

Schedule of Proposed Minor Changes to the Regulation 19
Maidstone Local Plan Review –
Post Stage 2 Examination Hearings

September 2023

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Background to the Minor Changes

1. Introduction

1.1. The Maidstone Local Plan Review is currently undergoing Examination in Public. This document has been prepared to support the examination. It sets out proposed Minor Changes to the plan. These are provided as an informative and will supplement the separate schedule of Main Modifications which are considered necessary to ensure the plan can be made sound in accordance with the National Planning Policy Framework. The Minor Changes presented in this document provide a consolidation of modifications to-date which have been developed following the Regulation 19 stage consultation on the Local Plan Review and through the plan examination process.

2. Reading the Schedule of Minor Changes

2.1. For ease of reference, the schedule is organised by main chapters of the Local Plan Review and set out in a table format. The table columns provide information for each modification as follows:

- **Change ref** – Minor change reference number.
- **Policy, paragraph, page ref** – Reference to the relevant part of the Local Plan Review for which the change is proposed.
- **Change proposed** – This presents the change proposed to the Local Plan Review Regulation 19 document.

Additions are shown in blue underline. Deletions are shown in ~~red strikethrough~~.

- **Reason** – Summary of the reason for the change.

Editorial changes

Mod ref	Policy, paragraph, page ref	Change proposed	Reason
MI1	Whole document	Local Plan Review amended throughout to rectify typographical, grammatical and other editing errors.	Editing for plan legibility
MI2	Whole document	Local Plan Review amended throughout to revise numbering of policies, paragraphs, tables, and/or diagrams associated with, or as a consequence of, main and minor modifications.	Editing for plan legibility

Chapter 1: Introduction

Mod ref	Policy, paragraph, page ref	Change proposed	Reason
MI3	Paras 1.1 to 1.4	Amend paragraphs 1.1 to 1.4 as follows: Amendments to remove information on previous public consultations and clarify the current stage of the plan process.	Factual updates.

Chapter 2: Introduction to the Maidstone Borough Local Plan Review

No changes proposed.

Chapter 3: Spatial portrait and key local issues

No changes proposed.

Chapter 4: Spatial vision and objectives

Mod ref	Policy, paragraph, page ref	Change proposed	Reason
MI4	Para 4.4	Amend paragraph 4.4 and bullets (i) and (ii) as follows:	To align with Main

		<p>By 2037 <u>Improved</u> prosperity set out in the vision will be achieved through the strategic direction of growth set out in the LPR. The emphasis will be on increasing <u>and</u> developing skilled employment opportunities in the borough alongside developing learning opportunities, having regard to the roles of centres across the borough and existing and improved accessibility patterns:</p> <p>i. Principally within the Maidstone urban area, with a particular focus on the renewal of the town centre, including the Invicta Barracks strategic development location, <u>within the plan period</u>;</p> <p>ii. Within two new garden communities at Heathlands and Lidsing, <u>within and extending beyond the plan period</u>;</p>	Modifications with respect to the plan period.
MI5	Para 4.8	<p>Amend paragraph 4.8 as follows:</p> <p>To recognise the biodiversity emergency through protection and enhancement of biodiversity. To retain and enhance the character <u>and biodiversity</u> of the existing green and blue infrastructure and to promote linkages between areas of environmental value;</p>	For plan effectiveness.
MI6	Para 4.12	<p>Amend paragraph 4.12 as follows:</p> <p>The infrastructure will support the growth projected by the Local Plan to 2034 and LPR by 2037 <u>2038</u> with a focus on large scale developments, such as proposals at the new garden communities at Heathlands and Lidsing <u>extending well beyond the plan period</u>, with an aspiration for self-sufficiency <u>and reduction in demand for travel over the full build-out of these settlements.</u></p>	For plan effectiveness and to align with Main Modifications with respect to the plan period.

Chapter 5: The borough spatial strategy

Mod ref	Policy, paragraph, page ref	Change proposed	Reason
MI7	Para 5.2	<p>Amend paragraph 5.2 as follows:</p> <p>The LPR plan period runs from 2022-2037<u>2021-2038</u>, extending an additional 6<u>7</u> years beyond the current Local Plan period which ends in 2031.</p>	For consistency with the NPPF and to align with Main Modifications

			with respect to the plan period.
MI8	Para 5.4	<p>Amend 1st sentence of paragraph 5.4 as follows:</p> <p>Much of the need required over the plan period 2022-2037 is met through the existing Local Plan 2017.</p>	For consistency with the NPPF and to align with Main Modifications with respect to the plan period
MI9	Para 5.8	<p>Amend paragraph 5.8 as follows:</p> <p>Current allocations and permissions (Extant Supply including 2017 allocations, broad locations and other extant permissions), forecast windfall completions, and contributions from broad locations beyond the 2017 Plan period (Invicta Barracks) have the potential to meet some of this target amount requirement.</p>	Clarification to aid plan implementation.
MI10	Paras 5.8 to 5.13	<p>Amend paragraphs 5.8 to 5.13 as follows:</p> <p><i>Note: These paragraphs will be amended with factual updates on the housing pipeline and need figures following outcomes in advance of the consultation on the Main Modifications.</i></p>	Factual updates.
MI11	Para 5.30	<p>Amend paragraph 5.30 as follows:</p> <p>The Leeds-Langley corridor will be safeguarded to may enable the potential future delivery of an improved transport connection linking M20 J8 and the A274. It is not currently known whether and what quantum of development will be needed to help create the business case for this new route, and as such this Plan seeks to ensure that any development that takes place within this corridor does not act to sterilise this opportunity will be kept under review.</p>	To align with Main Modifications with respect to Leeds-Langley Corridor.
MI12	Para 5.36	<p>Amend paragraph 5.36 as follows:</p> <p>The new Local Plan spatial strategy is an evolution of that contained within the Local Plan 2017. Changes are flagged below for ease of use.</p>	For legibility. The deleted paragraph refers to tables that were included as an informative for

			Regulation 18 and 19 stage consultations, which have been deleted by way of minor modifications.
MI13	Page 31	Delete tables on page 31 (i.e., Comparison between Local Plan 2017 & the Local Plan Review).	For legibility. The tables were included as an informative for Regulation 18 and 19 stage consultations.

Chapter 6: Spatial strategic policies

Mod ref	Policy, paragraph, page ref	Change proposed	Reason
MI14	Para 6.47	Amend paragraph 6.47 as follows: A number of key infrastructure requirements have been identified for provision within the Maidstone urban area as set out in the policy below. There is a significant strategic need for additional secondary school provision within the borough. The School of Science and Technology Valley Invicta Academy Trust has recently received approval from the Department for Education for an application for free school status and, subject to planning permission, funding has been provisionally secured for a scheme recently opened on land adjacent to Invicta Grammar School and Valley Park School.	Factual correction.
MI15	LPRSP2	Amend 1st sentence of Policy LPRSP2 criterion (2) as follows: Within the urban area and outside of the town centre boundary identified in policy LPRSP4 , Maidstone will continue to be a good place to live and work.	To rectify typographical error.
MI16	LPRSP3	Amend Policy LPRSP3 criterion (3) final bullet as follows:	Factual correction.

		<p>Improvements to health infrastructure including extensions and/or improvements at the Mote Medical Practice, Orchard Medical Centre, Wallis Avenue Surgery and Grove Park Surgery.</p> <p><i>Note: Practice details will be updated in consultation with CCG prior to the consultation on the Main Modifications.</i></p>	
MI17	LPRSP3	<p>Amend Policy LPRSP3 criterion (6)iv as follows:</p> <p>Improvements to health infrastructure including extensions and/or improvements at Barming Medical Practice, Blackthorn Medical Centre, Aylesford Medical Centre, and Allington Park or Allington Clinic.</p> <p><i>Note: Practice details will be updated in consultation with CCG prior to the consultation on the Main Modifications.</i></p>	Factual correction.
MI18	Para 6.66	<p>Amend paragraph 6.66 bullet (h) as follows:</p> <p>Provide exceptional connectivity through superfast gigabit capable broadband;</p>	Clarification to aid plan implementation.
MI19	Para 6.66	<p>Amend 1st sentence of paragraph 6.66 as follows:</p> <p>Heathlands has many of the key features and is well located for the creation of a sustainable garden settlement.</p>	Clarification to aid plan implementation.
MI20	Para 6.68	<p>Amend paragraph 6.68 as follows:</p> <p>A robust Framework Masterplan is emerging, which demonstrates that there is the potential for a high-quality new settlement at this location, utilising the A20 and existing rail links as well as the development quantum contributing towards a future business case for a new M20 junction.</p>	Clarification to aid plan implementation.
MI21	LPRSP4(A)	<p>Amend Policy LPRSP4(A) criterion (2)(b) as follows:</p> <p>A target amount of 40% affordable housing;</p>	Clarification to aid plan implementation.

MI22	Para 6.100	<p>Amend 1st sentence of paragraph 6.100 as follows:</p> <p>The Settlement Hierarchy is established in Policy LPRSS1 and is unchanged in regard to the Rural Service Centres as identified in the 2017 Local Plan...</p>	To rectify typographical error.
MI23	LPRSP6(A)	<p>Amend Policy LPR6(A) criterion (2)(c) as follows:</p> <p>Improvements to health infrastructure including extension and/or improvements at Orchard Medical Centre and Stockett Lane Surgery at Greensand Health Centre (including branch surgery in Loose).</p>	Factual update.
MI24	LPRSP6(E)	<p>Amend Policy LPRSP6(E) criterion (4)(b) as follows:</p> <p>Provision of 0.6 form entry expansion at Marden Primary SchoolAcademy;</p>	Factual correction.
MI25	LPRSP6(E)	<p>Amend Policy LPRSP6(E) criterion (4) to include a new sub-criterion 4(e) as follows:</p> <p>Gas main improvement works as per the requirements of the Maidstone Infrastructure Delivery Plan.</p>	To aid implementation of the plan.
MI26	LPRSP6(F)	<p>Amend Policy LPRSP6(F) criterion (4)(d) as follows:</p> <p>Improvements to health infrastructure including extension and/or improvements at Staplehurst Medical Health Centre.</p>	Factual correction.
MI27	Para 6.111	<p>Amend paragraph 6.111 as follows:</p> <p>The 2021 assessment of population, village services and facilities has identified five four villages that can be designated as larger villages, these are:</p> <ul style="list-style-type: none"> • East Farleigh • Eyhorne Street (Hollingbourne) • Sutton Valence • Yalding 	Correction to accurately reflect evidence base.

MI28	Para 6.115	<p>Amend paragraph 6.115 as follows:</p> <p>Eyhorne Street (Hollingbourne) is a linear settlement which lies to the northeast of Maidstone's urban area in the setting of the Kent Downs Area of Outstanding Natural Beauty. The primary school, pre-school and one of the local playing fields are approximately 0.5km from the village centre. The village does not have a GP surgery or healthcare facilities apart from an osteopath clinic, but does have some good key facilities, including a village hall, local shop, post office, and pubs. and a restaurant. Rail connections to Maidstone town centre and other retail and employment destinations are good, and the village also has a regular bus service to the town centre.</p>	Factual corrections.
MI29	LPRSP7(C)	<p>Amend Policy LPRSP7(C) criterion (3)(a) as follows:</p> <p>Improvements to health infrastructure including extension and/or improvements at Sutton Valence Surgery and Cobtree Medical Practice, and provision of a new facility at Haven Farm.</p>	For plan effectiveness.
MI30	Para 6.132	<p>Amend paragraph 6.132 as follows:</p> <p>A large part of the northern part of the borough lies within the Kent Downs Area of Outstanding Natural Beauty (AONB). This is a visually prominent landscape that contributes significantly to the borough's high quality of life. It is an important amenity and recreation resource for both Maidstone residents and visitors and forms an attractive backdrop to settlements along the base of the Kent Downs scarp. It also contains a wide range of natural habitats and biodiversity. Designation as an AONB confers the highest level of landscape protection. The council has a statutory duty to have regard to the purposes of the designation, including the great weight afforded in national policy to its conservation and enhancement. Within the AONB, the Kent Downs AONB Management Plan 2014-2019 2021-2026 provides a framework for conserving and enhancing the natural beauty of the area. The council has adopted the Management Plan and will support its implementation. Open countryside to the immediate south of the AONB forms a large extent of the setting for this designation. In Maidstone this is a sensitive landscape that is coming under threat from inappropriate development and is viewed as a resource that requires conservation and enhancement where this supports the purposes of the AONB.</p>	Factual correction.

Chapter 7: Thematic strategic policies

Mod ref	Policy, paragraph, page ref	Change proposed	Reason
MI31	Para 7.31	<p>Amend paragraph 7.31 as follows:</p> <p>The council's adopted Economic Development Strategy (2015-2021) sets out an economic vision for the borough in 2034 <u>2030</u>, through its 'ambition statement'. The strategy goes on to identify five priorities to capitalise on the borough's economic assets and to create the right conditions for growth. <u>underpinning this vision, as follows: These are 1) retaining and attracting investment; 2) stimulating entrepreneurship; 3) enhancing Maidstone town centre; 4) meeting skills needs and 5) improving the infrastructure. This strategy is currently under review and is expected to be adopted prior to this Local Plan Review.</u> <u>1) Open for business; 2) A greener, more productive economy; 3) A thriving rural economy; 4) Inclusive growth; and 5) Destination Maidstone Town Centre.</u></p>	Factual update.
MI32	Para 7.130	<p>Amend paragraph 7.130 as follows:</p> <p>Other infrastructure will also be provided on site via S.106 where it is of a strategic scale to do so and so this would be the best approach to secure infrastructure, for example the Garden Communities. However, the Council will ensure that there is no duplication of infrastructure spending and so the required infrastructure for these locations will be set out clearly in the site allocation policy <u>through the ITS and IDP.</u></p>	Clarification to aid plan implementation.
MI33	Para 7.170	<p>Amend paragraph 7.170 as follows:</p> <p>This rich historical resource is, however, vulnerable to damage and loss including of local skills. This importance is signified by the fact that heritage assets are inherently irreplaceable; once lost they are gone forever. Through the delivery of its local plan, and its wider activities, the council will act to record, conserve and enhance the borough's heritage assets. This will be underpinned by actions taken in response to a heritage assessment review which will feed into later iterations of this Plan. This is underpinned by actions in response to the Maidstone Heritage Asset Assessment.</p>	

Chapter 8: Detailed site allocation policies

Mod ref	PINS request	Policy, paragraph, page ref	Change proposed	Reason
MI34	Yes	LPRSA146	<p>Amend Policy LPRSA146 under Design, Layout and Heritage sub-heading 11th bullet as follows:</p> <p>The development shall incorporate commuter car parking to serve Maidstone East station.</p>	Clarification to aid plan implementation.
MI35	Yes	LPRSA146	<p>Amend Policy LPRSA146 under Access/Highways and transportation sub-heading 2nd bullet as follows:</p> <p>If a car free or reduced level of parking is proposed, proportionate and directly related contributions will be required.</p>	Clarification to aid plan implementation.
MI36	Yes	LPRSA146	<p>Amend Policy LPRSA146 under Access/Highways and transportation sub-heading amend 2nd bullet as follows:</p> <p>It is envisaged that Highway access to the residential development shall be taken from Sandling Road. An additional, in-bound only access to the former Sorting Office part of the site could be taken from Fairmeadow, subject to any impact upon the wider public realm strategy.</p>	Clarification to aid plan implementation.
MI37		LPRSA310	<p>Amend Policy LPRSA310 title as follows:</p> <p>Policy LPRSA310 – Mote Moat Road, Headcorn</p>	Factual correction.
MI38	Yes	LPRSA071	<p>Amend LPRSA071 to add a new bullet point for Transport as follows:</p> <p>Safe pedestrian access along Marley Rd should be established.</p>	Clarification to aid plan implementation.

Chapter 9: Development management policies

Mod ref	Policy,	Change proposed	Reason
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	paragraph, page ref		
MI39	LPRHOU1	<p>Amend Policy LPRHOU1 as follows:</p> <p>1. Proposals for development on previously developed land (brownfield land) on land outside of smaller villages and the countryside that make effective and efficient use of land and which meet the following criteria will be permitted:</p> <p>a. Where the site has poor environmental value; and b. If the proposal is for residential development, the density of new housing proposals reflects the character and appearance of individual localities and is consistent with policy Hou 5 unless there are justifiable planning reasons for a change in density.</p> <p>2. In exceptional circumstances, the residential redevelopment of previously developed land in the countryside and smaller villages which meet the above criteria will be permitted provided the redevelopment will also result in:</p> <p>a. meets meeting the Council standards as set out in other policies policy requirements as set out elsewhere in this plan.; b. and the site is, or can reasonably be made, accessible by sustainable modes to Maidstone urban area, a rural service centre or larger village or provides bespoke working from home space.</p>	Clarification to aid plan implementation.
MI40	LPRQ&D1	<p>Amend Policy LPRQ&D1 criterion (2) as follows:</p> <p>2. New dwellings should meet the Building Regulations optional requirement for tighter water efficiency of 110l per person, per day.</p> <p>2. New dwellings should be built to ensure that wholesome water consumption is not greater than 110 litres/person/day.</p>	Clarification to aid plan implementation.
MI41	Para 9.76	<p>Amend paragraph 9.76 as follows:</p> <p>The Maidstone Low Emission Strategy (2017) combines the air quality action plan and low emission strategy into one document. It identifies key partners and their responsibility for delivering measures to improve air quality in the exceedance areas and across the borough. Good progress has been made on many of the actions included in the Action Plan, including adopting new Air Quality Planning Guidance, and undertaking a feasibility study into a Low Emission Zone. The review of the Park</p>	Not considered necessary to support implementation of the policy.

		and Ride service has also been completed and has resulted in a new service using Euro VI buses. A lot of progress has also been made on our 'Clean Air for Schools' programme.	
MI42	Para 9.98	<p>Amend paragraph 9.98 as follows:</p> <p>In order to build well-functioning, sustainable communities, it is essential that adequate community facilities are provided. The NPPF emphasises the importance of creating healthy, inclusive communities, with appropriate facilities, to create attractive residential environments. Community facilities encompass open spaces educational, cultural and recreational facilities, including schools, libraries, places of worship, pubs, meeting places, cultural buildings (such as museums and theatres) and sports venues.</p>	Clarification to aid plan implementation.
MI43	LPRENV1	<p>Amend Policy LPRENV1 criterion (3) as follows:</p> <p>Where development is proposed for a site which includes or has the potential to include heritage assets with archaeological interest, applicants must submit a proportionate landscape assessment by way of an appropriate desk-based assessment and, where necessary, a field evaluation. This will be used to inform development and identify opportunities to enhance awareness, understanding and enjoyment of the historic environment to the benefit of community.</p>	Clarification to aid plan implementation.
MI44	Para 9.126	<p>Amend paragraph 9.126 as follows:</p> <p>Light pollution or obtrusive light can have a negative impact on ecology and physiology and therefore should be minimized where possible. Glare from external lighting can intrude on to the tranquillity of a place and this should be avoided in certain landscapes and habitats. Particular consideration should be given to dark skies of the Kent Downs AONB, as set out in the Kent Downs AONB Management Plan and to the dark skies of the High Weald AONB, as set out in the High Weald AONB Management Plan</p>	Clarification to aid plan implementation.

Chapter 10: Monitoring and review

No changes proposed.

Chapter 11: Appendices

No changes proposed.