

STRATEGIC PLANNING SUSTAINABILITY & TRANSPORT COMMITTEE

14th December 2015

Agenda item 11: Maidstone Borough Local Plan: responses to the Regulation 18 consultation

URGENT UPDATE

REVISIONS TO POLICY WORDING

1. Revise the proposed amendment to Policy DM11 – Open space and recreation in Appendix B (on page 205) to omit the specific reference to the Parks & Open Space team. This is because the Development Management team will also give early advice on open space requirements through the pre-application process.
 - 1) Amend DM11(3) to read: “Where it can be demonstrated that existing open space provision can either wholly or partially mitigate the impacts of development in accordance with the above standards, the Council may seek a reduced level of provision or financial contribution. Developers should take full account of open space requirements at an early stage of the development management process and are encouraged to engage with the council's Parks and Open Space team to determine the most appropriate quantum, type and location of open space provision.”

2. Revise proposed Policy DM15 – Park & Ride in Appendix B (on page 207) to delete criterion (2) to ensure the policy more closely aligns with the emerging Integrated Transport Strategy.

~~(2) The provision of new or replacement Park & Ride facilities should meet the following criteria:~~

 - ~~i satisfactory access, layout, design, screening and landscaping~~
 - ~~ii provision of suitable waiting and access facilities and information systems for passengers, including people with disabilities; and~~
 - ~~iii the implementation of complementary public transport priority measures both to access the site and moreover along the route. Measures will include dedicated bus lanes (including contraflow lanes where appropriate), together with bus priority measures at junctions.~~

3. Revise proposed Policy H1(10) _ Land south of Sutton Road in Appendix B (on page 194)
 - a) Delete Criterion 18 and revise Criterion 6 to read: “ A new PROW with a pedestrian and cycle route will be provided running east-west from Sutton Road to Brishing Road connecting with the planned route through the adjacent site at Langley Park Farm”

- b) Amend criterion 19 by adding additional sub-criterion to read: “ viii. The provision of additional pedestrian and cycle crossings across the A274 in the vicinity of Langley Church/Horseshoes Lane and in the vicinity of Rumwood Court”.

REVISED/ADDITIONAL CRITERIA FOR PROPOSED HOUSING ALLOCATIONS AT TOVIL

The suggested criteria for these sites are set out at pages 257-259 (Bydews Place) and 261-264 (Land South of Tovil) on the agenda papers.

Since the agenda was published initial comments from Kent Highway Services have been received today. These raise concerns more specifically in relation to ‘Land south of Tovil’ regarding the additional traffic likely to be generated onto the A229 corridor the relative isolation of the sites from the urban area and lack of measures to reduce reliance on the use of the private car.

Both sites immediately adjoin the urban area and specifically sites where there are extant permissions for residential development. The published criteria seek to enhance pedestrian and cycle provision on both sites along Dean Street/Farleigh Hill to connect with improvements already secured by the adjoining developments. There are existing food stores on Farleigh Hill, a short distance to the north of both sites for example. I also consider it appropriate to require both sites to make appropriate contributions towards the improvement of public transport provision.

In respect of H03-314: Land at Bydews Place (page 259) add additional criterion 20 to read: “The provision of appropriate contributions towards increasing the frequency and quality of bus services serving the site from and towards Maidstone town centre.”

In respect of H03-319: Land south of Tovil (page 263) add additional criterion 28 to read: “The provision of appropriate contributions towards increasing the frequency and quality of bus services serving the site from and towards Maidstone town centre.”

UPDATED 20 YEAR HOUSING LAND SUPPLY POSITION

Since the agenda papers were published, the 20 year housing land supply position has been updated to take account of the permissions granted/subject to s106 at 30th November 2015.

20-year Housing Land Supply as at 30 November 2015 (All elements of supply are net of dwelling losses)	Dwellings – supply sub totals	Dwellings – supply totals	Totals - no. of dwellings
Objectively Assessed Need 2011 to 2031			18,560
Total number of dwellings built			
Dwellings built 01.04.11 to 31.03.15	2,341		
Total number of dwellings built		2,341	
Permitted dwellings/S106 not built			
At 30.11.15 (adjusted for double			

counting)			
- On allocated sites	2,685		
- On non-allocated sites	2,615		
Permitted subject to S106			
- On allocated sites	1,100		
- On non-allocated sites	292		
Permitted dwellings not yet built		6,692	
LP Allocations pending application			
Approved allocations pending application (Includes yield from further allocations agreed)			
Broad Locations (MBLP 2014 – Reg 18)	3,500		
LP Allocations pending application	4,922		
		8,422	
Windfall contribution			
9 years at 114 dwellings p.a.	1,026		
Windfall contribution		1,026	
TOTAL HOUSING LAND SUPPLY			(18,481)
Unmet housing need (net)			79