Severe flood risk in the area; and, • A lack of a sewage infrastructure capable of dealing with further development. 	<p>Reject:</p> <p>The highways authority have not raised objection to development in the area.</p> <p>The built development is sited outside the safeguarded flood risk area and development would be subject to flood risk assessment and consideration by the Environment Agency.</p> <p>A settlement specific policy for each of the Rural Service Centres will be prepared for the Regulation 19 draft of the Maidstone Borough Local Plan which will address the particular strategic issues applying to that settlement. For Headcorn this would include Waste Water Treatment Capacity</p>

H1 (45)	Forstal Lane, Coxheath	Be rejected because highways and access to the site cannot be adequately addressed.	19 draft of the Maidstone Borough Local Plan which will address the particular strategic issues applying to that settlement. For Headcorn this would include Waste Water Treatment Capacity
			Reject recommendation. Highway Authority has raised no objection.