

Cabinet

Urgent Update

20 September 2023

Agenda Item 21. Maidstone Local Plan Review: Proposed Main Modifications and Minor Changes

**The following changes (highlighted yellow) are required within Appendix 1: Schedule of Main Modifications (with corresponding changes to Appendix 4: Sustainability Appraisal Addendum, Page A8)**

- Amend Main Modification reference MM8 as follows:

MM8	Para 5.19	<p><b>Amend paragraph 5.19 as follows:</b></p> <p><del>There is a potentially significant emerging need for Gypsy &amp; Traveller accommodation.</del> As noted elsewhere in this document, work on a dedicated Development Plan Document (DPD) <del>will be undertaken at the earliest opportunity is underway, in accordance with the Local development Scheme (LDS) timetables.</del></p> <p><u>There is a potentially significant need for gypsy and traveller accommodation. The emerging latest evidence, in the form of a Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA), indicates an indicative total need for 543 pitches and 7 plots over the period 2023 to 2040. These figures include both those who meet the planning definition as set out in the Planning Policy for Traveller Sites and those households of gypsy and traveller ethnicity who do not travel but seek culturally appropriate accommodation.</u></p> <p><u>Importantly it is recognised that these figures are subject to review and finalisation and do not represent the final number of pitches that must be allocated through the DPD. Further work is required to understand the short term need for pitches for those meeting the planning definition, as this will indicate the requirement specifically for site allocations and the number will need to be adjusted accordingly at that time. Additionally, assessment of existing sites is required to ascertain how much of the identified need can be sustainably and suitably accommodated through existing site reorganisation, intensification and/or expansion, without the need to find additional land for entirely new sites.</u></p> <p><u>Ultimately, the need figures contained in the emerging DPD will supersede the indicative figures provided in this Local Plan Review.</u></p>	To ensure the plan is justified and for consistency with the NPPF.
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**The following changes (highlighted yellow) are required within Appendix 4: Sustainability Appraisal Addendum**

- Delete 'Draft' from page headers.
- Amend Paragraph 1.148 to delete the last sentence of the paragraph, as follows:

Modelling has demonstrated that adverse effects on the integrity of North Downs Woodlands SAC can be avoided, in relation to air pollution, alone or in combination with other plans or projects. The requirements for mitigation set out in LPR Policies SP14(A) and SP4(B) (as set out in the Main Modifications) are sufficient to conclude 'no adverse effects on integrity'. ~~<As set out in the HRA, this conclusion is subject to confirmation by Jacobs that the Main Modifications will not result in significant changes to the modelled traffic flows or nitrogen deposition on roads within 200m of European sites.>~~

- Amend Paragraph 1.15 to delete the last sentence of the paragraph, as follows:

In light of the latest technical evidence and the Main Modifications the overall conclusion of the HRA is that there will be no adverse effects on any European sites arising from the Local Plan Review, alone or in combination with other plans or projects. ~~<Subject to the receipt of the confirmation from Jacobs highlighted above.>~~

**The following changes (highlighted yellow) are required within Appendix 5: Habitats Regulations Assessment Addendum**

- Delete 'Draft' from page headers.
- Amend Paragraph 4.7 to delete the last sentence of the paragraph, as follows:

Jacobs, as transport and air quality advisers to MBC, have confirmed that the Main Modifications will not result in significant changes to the modelled traffic flows or nitrogen deposition on roads within 200m of European sites. ~~<To be confirmed by Jacobs>~~

- Amend Paragraph 5.1 to delete the last sentence of the paragraph, as follows:

Following the additional work to test air pollution mitigation measures in relation to North Downs Woodlands SAC, and the agreed Main Modifications; it is now possible to conclude that there will be no adverse effects on any European sites arising from the Local Plan Review, alone or in combination with other plans or projects. ~~<Subject to receipt of confirmations highlighted at paras 4.7 from Jacobs>~~

**The following changes (highlighted yellow) are required within Appendix 6: Schedule of Minor Changes**

- After Mod ref MI39 insert new Mod ref MI40 as follows:

MI40	Para 9.31	<p><b>Amend paragraph 9.31 as follows:</b></p> <p>9.31 The SHMA identifies three sub-categories of specialist residential <b>accommodation units</b> for older people:</p> <ul style="list-style-type: none"> <li>• <b>Retirement living or sheltered housing</b> which comprises self-contained units with some shared facilities and on-site supportive management.</li> <li>• <b>Enhanced sheltered housing</b> which typically has 24/7 staffing cover and some shared meals.</li> </ul>	For plan effectiveness.
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		<ul style="list-style-type: none"><li>• <b>Extra care</b> which provides personal or nursing care. These facilities may include dementia care. <del>These are counted as bedspaces.</del></li></ul>	
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- **Re-number the Mod ref numbers after the new MI40.**