Spatial Planning Strategy Advisory Group – 5 March 2013

Report of Director of Change, Planning and the Environment
Maidstone Borough Local Plan 2011-2031

Recommendation (iv) – Proposed changes to policy

Officer proposed amendments

Policy SS1, Par. 3.11, SPSAG report page 118.
Second sentence:
After "nearby" add "**open**".

Add new final sentence:
"**In particular this will apply to the necessary provision of formal play space for children, which the council will expect to be provided in appropriate locations, the details of which will be agreed in the development briefs.**"

Policy SS1a, Par. 3.13, SPSAG report page 120.
First sentence:
After "2000" add "**for housing and open space**".

Second sentence:
After "will" add "**now be developed primarily for housing and**".

Policy SS1a, Par. 3.14, SPSAG report page 120.
First sentence:
Replace "allocated" with "**identified**".

Policy SS1a, Par. 3.18, SPSAG report page 120.
Final sentence:
Replace "language" with "**approach**".

Policy SS2, Par. 4.7, SPSAG report page 134.
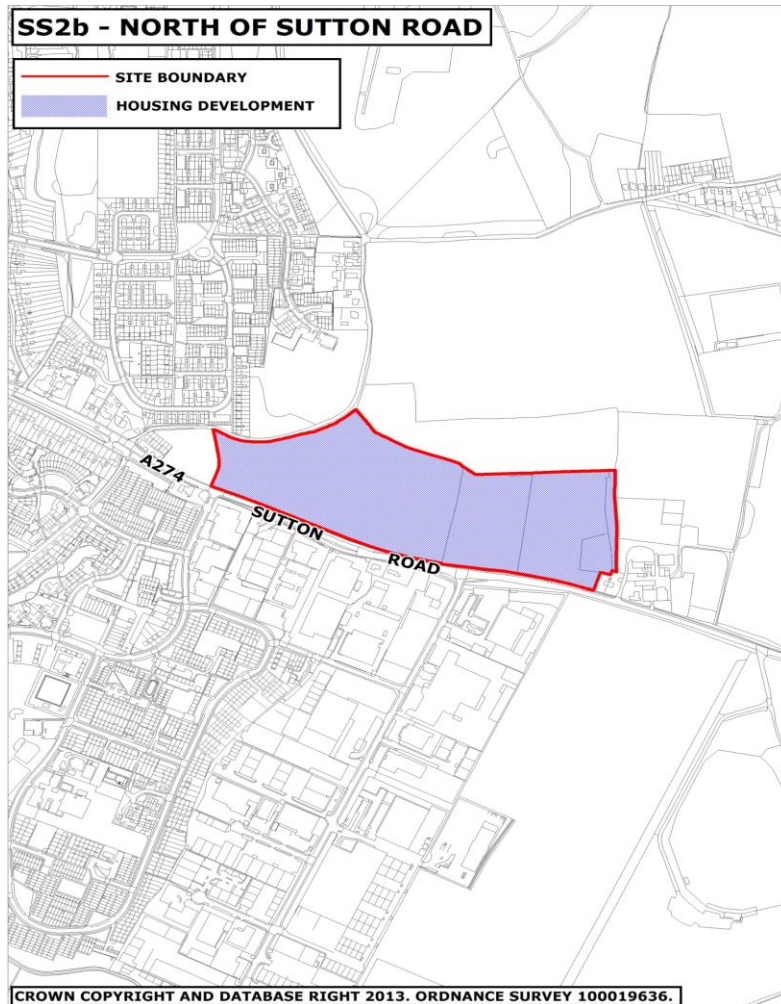Final sentence:
After "new provision" **replace comma with full stop. Delete remainder of sentence**.

Add new final sentence:
"**In particular this will apply to the necessary provision of formal play space for children, which the council will expect to be provided in appropriate locations, the details of which will be agreed in the development briefs.**"

SS2b allocation, Land North of Sutton Road, proposed amendment to site boundary, page 142

Amend the site boundary for Land North of Sutton Road to align with the site boundary for the local plan allocation (2000) as follows:

Policy SS2c, Par. 4.22, SPSAG report page 143.

First sentence:

Before "Bicknor Wood" add **"The ancient woodland at"**.

Second sentence:

After "to meet" add "**the ancient woodland at**".

After "which is" add "**immediately north of**" and delete "~~adjacent to~~".

Policy SS2c, Par. 4.23, SPSAG report page 143.

Final sentence:

At start of sentence, add **"It is important to ensure that appropriate open space is provided on site and that"**. Amend "dwellings will be" to "dwellings are".

Policy SS2c(ii), SPSAG report page 144.
After "woodland belt" delete "~~of at least~~" and add **"ranging from a minimum of 40 metres to"**

Policy SS2c(5), SPSAG report page 144.
After "woodland belt" add "**ranging from**" and delete "~~of~~".

After "metres" add "**to 80 metres**".

Policy SS4, Par. 5.16, SPSAG report page 148.
Move sentence "In order to assess the impact of the proposals on the town centre, a retail impact assessment will be required for both comparison and convenience goods" to new paragraph 5.16a and add:

"**In determining the overall impact of the retail proposals, a measured adverse impact of more than 3% on town centre turnover is unlikely to be acceptable**."

Policy SS4, Par. 5.16, SPSAG report page 148.
Replace "criterion" with "**threshold**".

Policy SS4(7), SPSAG report page 150.
Amend to read:
"The cumulative quantum of retail floorspace will be restricted to the provision of up to 300m^2 above that which already exists. Any additional retail floorspace above this limit must be **of an out of town format that is** complementary to town centre uses and, by means of a sequential sites assessment, demonstrably require an out of town location.

Policy SS4(8), SPSAG report page 150.
Amend to read:
"Submission of a retail impact assessment for both comparison and convenience goods, to be approved by the Borough Council, ~~in order to assess the impact of retail area proposals~~ **which clearly demonstrates that the retail development has no significant adverse impact** on the town centre.