

**Reference number:** 15/510461

Amend condition 1 to read as follows:

The development hereby permitted shall be begun before 3 November 2018.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Approximately half of the site is designated as a Landscape of Local Value in the draft Maidstone Borough Local Plan. The amended houses types are not considered to have a significant visual impact on the countryside compared to the approved scheme. Clearly the Local Plan is gathering weight as it moves forward, but it is not considered to have sufficient weight to rely solely on to refuse or approve a planning application.

Appendix 1 – Inspectors decision is attached.

**Recommendation#; Approval remains unchanged.**