

**New Sites agreed by O&S with no changes to go to Regulation 18 Consultation**

Site Reference	Site Address	O & S Decision	Response (incl. reasons)
H1 (52)	Dunning Hall off Fremlin Walk, Week Street, Maidstone	Be Approved	Agreed
H1 (53)	18-21, Foster Street, Maidstone	Be Approved	Agreed
H1 (54)	'Slencrest House', 3, Tonbridge Road, Maidstone	Be Approved	Agreed
H1 (55)	The Russell Hotel, Boxley Road, Maidstone	Be Approved	Agreed
H1 (59)	Bearsted Station Goods Yard	Be Approved	Agreed
H1 (63)	Land at Boughton Mount, Boughton Lane, Boughton Monchelsea	Be Approved	Agreed
H1 (69)	Land at Lodge Road, Staplehurst	Be Approved	Agreed
H1 (72)	Land adj. The Windmill PH, Eyhorne Street, Hollingbourne	Be Approved	Agreed
H1 (73)	Land at Brandy's Bay, South Lane,	Be Approved	Agreed

**New Sites agreed by O&S with some changes to go to Regulation 18 Consultation**

Site Reference	Site Address	O & S Decision	Response (incl. reasons)
H1 (51)	Bridge Industrial Centre Wharf Road Tovil	Be approved subject to a specific reference being made to include community infrastructure to improve medical services in the area and emergency access route to the site.	<p>Accept recommendation</p> <p>Amend criterion 5 to read:</p> <p>'Vehicular access will be taken from Wharf Road only. A secondary pedestrian and cycle access capable of being used as an emergency access will be provided from Lower Tovil.'</p> <p>Amend criterion 9 to read:</p> <p>'Appropriate contributions towards community infrastructure including improvement to medical facilities in Tovil Parish will be provided where proven necessary.'</p>
H1 (56)	Land at 180-188 Union Street Maidstone	Be approved subject to a note at Point 5 Landscape - to note that air quality in the area is poor and mitigation through appropriate planting will be required because of	<p>Accept recommendation but amend Criterion 10 as the issue relates to Air Quality</p> <p>Amend criteria 10 to read:</p> <p>'Appropriate air quality mitigation measures to include appropriate planting and landscaping within the site will be implemented as part of the development.'</p>

	the location of the site.		
H1 (58)	Tovil Working Men's Club, Tovil Hill, Tovil	Be approved subject to issues with access to the site are addressed and Point 13 to include the site be considered for the provision of a doctors surgery.	Partially accept recommendation.  No requirement has been identified for a doctor's surgery to date, but to add specific reference to include community infrastructure to improve medical services in the area.  Amend criterion 13 to read:  'Appropriate contributions towards community infrastructure including improvement to medical facilities in Tovil Parish will be provided where proven necessary.'
H1 (66)	Land south of The Parsonage, Goudhurst Road, Marden	Be approved subject to the addition of the words 'In particular' at the beginning of the sentence under point 10.	Accept recommendation.  Recommend criterion 10 is reworded as follows to reflect the Parish Council's concerns relating to the need for enhanced or replacement community hall provision.  'Appropriate contributions, in particular towards an enhanced or replacement community hall as proven necessary and / or contributions towards such a provision off site.'
H1 (70)	Land at Junction of Church Street and Heath Road, Boughton Monchelsea	Be approved subject to a reference to the need for additional medical	Accept recommendation. No requirement has been identified for a doctor's surgery to date, but to add specific reference to include community

		facilities under point 9.	<p>infrastructure to improve medical services in the area.</p> <p>Amend criterion 9 to read:</p> <p>'Appropriate contributions towards community infrastructure including improvement to medical facilities in Boughton Monchelsea Parish will be provided where proven necessary.'</p>
H1 (71)	Lyewood Farm, Green Lane, Boughton Monchelsea	Be approved subject to a reference to the need for additional medical facilities under point 9.	<p>Accept recommendation. No requirement has been identified for a doctor's surgery to date, but to add specific reference to include community infrastructure to improve medical services in the area.</p> <p>Amend criterion 13 to read:</p> <p>'Appropriate contributions towards community infrastructure including improvement to medical facilities in Boughton Monchelsea Parish will be provided where proven necessary.'</p>
H1 (74)	Wren's Cross, Upper Stone Street, Maidstone	Be accepted subject to the site being part of a wider regeneration of the area.	<p>Recommendation accepted.</p> <p>This site and others in the town centre and the locality would benefit from a comprehensive assessment as part of a wider master planning exercise.</p>

**New Sites where O&S required further information before acceptance**

Site Reference	Site Address	O & S Decision	Response (incl. reasons)
H1 (62)	Land at Boughton Lane Loose/Boughton Monchelsea	Be approved subject to the Head of Planning and Development receiving clarity from Kent County Council as to what would be appropriate improvements to Boughton Lane and the junction of Boughton Lane and A229 Loose Road and reporting back to the committee.	Partially accept recommendation. Written confirmation on junction improvements will be sought from the Highway Authority. In parallel it is recommended the site be included in the Reg.18 consultation to allow a full range of local views to be considered.

**New Sites which O&S rejected**

Site Reference	Site Address	O & S Decision	Response (incl. reasons)
H1 (57)	Land at former Astor of Hever Community School Maidstone	Not be approved until further exploration work is carried out to find alternative access for the site and brought back to the committee for further consideration.	Reject recommendation. Access arrangements for the site have previously been considered and there is no objection from the Highway Authority.
H1 (60)	Fant Farm Maidstone	Not be approved on the following grounds: <ul style="list-style-type: none"> <li>Further housing in this area would have a severe impact on the already congested junctions in the area which cannot be mitigated and would erode the unique pattern of development;</li> <li>Will have a detrimental impact on the Medway Valley</li> </ul>	Reject recommendation. <ul style="list-style-type: none"> <li>The Highway Authority has raised no objection.</li> <li>The boundaries of the proposed residential element of the allocation have been carefully drawn and the public should be given the opportunity to comment.</li> <li>The site has not been ruled out in its entirety in the emerging Landscape Capacity Study.</li> <li>In the case of an overriding need to provide for housing to meet the borough's objectively assessed housing need, sites of best and most</li> </ul>

		<p>landscape quality, and;</p> <ul style="list-style-type: none"> <li>The land is classed as 'best and most valuable' agricultural land as defined in the National Planning Policy Framework.</li> </ul>	<p>versatile agricultural land are proposed for development – this will not result in the loss of Grade 1 agricultural land.</p>
H1 (61)	Land at Cross Keys, Bearsted	<p>Not be approved on the grounds that the site has a historical and continual flooding issue and school provision in the parish is at full capacity and there is no space to expand the existing schools.</p>	<p>Reject recommendation.</p> <p>The Environment Agency has not raised objection to the flooding and hydrology report submitted with the current planning application.</p> <p>The Education Authority has also not objected to the current application either and has asked for contributions only which can be achieved through S106.</p> <p>There has been extensive dialogue with both organisations.</p>
H1 (64)	Bell Farm North, East Street, Harrietsham	<p>Not be approved on the grounds that the cumulative impact of development having a detrimental effect on the character and size of the village and community</p>	<p>Reject recommendation to exclude site from public consultation. Detrimental effect of development on village character can be a subjective judgement so a full range of local opinions should be sought through public consultation.</p> <p>Accept recommendation to reflect the need for</p>

		<p>due to the increase in size and footprint of the village. Should Cabinet decide to include this site the committee recommend point 2 be amended to reflect the need for public open space.</p>	<p>open space. Policy can make clear the mechanism for maintaining open space in perpetuity for all.</p> <p>If accepted, amend Criterion 2 to read:</p> <p>'A larger area of land, approximately 4.15ha in area to the south and east of the site will be retained as open space to provide a buffer zone to HS1 and to preserve the setting of the East Street Conservation Area. The land 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.</p>
H1 (65)	Land at Lenham Road Headcorn	<p>Not be approved on the grounds of:</p> <ul style="list-style-type: none"> <li>• Severe highways congestion;</li> <li>• Severe flood risk in the area; and,</li> <li>• A lack of a sewage infrastructure capable of dealing with further development.</li> </ul>	<p>Reject recommendation. Objection has not been raised by the infrastructure providers, including the Highway Authority, Environment Agency and Southern Water despite extensive and on-going dialogue.</p>
H1 (67)	Land to south of Marden Road, Staplehurst	<p>Not be approved as the site is not in compliance</p>	<p>Reject recommendation. There has been extensive and on-going dialogue with infrastructure and</p>



		with the parish footprint and the foul water infrastructure cannot be resolved by sites of this size.	service providers. No objection has been raised by Southern Water or the Environment Agency. Sites are appropriately located relative to the existing settlement.
H1 (68)	Land to the north of Henhurst Farm, Staplehurst	Not be approved as the site is not in compliance with the parish footprint and the foul water infrastructure cannot be resolved by sites of this size.	Reject recommendation. There has been extensive and on-going dialogue with infrastructure and service providers. No objection has been raised by Southern Water or the Environment Agency. Sites are appropriately located relative to the existing settlement.