

Maidstone Borough Local Plan: infrastructure criteria amendments

On 13 January 2016, SPS&T Committee instructed officers to review the reasons for the addition/deletion of policy criteria relating to infrastructure requirements between the draft Reg 18 and Reg 19 local plan versions. Previously agreed site specific infrastructure criteria which are not covered by Policy H1 (criterion 2), as amended, should be reinstated unless there are valid reasons for the amendments. The attached schedule lists the changes and the reasons for them, and highlights any action to be taken.

Many site allocation policies contained a requirement for 'community infrastructure as proven necessary'. This requirement has now been included in the "catch-all" policy H1 and is also included in development management policies to avoid repeated duplication of the criterion. The plan should be read as a whole and so cross referencing has been avoided where possible. All site allocation policies require adherence to the overarching H1 policy and the relevant strategic settlement policies.

Similarly, where non-specific open space is required this will be delivered through policies H1 and DM22. There is therefore no need for a repeat of the requirement in each site policy. Where a specific typology or quantum is required as part of development this has been retained.

Several sites have secured a planning consent or have a resolution to grant subject to the signing of S106 and these amended requirements have been reflected in updated policies.

Although further amendments have been made nothing has been lost because criteria have been moved to another part of the plan. However, in order to add detail/clarity to policy requirements, criteria will be reinstated as per the following schedule.

Site Allocation Policies for Housing	Changes between R18 (including as agreed by SPST) and R19	Reason for change	Subsequent action to be taken
H1(1) Bridge Nursery, London Road, Maidstone	DELETION: Requirement to contribute towards bus loop and 20/20 roundabout deleted.	To reflect agreed S106 for site	No further change to R19 version
H1(2) East of Hermitage Lane, Maidstone	ADDITION: Addition of pedestrian crossing scheme. DELETION: Deletion of 20/20	To reflect agreed S106 for site	No further change to R19 version

Site Allocation Policies for Housing	Changes between R18 (including as agreed by SPST) and R19	Reason for change	Subsequent action to be taken
	roundabout scheme.		
H1(3) West of Hermitage Lane, Maidstone	ADDITION: Addition of footway scheme. DELETION: Requirement to contribute towards bus loop and 20/20 roundabout deleted.	To reflect agreed S106 for site	No further change to R19 version
H1(4) Oakapple Lane, Barming	DELETION: Requirement to contribute towards bus loop deleted. DELETION: 20/20 roundabout scheme deleted.	Original policy criteria overtaken by more recent ITS requirements. To reflect strategic transport requirements for North West and emerging ITS.	Re-insert criterion for bus loop contributions. Re-insert criterion for roundabout contributions.
H1(5) Langley Park, Sutton Road, Boughton Monchelsea	ADDITION: Addition of requirement for pedestrian and cycle access to H1 (10) and improvements to bus services. AMENDMENT: Strategic transport requirements amended to reflect S106 agreement, to identify roundabout scheme as site specific to H1 (5) and to relocate site specific schemes for Gore Court Road and the spine road to H1 (6), (7) and (8).	To reflect agreed S106 for site and strategic policy for South East and emerging ITS.	No further change to R19 version
H1(6) North of Sutton Road, Otham	ADDITION: Addition of improvement to bus services. AMENDMENT: Strategic transport requirements	To reflect agreed S106 for site and strategic policy for South East and emerging ITS.	No further change to R19 version

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	amended to reflect S106 agreements, to identify spine road scheme as site specific to H1 (6) and to relocate site specific schemes for Gore Court Road to H1 (7) and (8) and the Langley Park roundabout to H1 (5).		
H1(7) North of Bicknor Wood, Gore Court Road, Otham	<p>ADDITION: Addition of requirement for pedestrian and cycle connections to H1 (8) and improvements to bus services.</p> <p>AMENDMENT: Strategic transport requirements amended to identify scheme for Gore Court Road as site specific to H1 (7) and to relocate the Langley Park roundabout scheme to H1 (5) and spine road scheme to H1 (6).</p>	To reflect agreed S106 for site and strategic policy for South East and emerging ITS.	No further change to R19 version
H1(8) West of Church Road, Otham	<p>ADDITION: Addition of improvement to bus services.</p> <p>AMENDMENT: Strategic transport requirements amended to identify scheme for Gore Court Road as site specific to H1 (8) and to relocate the Langley Park roundabout scheme to H1 (5) and spine road scheme to H1 (6).</p>	To reflect strategic policy for South East and emerging ITS.	No further change to R19 version

Site Allocation Policies for Housing	Changes between R18 (including as agreed by SPST) and R19	Reason for change	Subsequent action to be taken
H1(9) Bicknor Farm, Sutton Road, Otham	<p>ADDITION: Addition of requirement for pedestrian and cycle connections to H1 (7) and improvements to bus services.</p> <p>AMENDMENT: Strategic transport requirements amended to relocate site specific schemes for Gore Court Road and the spine road to H1 (6), (7) and (8) and the Langley Park roundabout scheme to H1 (5).</p>	To reflect agreed S106 for site and strategic policy for South East and emerging ITS.	No further change to R19 version
H1(10) South of Sutton Road, Langley	<p>ADDITION: Additional requirements for pedestrian and cycle infrastructure to reflect findings of detailed Transport Assessment and work undertaken as part of the Design South East review. Addition of improvement to bus services.</p> <p>AMENDMENT: Strategic transport requirements amended to relocate site specific schemes for Gore Court Road and the spine road to H1 (6), (7) and (8) and the Langley Park roundabout scheme to H1 (5).</p>	To reflect agreed S106 for site and strategic policy for South East and emerging ITS.	No further change to R19 version
H1(11) Springfield, Royal Engineers Road	DELETION: Requirement to	Removed as a policy requirement in	Re-insert criterion

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and Mill Lane, Maidstone	contribute towards towpath improvements deleted.	light of secured funds (SELEP / LSTF) and detailed scheme for the Towpath Cycle Way from Allington to Barming which will be delivered separate from the allocation site and is underway.	
H1(17) Laguna, Hart Street, Maidstone	DELETION: Requirement to contribute towards towpath improvements deleted.	Removed as a policy requirement in light of secured funds (SELEP / LSTF) and detailed scheme for the Towpath Cycle Way from Allington to Barming which will be delivered separate from the allocation site and is underway.	Re-insert criterion
H1(21) Barty Farm, Roundwell, Thurnham	DELETION: Requirement to contribute towards provision of vehicle and cycle parking deleted.	Cycle parking to be provided through separate funding (LSTF) at a number of stations including Bearsted during 2016. Car parking provision now required through the newer additional allocation at Bearsted Station Goods Yard	Re-insert criterion for contributions.
H1(25) Bridge Industrial Centre, Wharf Road, Tovil	DELETION: Community Infrastructure criteria deleted (but specifically refers to Tovil).	Officers considered this to be adequately covered by strategic policy H1, and in policy DM23. Also required to meet the three tests for S106.	For additional detail / clarity re-instate criterion.
H1(26) Tovil Working Men's Club, Tovil Hill, Maidstone	DELETION : Community Infrastructure criteria deleted (but specifically refers to Tovil).	Officers considered this to be adequately covered by strategic policy H1, and in policy DM23. Also required to meet the three tests for S106.	For additional detail / clarity re-instate criterion.
H1(27) Kent Police HQ, Sutton Road, Maidstone	ADDITION: Addition of improvement to bus services. AMENDMENT: Strategic	To reflect agreed S106 for site and strategic policy for South East as well as the emerging ITS.	No further change to R19 version

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	transport requirements amended to relocate site specific schemes for Gore Court Road and the spine road to H1 (6), (7) and (8) and the Langley Park roundabout scheme to H1 (5).		
H1(28) Kent Police training school, Sutton Road, Maidstone	ADDITION: Addition of improvement to bus services. AMENDMENT: Strategic transport requirements amended to relocate site specific schemes for Gore Court Road and the spine road to H1 (6), (7) and (8) and the Langley Park roundabout scheme to H1 (5).	To reflect agreed S106 for site and strategic policy for South East as well as the emerging ITS.	No further change to R19 version
H1(32) Cross Keys, Bearsted	DELETION: Requirement to contribute towards provision of vehicle and cycle parking deleted.	To reflect agreed S106 for site Note: H1 (31) requires additional vehicle parking and LSFT funding secured for cycle parking	No further change to R19 version
H1(33) Linden Farm, Stockett Lane, Coxheath	DELETION: Requirement to contribute towards scheme at the junction of Stockett Lane and Heath Road.	New evidence in place since original drafting of policy, notably Mott MacDonald detailed assessments, plus revised agreed ITS requirements. Also to reflect Planning Committee decision.	Re-insert criterion for contributions.
H1(35) Forstal Lane, Coxheath	ADDITION: Contributions towards Linton Crossroad	New evidence in place since original drafting of policy, notably Mott	Re-insert criterion for contributions.

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	scheme added. DELETION: Requirement to contribute towards scheme at the junction of Stockett Lane and Heath Road deleted.	MacDonald detailed assessments, plus revised agreed ITS requirements.	
H1(36) North of Heath Road (Older's Field), Coxheath	DELETION: Community Infrastructure criteria deleted (but specifically refers to Coxheath).	To reflect agreed S106 for site	No further change to R19 version
H1(37) Clockhouse Farm, Heath Road, Coxheath	ADDITION: Contributions towards Linton Crossroad scheme added.	To reflect agreed S106 for site	No further change to R19 version
H1(38) South of Ashford Road, Harrietsham	DELETION: Reference to pedestrian and cycle links deleted.	To reflect agreed S106 for site	No further change to R19 version
H1(40) Church Road, Harrietsham	AMENDMENT: Detail added to highways scheme.	To reflect agreed S106 for site	No further change to R19 version
H1(42) Ulcombe Road and Mill Bank, Headcorn	AMENDMENT: Detail added to highways scheme.	To reflect agreed S106 for site	No further change to R19 version
H1(43) Grigg Lane and Lenham Road, Headcorn	AMENDMENT: Detail added to highways scheme.	To reflect agreed S106 for site	No further change to R19 version
H1(46) North of Lenham Road, Headcorn	AMENDMENT: Detail added to highways scheme.	To reflect agreed S106 for site	No further change to R19 version
H1(49) Howland Road, Marden	ADDITION: Schemes for improvement at the rail station and traffic calming added.	To reflect agreed S106 for site	No further change to R19 version
H1(50) Stanley Farm, Plain Road, Marden	ADDITION: Schemes for improvement at the rail station and sustainable transport improvements added.	To reflect agreed S106 for site	No further change to R19 version

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H1(51) The Parsonage, Goudhurst Road, Marden	ADDITION: Schemes for improvement at the rail station and sustainable transport improvements added.	To reflect agreed S106 for site	No further change to R19 version
H1(52) Marden Cricket and Hockey Club, Stanley Road, Marden	ADDITION: Schemes for improvement at the rail station and sustainable transport improvements added.	To reflect agreed S106 for site	No further change to R19 version
H1(53) South of The Parsonage, Goudhurst Road, Marden	ADDITION: Schemes for improvement at the rail station and sustainable transport improvements added.	Continuity with strategic transport requirements for Marden and the emerging ITS.	No further change to R19 version
H1(54) Hen and Duckhurst Farm, Marden Road, Staplehurst	AMENDMENT: Scheme for improvement at the rail station amended. Detail added to highways scheme.	To reflect agreed South Eastern scheme and Planning Committee resolution.	No further change to R19 version
H1(55) Fishers Farm, Fishers Road, Staplehurst	AMENDMENT: Scheme for improvement at the rail station amended. Detail added to highways scheme.	To reflect agreed South Eastern scheme and planning application consultation views from KCC Highways.	No further change to R19 version
H1(56) North of Henhurst Farm, Staplehurst	AMENDMENT: Scheme for improvement at the rail station.	Continuity with strategic transport requirements for Staplehurst and the emerging ITS.	No further change to R19 version
H1(60) Junction of Church Street and Heath Road, Boughton Monchelsea	DELETION: Community Infrastructure criteria deleted but specifically refers to B. Monchelsea.	Officers considered this to be adequately covered by strategic policy H1, and in policy DM23. Also required to meet the three tests for S106.	For additional detail / clarity re-instate criterion.
Policy H1(61) Lyewood Farm, Green Lane, Boughton Monchelsea	DELETION: Linton Crossroads deleted. DELETION: Community	CIL pooling restrictions mean this site cannot contribute Officers considered this to be	Re-instate criterion. For additional detail / clarity re-

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	Infrastructure criteria deleted but specifically refers to B. Monchelsea.	adequately covered by strategic policy H1, and in policy DM23. Also required to meet the three tests for S106.	instate criterion.
Policy H1(67) Vicarage Road, Yalding	DELETION: Footpath scheme deleted.	Draft Walking and Cycling Strategy contradictory to policy requirement as drafted. (States requirements unclear – further work needed to quantify). Officers also considered this to be adequately covered by policies DM3 and DM24.	For additional detail / clarity re-instate criterion.
Policy H1(68) Bentletts Yard, Claygate Road, Laddingford	DELETION: Junction scheme deleted.	Deleted to reflect KCC H&T response to application for 31 units on this site	Re-insert criterion for contributions.
Site Allocation Policies for Retail and Mixed Use			
RMX1(1) Newnham Park, Bearsted Road, Maidstone	DELETED: Reference to need for a TA deleted. AMENDMENT: Further detail added to highways. ADDITION: Scheme at M2 J5 added. DELETED: Scheme to improve bus links to residential areas deleted.	Covered by Criterion in policy DM24 To reflect agreed S106 To reflect agreed S106 Officers believe this is covered in both policy DM24 and the agreed draft ITS.	Re-insert criterion. No further change to R19 version No further change to R19 version For additional detail / clarity re-instate criterion.
RMX1(4) Former Syngenta works, Hampstead Lane, Yalding	Addition: Additional safety requirements for level crossing.	To reflect evidence base.	No further change to R19 version
Site Allocations Policies for Employment			
Policy EMP1(5) Woodcut Farm, Ashford Road, Bearsted	Addition: Additional schemes.	Added to reflect detailed Transport Assessment and KCC H&T response	No further change to R19 version