

Schedule of Minor Changes to Regulation 19 Maidstone Borough Local Plan

March 2017

A number of minor changes are proposed to be made to the Regulation 19 version of the Maidstone Borough Local Plan in addition to the proposed Main Modifications. These minor changes are included in the schedule below and represent factual updates, corrections, clarifications and, in some cases, are as a consequence of a proposed Main Modification. The schedule includes proposed changes to the policies map which the Inspector has confirmed should be treated as minor changes and not as proposed Main Modifications.

The public consultation on the Minor Changes runs from Friday 31st March until 5pm on Friday 19th May 2017.

The consultation responses will be considered by the Council. They will **not** be sent to or considered by the Local Plan Inspector.

Text to be deleted is shown as strikethrough, and new text is shown as italic and underlined. Each change is referenced for ease, and the schedule also indicates its location in the Regulation 19 version of the Local Plan, a reference to its origin and a reason for the change.

A full revised version of the Local Plan will be produced at adoption stage. Finalising the Plan is likely to result in other minor changes to ensure the Plan's content is accurate and consistent. Any such changes will not impact on the soundness of the Plan.

Minor Change Number	Related Policy Number	PC/or Action Point ref.	Proposed Minor Change text	Reason
MC1	Introduction Para 2.4	PC/69	Amend paragraph 2.4 to delete the final sentence: "The Kent Minerals and Waste Local Plans that are prepared by Kent County Council also form part of the development plan." And provide additional paragraph 2.5 to read: <i><u>The Kent Minerals and Waste Local Plan 2013 – 2030 also forms part of the development plan and was adopted by the County Council in July 2016. The Minerals and Waste Local Plan identifies Mineral Safeguarding Areas whose purpose is to avoid the unnecessary sterilisation of any mineral resources through incompatible development. Development proposals coming forward within the Minerals Safeguarding Areas located within Maidstone Borough will therefore need to comply with minerals safeguarding policies in the Minerals and Waste Local Plan. The extent of the Minerals Safeguarding Areas is shown on the policies map.</u></i>	Factual update
MC2	Introduction Para 3.5	PC/1	Amend "two" local nature reserves to "three" local nature reserves	Factual update
MC3	Policy SP5 and supporting text	PC/8	Amend para 5.47 , first sentence, to read: "The Water Cycle Study indicates that a number of the rural service centre catchment areas have at least some known problems with surface water <i><u>which have a subsequent impact on the sewerage network</u></i> and sewer flooding . It is therefore important that surface water run-off from..."	Clarification of text
MC4	Policy SP5 and supporting text	PC/9	Amend criterion 1 (i) to read: "An allocated site <i><u>or broad location</u></i> in the local plan".	Clarification of text
MC5	Policy H1(4) Oakapple Lane	PC/23;	Delete Policy H1(4) criterion 6 "6. Creation of habitat corridor will be required along the northern boundary of the field (of which this allocation occupies the south eastern portion), between Fullingpits Wood and Oaken Wood."	Factual update

Minor Change Number	Related Policy Number	PC/or Action Point ref.	Proposed Minor Change text	Reason
MC6	Policy H1(10) South of Sutton Road, Langley	Action 11.4	Amend Policy H1(10) Criterion 1 to read as follows: "The majority of the natural/semi-natural open space required by criterion 1 above <i>14 below</i> shall be provided on that part of the site lying to the east of PROW KH364. This area shall also incorporate SuDS surface water drainage mitigation."	Correction of error
MC7	Policy H1(54) Boughton Mount, Boughton Lane, Boughton Monchelsea		Amend Policy H1(54) criterion 14 to read as follows: 14 Highways improvements at Boughton Lane and at the junction of Boughton Lane and the A229 Loose Road, <i>as proven necessary</i> .	Clarification of text.
MC8	H1 (6058) Forstal Lane, Coxheath	PC/138	Amend policy H1 (6058) as follows: H1 (6058) Forstal Lane, as shown on the policies map, is allocated for development of approximately 195 dwellings at an average density of 25 <i>30</i> dwellings per hectare.	Correction of error
MC9	Policy DM1 Principles of Good Design	PC/48; PC/109	Amend criterion iv to read: "Respect the amenities of occupiers of neighbouring properties and uses and provide adequate residential amenities for future occupiers of the development by ensuring that development does not result in, <i>or is exposed to</i> , excessive noise, vibration, odour, air pollution, activity or vehicular movement, overlooking or visual intrusion, and the built form would not result in unacceptable loss of privacy or light enjoyed by the occupiers of nearby properties". Amend criterion v. as follows: "... where the retention and addition of native vegetation appropriate to local landscape character along the site frontage <i>around the site boundaries</i> , should be used as a positive tool...".	Clarification of text
MC10	Policy DM8 9 Residential Extensions, conversions and redevelopment within the built up area	PC/113	Amend Policy DM8 9 to read: 1. Within the defined boundaries of the urban area, rural service centres and larger villages, proposals for the extension, conversion or redevelopment of a residential property which meet the following criteria will be permitted <i>if</i> :	Clarification of text
MC11	Policy DM16 5 Gypsy, Traveller and Travelling Showpeople accommodation	Action 10.4;	Amend paragraph 17.78 as follows: 17.78 Accommodation for Gypsies and Travellers is a specific type of housing that councils have the duty to provide for under the Housing Act (2004). Gypsies and Travellers historically resorted to the Maidstone area because of their involvement in agriculture, particularly hop and fruit picking. <i>Now</i> These patterns have prevailed, especially in the Weald area, and the borough has a significant number of <i>Gypsy and Traveller</i> pitches mostly on small, privately owned sites. Going forward, the aim for the local plan is to contribute towards the creation of sustainable communities by making an appropriate scale of pitch provision which balances the reasonable need for lawful accommodation with the responsibility to protect the environment.	Clarification of text
MC12	Policy DM20 Economic Development	PC/96; PC/98	Amend Policy DM20 <i>SP21</i> (vii) to read: vii. Prioritising the commercial re-use of existing rural buildings in the countryside over conversion to residential use, <i>in accordance with Policy DM31; and</i> Amend Policy DM20 <i>SP21</i> (viii) to read: viii. Supporting proposals for the expansion of existing economic development premises in the countryside, including tourism related development, provided the scale and impact of the development is appropriate for its countryside location, <i>in accordance with Policy DM37</i> .	Clarification of text

Minor Change Number	Related Policy Number	PC/or Action Point ref.	Proposed Minor Change text	Reason
MC13	Policy DM22 <u>19</u> Publicly accessible open space and recreation		Amend Policy DM22 <u>19</u> criterion to 7 to read: 7. Proposals for new development which would result in the net loss of <u>existing</u> open space or sport and recreation facilities will not be permitted unless there is a proven overriding need for the development.	Clarification of text
MC14	Policy DM23 <u>0</u> Community Facilities	PC/53	Amend Policy DM23 <u>0</u> criterion 1 to read: "Residential development which would generate a need for new community facilities, or for which spare capacity in such facilities does not exist, will not be permitted unless the provision of new, extended or improved facilities (or a contribution towards such provision) is secured <u>as appropriate</u> by planning conditions, or through legal agreement <u>or through the Community Infrastructure Levy</u> . unless the specific facilities are identified for delivery through the Community Infrastructure Levy ".	Clarification of text
MC15	Policy DM24 <u>21</u> Sustainable transport supporting text	PC/54	Amend paragraph 17.126 to read: "...at the first review of the local plan (which will <u>be completed</u> commence in by 2022 April 2021)."	Consequential change arising from Main Modification (MM60)
MC16	Policy DM42 <u>38</u> Supporting text	Action 11.7	Amend supporting text at paragraph 19.30 as follows: Holiday caravan and camp sites provide alternative forms of accommodation which can add to the tourist attraction of the borough. The National Planning Policy Framework recognises the importance of sustainable tourism for a prosperous rural economy. However, the provision of tourist facilities must be balanced against the need to protect the quality of the countryside for the sake of its intrinsic character and beauty. Holiday caravan and camp sites should be located outside the borough's most sensitive landscape areas, in particular outside the Kent Downs AONB, and should not be prominent in the landscape and should be well screened. Proposals must also accord with criteria set out in Policy SP17 in relation to Areas of Outstanding Natural Beauty and Green Belt.	Clarification of text
MC17	Policy DM43 <u>39</u> Caravan Storage in the Countryside	Action 11.8	Amend Policy DM43 <u>39</u> Criterion 2 as follows: 2. Prior to use of the site commencing, it is comprehensively screened, where possible with indigenous species, on a year round basis. The screening may include bunds, tree and shrub planting and fencing in appropriate locations, and there will be no unacceptable impact on the landscape or environment <u>The site is already well screened year round by buildings and/or planting and that screening is to be reinforced as necessary with planting by indigenous species.</u>	Clarification of text
MC18	Glossary	PC/125	The Council will insert a definition into the glossary of the Local Plan as follows: <u>Net Density:</u> <i>Residential density is typically defined as the number of dwellings per hectare (dph) and is measured as "net" or "gross". Net density refers to the number of dwellings per hectare on land devoted solely to residential development and associated access roads and car parking. Land to be used for strategic open space/ green infrastructure, education, employment, community facilities (including health care provision) and environmental mitigation is excluded from the density calculation.</i>	Clarification of text
MC19	Policies map/Inset maps	PC/47; PC/83; PC/70; PC/117; Action 8.6; PC/14	Policies Map amendments: (The Policy reference numbers relate to the Regulation 19 version of the Local Plan) 1. RMX1(1) Newnham Court - Amend the urban boundary to include the site on the Policies Map. Amend the policies map to identify the area excluded from built development.	Correction of errors

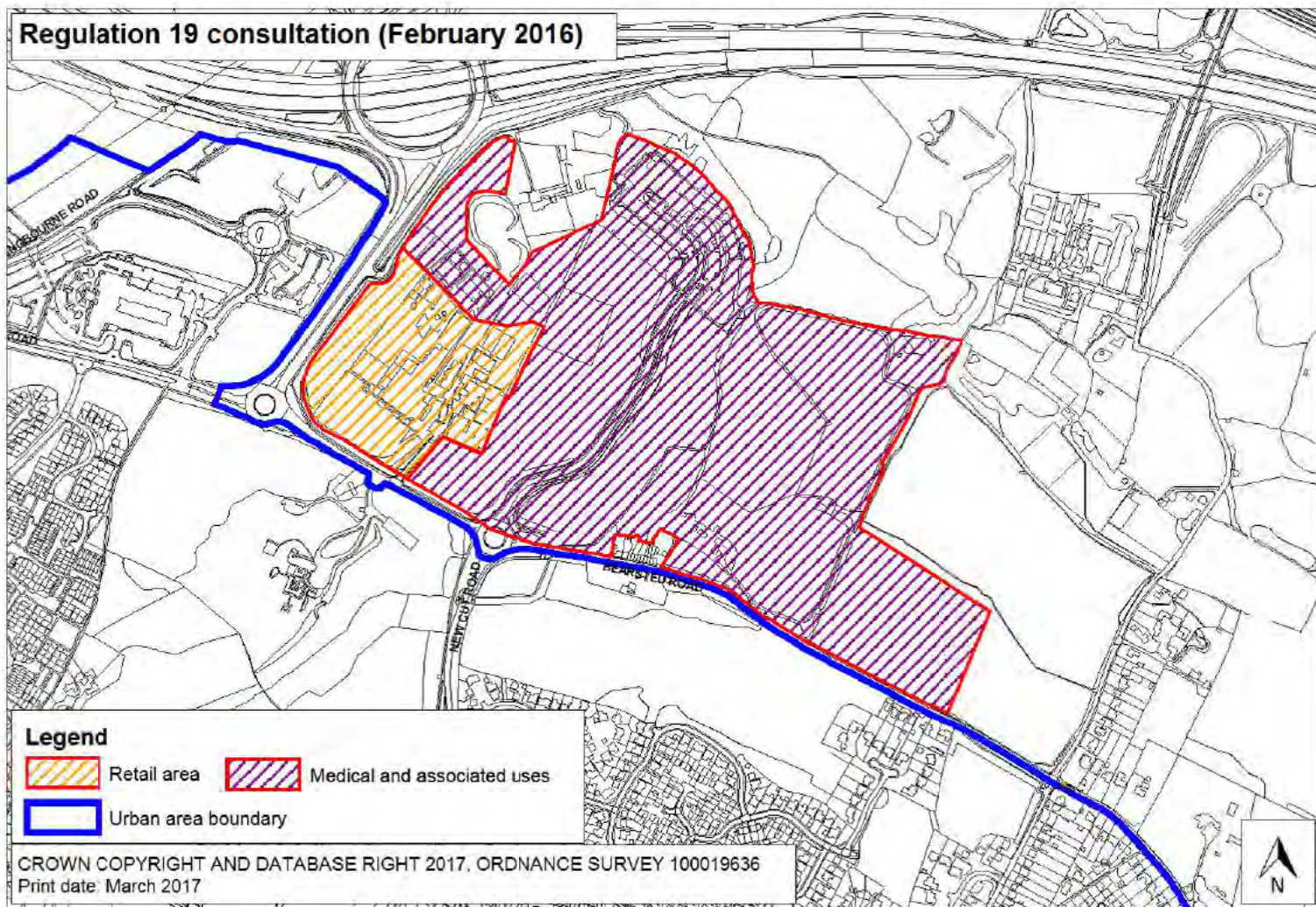
Minor Change Number	Related Policy Number	PC/or Action Point ref.	Proposed Minor Change text	Reason
		PC/17 PC/20 PC/37 PC/87 PC/88	<p>2. EMP1(5) Woodcut Farm - Amend site allocation boundary to exclude the farm buildings from the landscape area and also to identify the highest part of the site on the Policies Map</p> <p>3. Policies map to be amended to show the extent of the Minerals Safeguarding Area as shown on the map on page 165 of the Kent Minerals and Waste Local Plan (2016). [no map]</p> <p>4. Policy DM21 (to become SP22) Economic Development Areas – amendments to the EDA boundaries for the following sites:</p> <ul style="list-style-type: none"> a) Parkwood Industrial Estate, Maidstone b) Tovil Green Business Park/Burial Ground Lane, Tovil c) Pattenden Lane, Marden d) Detling Airfield e) Marley Works, near Lenham f) Barradale Farm, near Headcorn g) Hart Street Commercial Centre, Hart Street, Maidstone h) Bearsted Green Business Centre (The Old Forge), Bearsted i) Gallants Business Centre, East Farleigh j) Woodfalls Industrial Estate, Laddingford k) Warmlake Business Estate, near Sutton Valence l) Bredhurst Business Park, Westfield Sole Road, m) Brooklyn Yard, Sandling, Maidstone n) South Park Business Village, Maidstone o) Turkey Mill Court, Maidstone <p>5. The Mall and Riverside quarter sites to be defined on the Policies Map and to have defined boundaries as set out in the Town Centre Study (CEN 002).</p> <p>6. Addition of Local/District Centre DM18 2.xii Mangravet, Sutton Road/Mangravet Avenue</p> <p>7. H1(42) Tanyard Farm, Old Ashford Road, Lenham – Add additional open space allocation either side of PROW KH433</p> <p>8. H1(8) West of Church Road – Add additional open space allocation OS1(18)</p>	

Minor Change Number	Related Policy Number	PC/or Action Point ref.	Proposed Minor Change text	Reason
			<p>9. H1(29) New Line Learning, Boughton Lane, Maidstone – delete housing allocation</p> <p>10. H1(53) Boughton Lane, Boughton Monchelsea & Loose – delete housing allocation and associated open space allocation OS(15); amend urban boundary</p> <p>11. H1 (37) Ulcombe Road and Mill Bank, Headcorn - site boundary to the south amended to include an access road</p> <p>12. H1(65) Adjacent to The Windmill PH, Eyehorne Street, Hollingbourne – amend site area to exclude 3rd party land</p> <p>13. H1(51) North of Henhurst Farm, Staplehurst – revision to area of open space and associated change to map key.</p> <p>14. RMX1(4) Former Syngenta works, Yalding – amend site allocation to identify land with potential for development. Revise open space allocation.</p> <p>15. RMX1 Baltic Wharf – add site allocation to the policies map</p> <p>16 Delete Lenham broad location inset map (page 169 of Regulation 19 version of the Maidstone Borough Local Plan) [no map]</p> <p>Inset Maps amendments:</p> <p>17 Inset Map SP6 Harrietsham - amend OS(4) to read OS1(6); - amend OS(5) to read OS1(7);</p> <p>18 Inset Map SP7 Headcorn - Include DM21 <u>SP22</u> xi. Barradale Farm in the north west corner of the inset map - H1 (37) site boundary amended to include an access road. - Amend OS(12) to read OS1(11); - Amend inset map key 'Local <u>District</u> Retail Centre'</p> <p>19 Inset Map SP8 Lenham - Amend boundary of DM21 <u>SP22</u> x. Marley works - Amend inset map key 'Local <u>District</u> Retail Centre' - Amend inset map title to 'Lenham Rural Service Centre and Broad Location for Housing Growth' - add text to inset map: 'Settlement boundary to be reviewed alongside the allocation of 1,000 dwellings and associated infrastructure at the broad location'</p> <p>20 Inset Map SP9 Marden - Amend boundary of DM21 <u>SP22</u> vii. Pattenden Lane - Amend OS(7) to read OS1(8); - Amend inset map key 'Local <u>District</u> Retail Centre'</p> <p>21 Inset Map SP10 Staplehurst</p>	

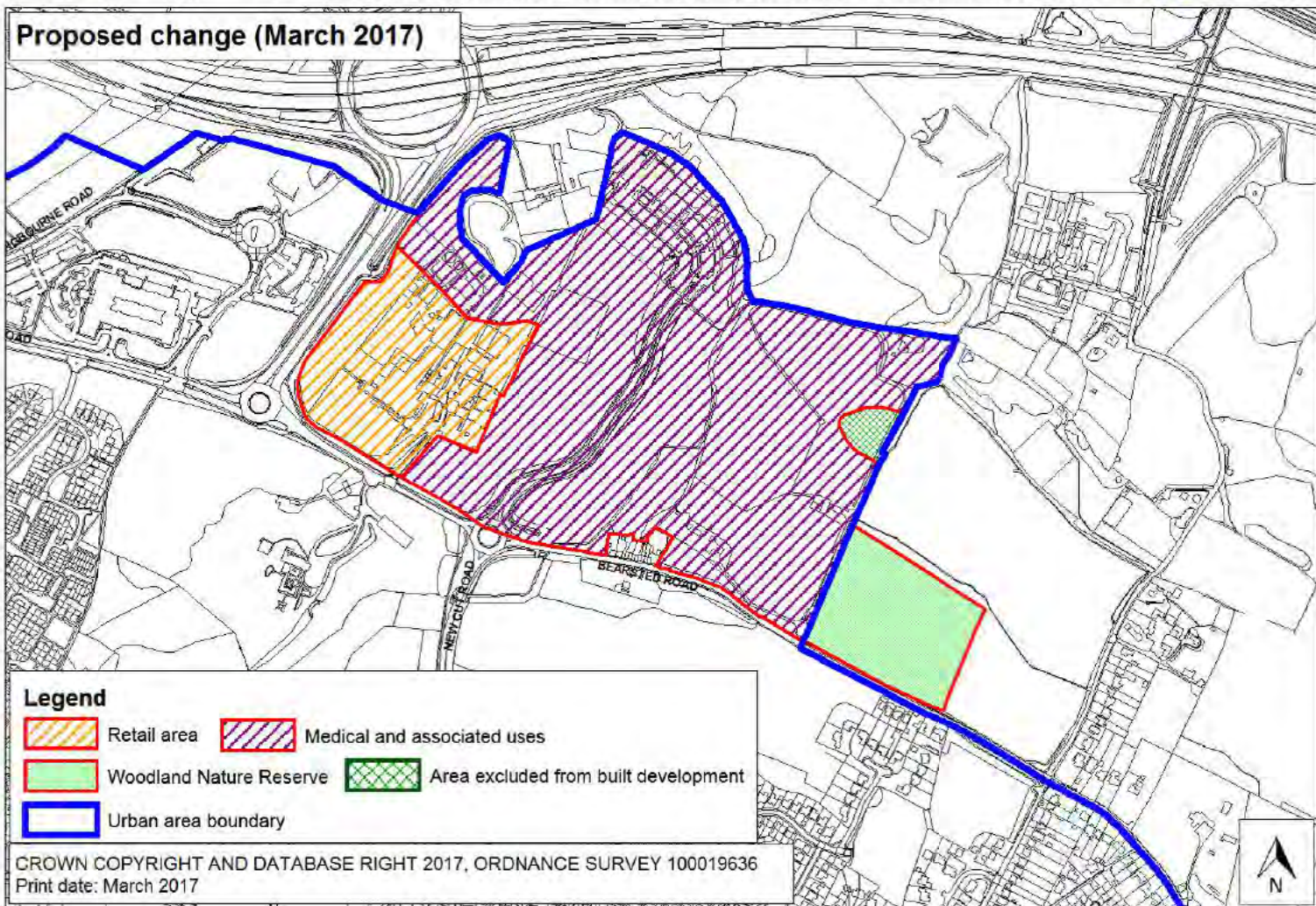
Minor Change Number	Related Policy Number	PC/or Action Point ref.	Proposed Minor Change text	Reason
			<ul style="list-style-type: none"> - Amend boundary of DM21 <u>SP22</u> vi. Station Road/Lodge Road/Honeycrest Industrial Park, Staplehurst - Amend OS(10) to read OS1(9); - Amend inset map key 'Local <u>District</u> Retail Centre' <p>22 Inset Map SP13 Coxheath</p> <ul style="list-style-type: none"> - Amend OS(13) to read OS1(12); - Amend inset map key 'Local <u>District</u> Retail Centre' <p>23 Inset Map SP16 – Yalding</p> <ul style="list-style-type: none"> - add 'local retail centre' to inset map key 	

RMX1 (1) - Newnham Park, Bearsted Road, Maidstone

Regulation 19 consultation (February 2016)

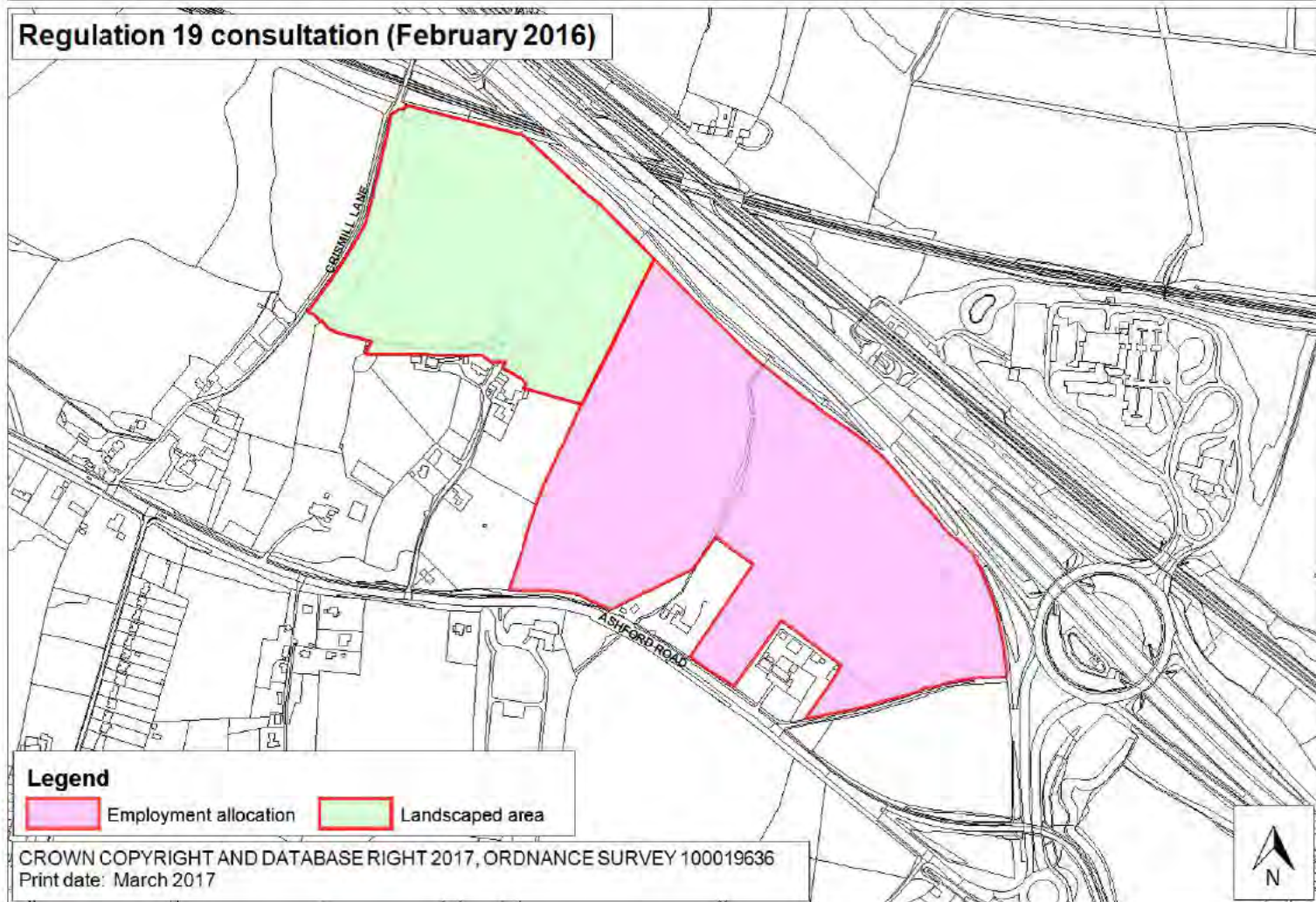


Proposed change (March 2017)

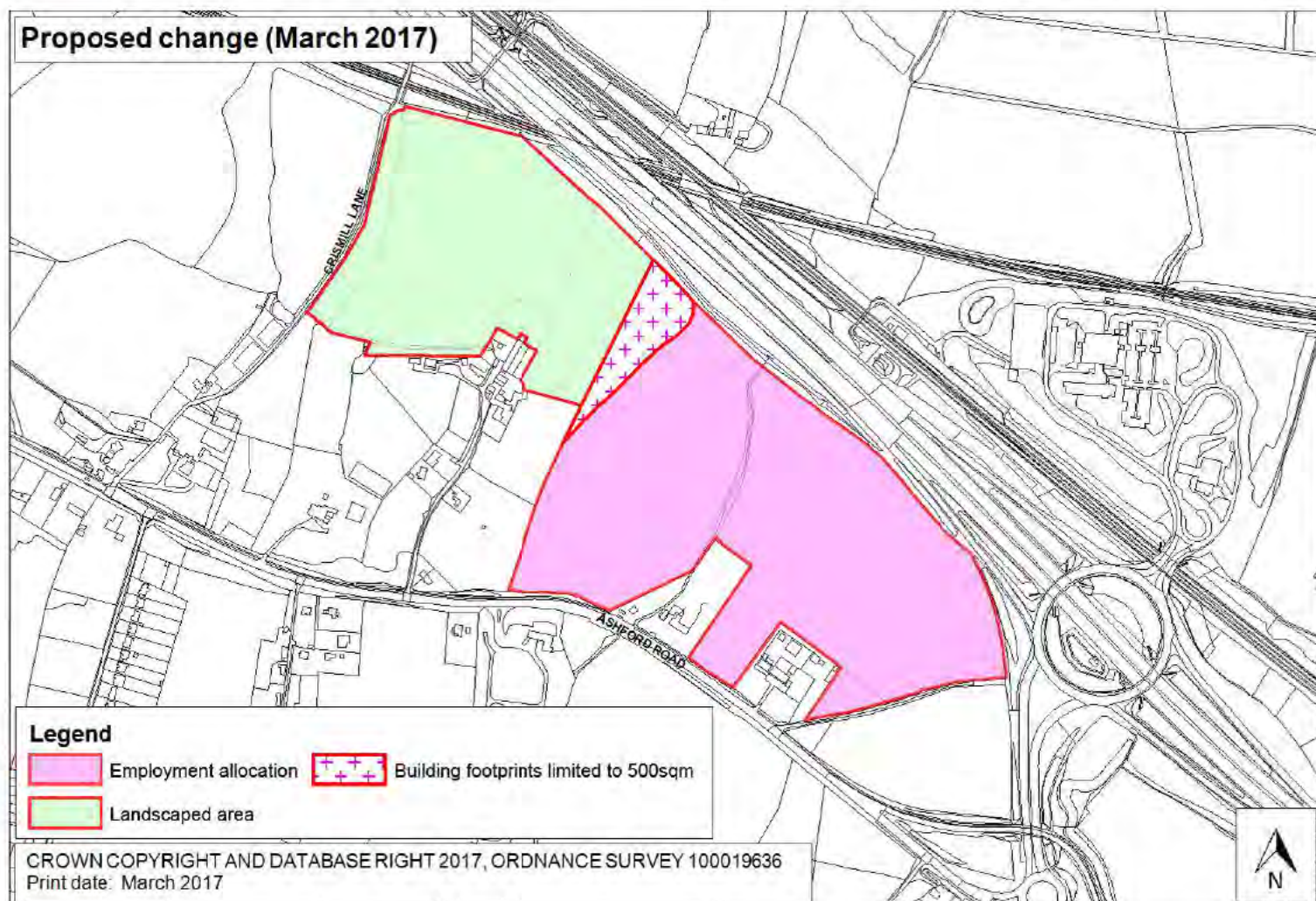


EMP1 (5) - Woodcut Farm, Ashford Road, Bearsted

Regulation 19 consultation (February 2016)



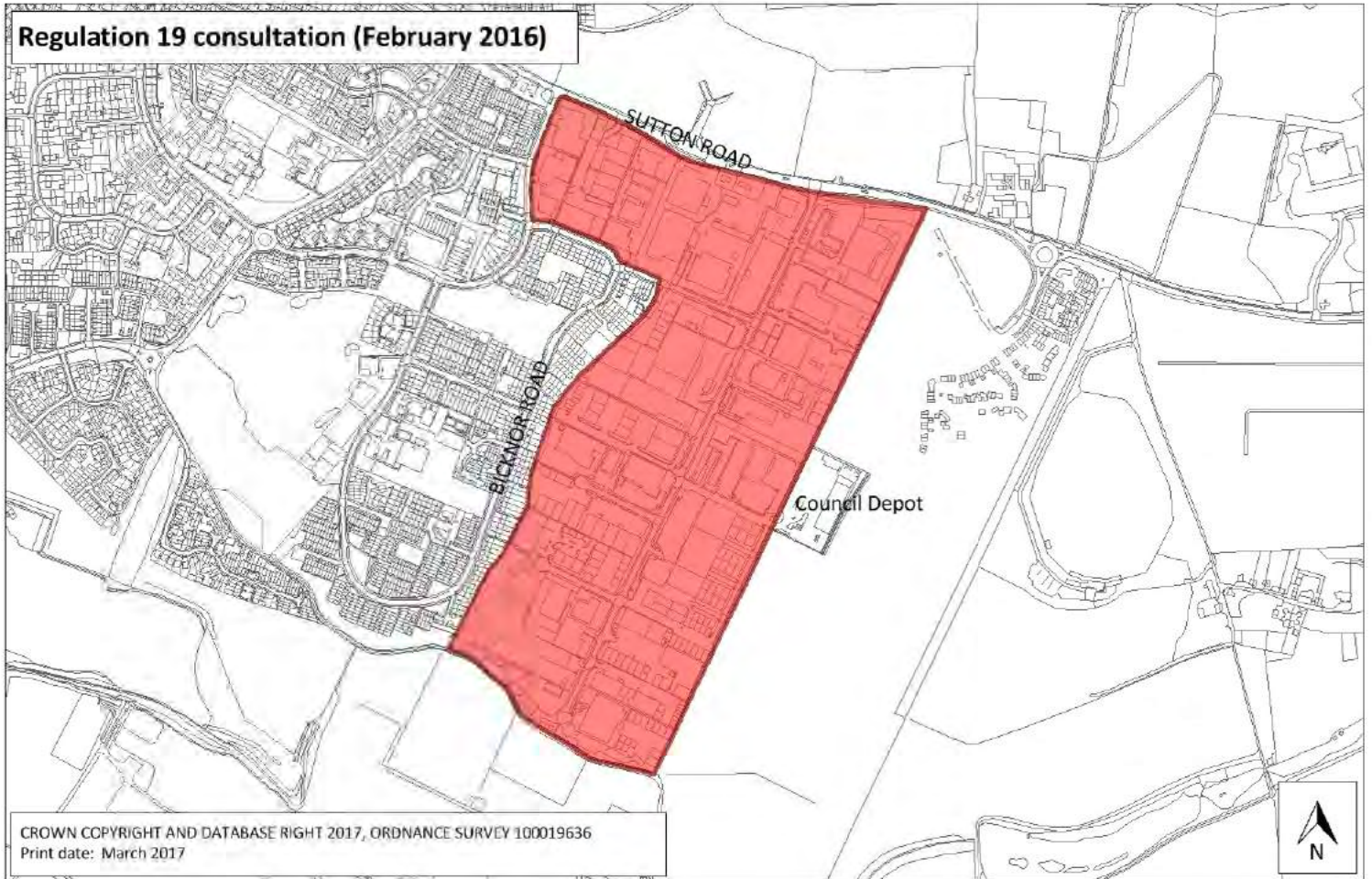
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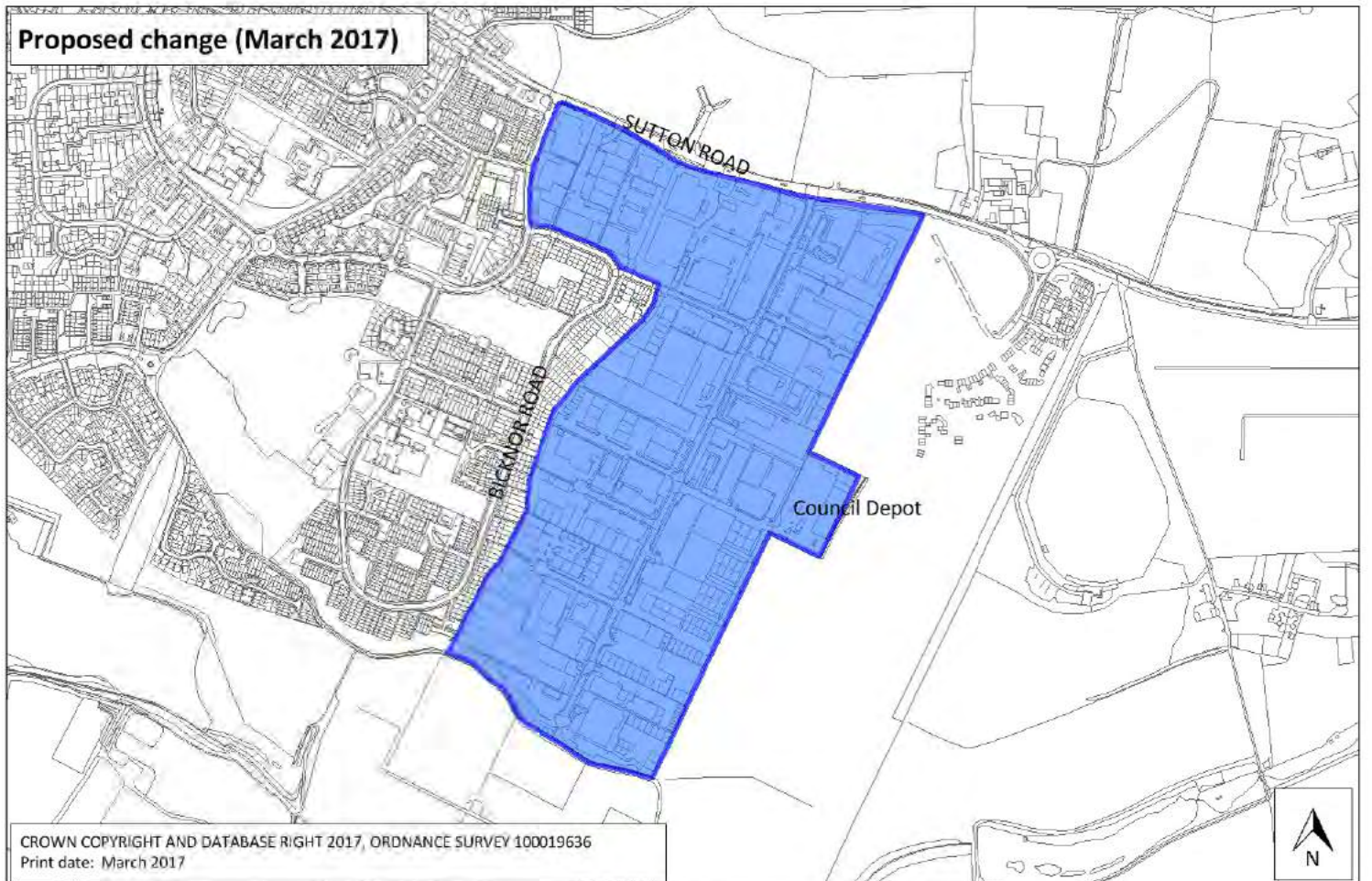
Policy DM21 - Retention of Employment Sites

1(iv) - Parkwood Industrial Estate

Regulation 19 consultation (February 2016)



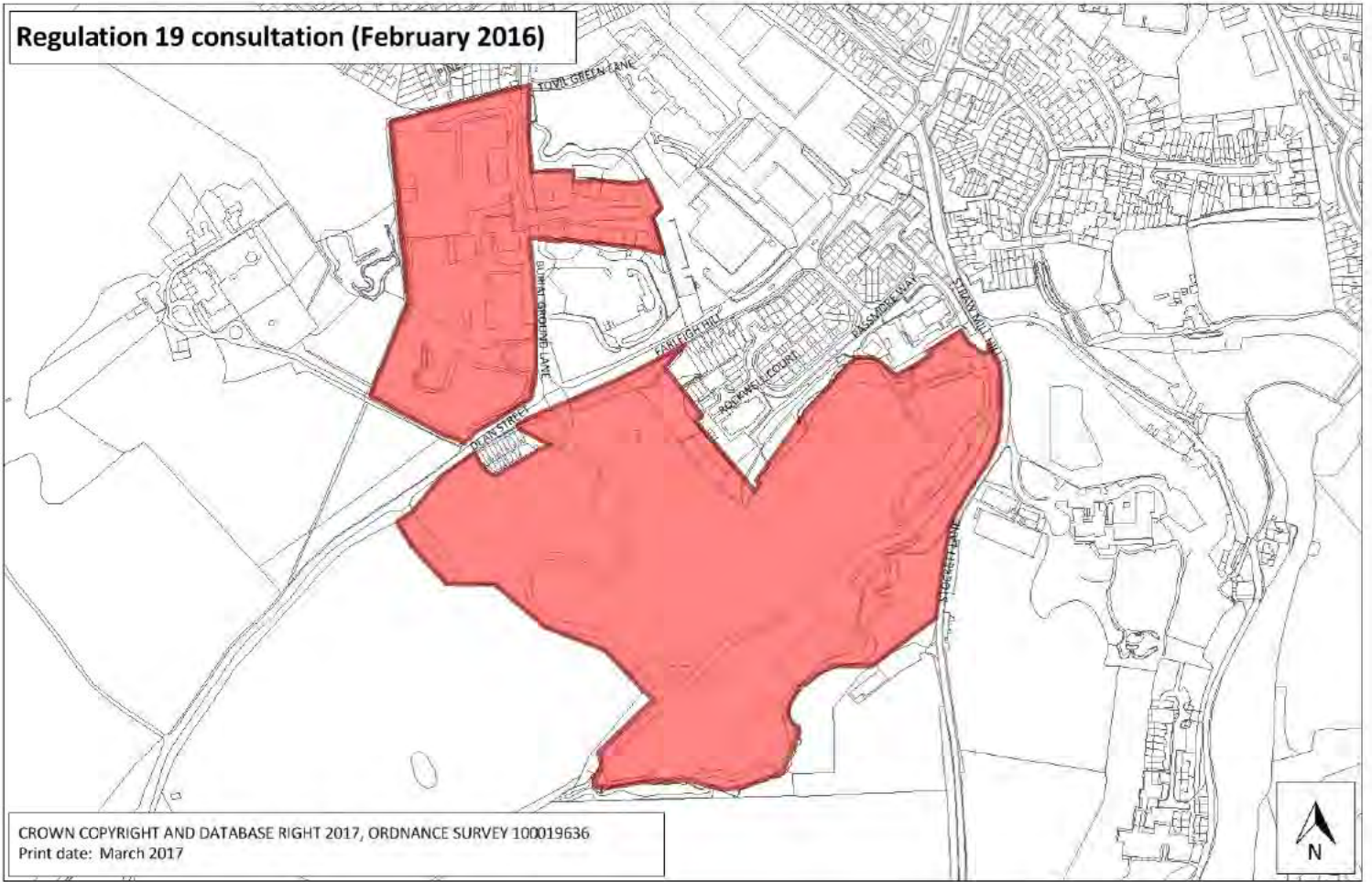
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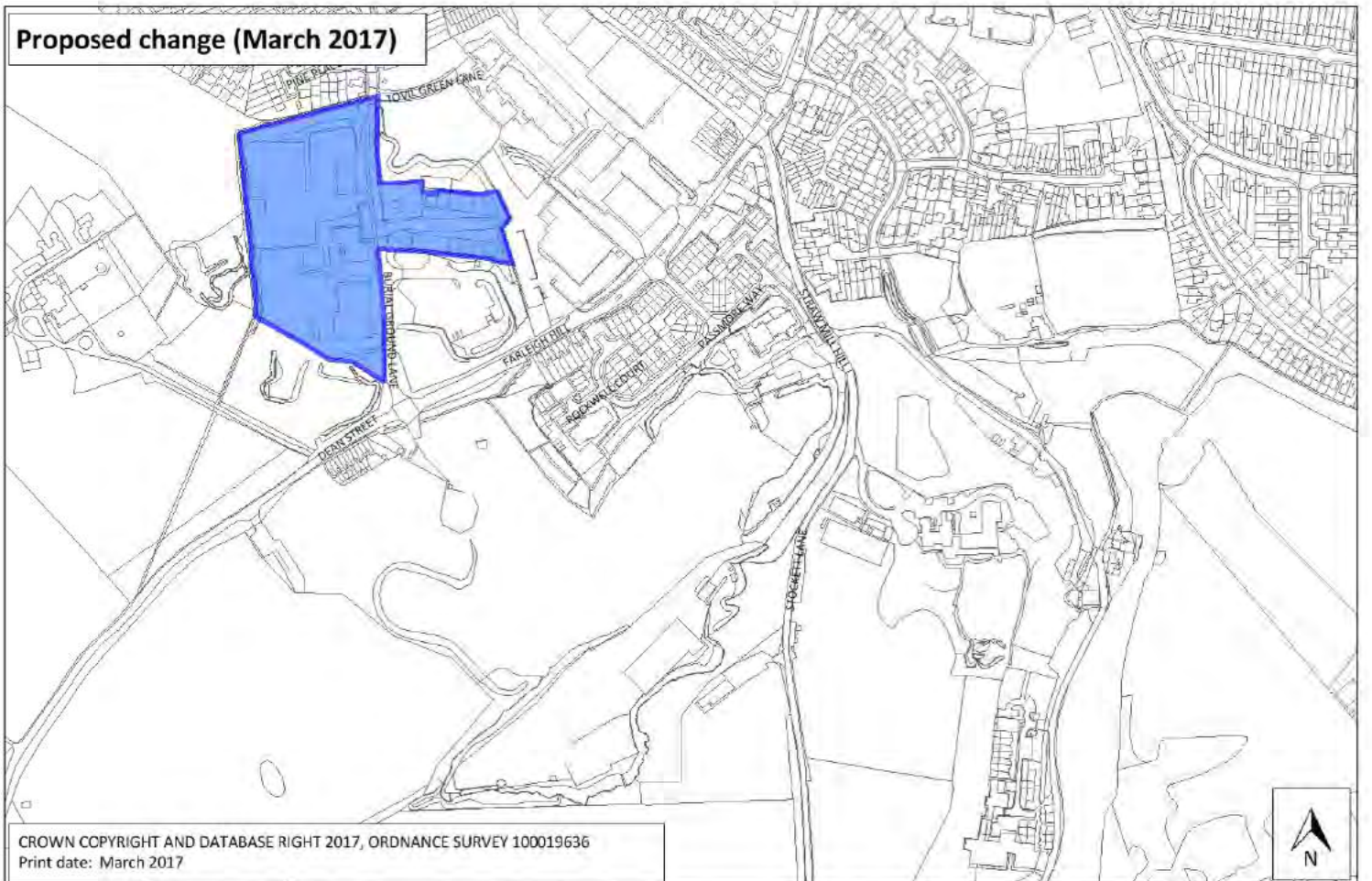
Policy DM21 - Retention of Employment Sites

1(v) - Tovil Green Business Park/Burial Ground Lane, Tovil

Regulation 19 consultation (February 2016)



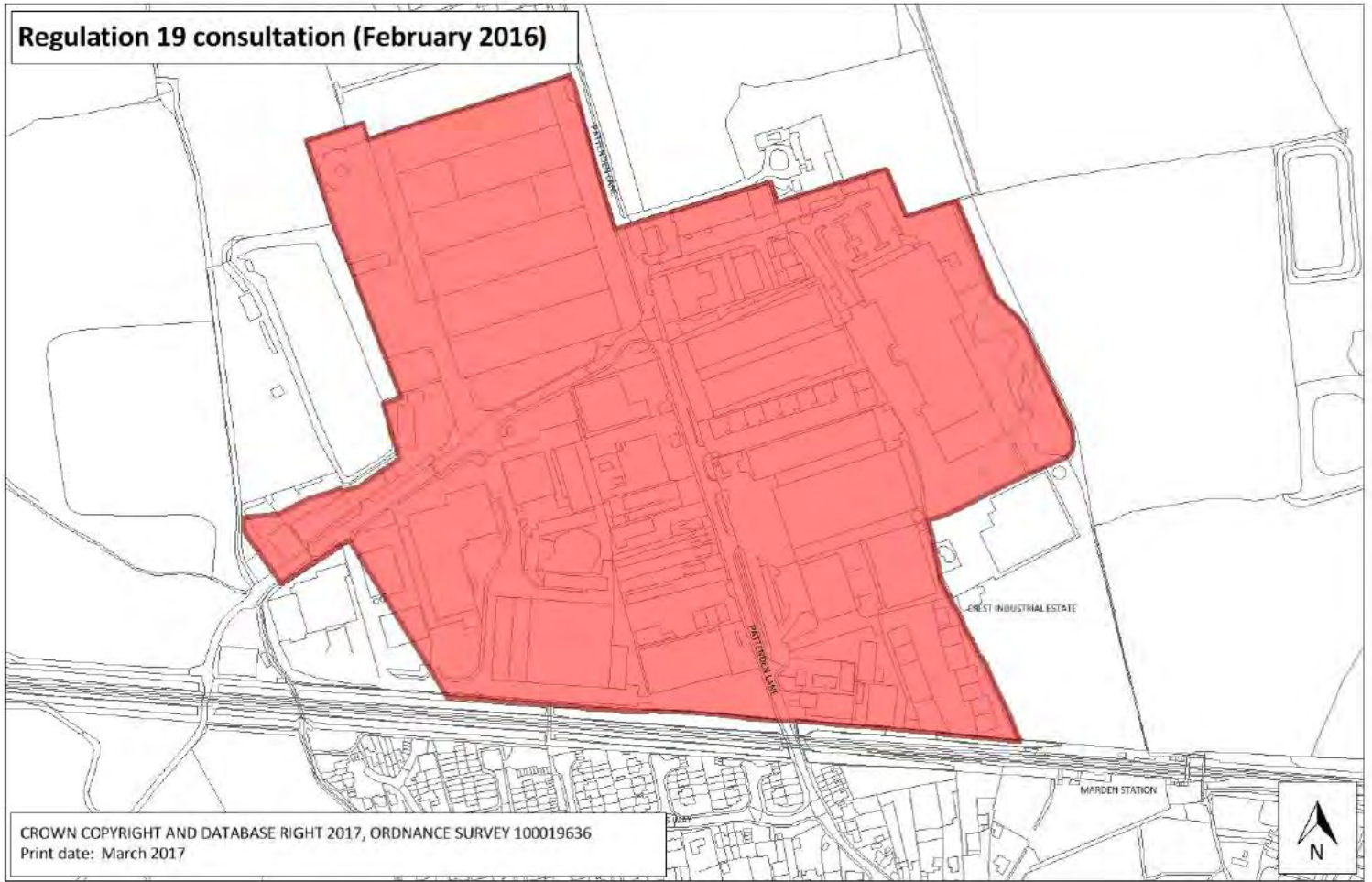
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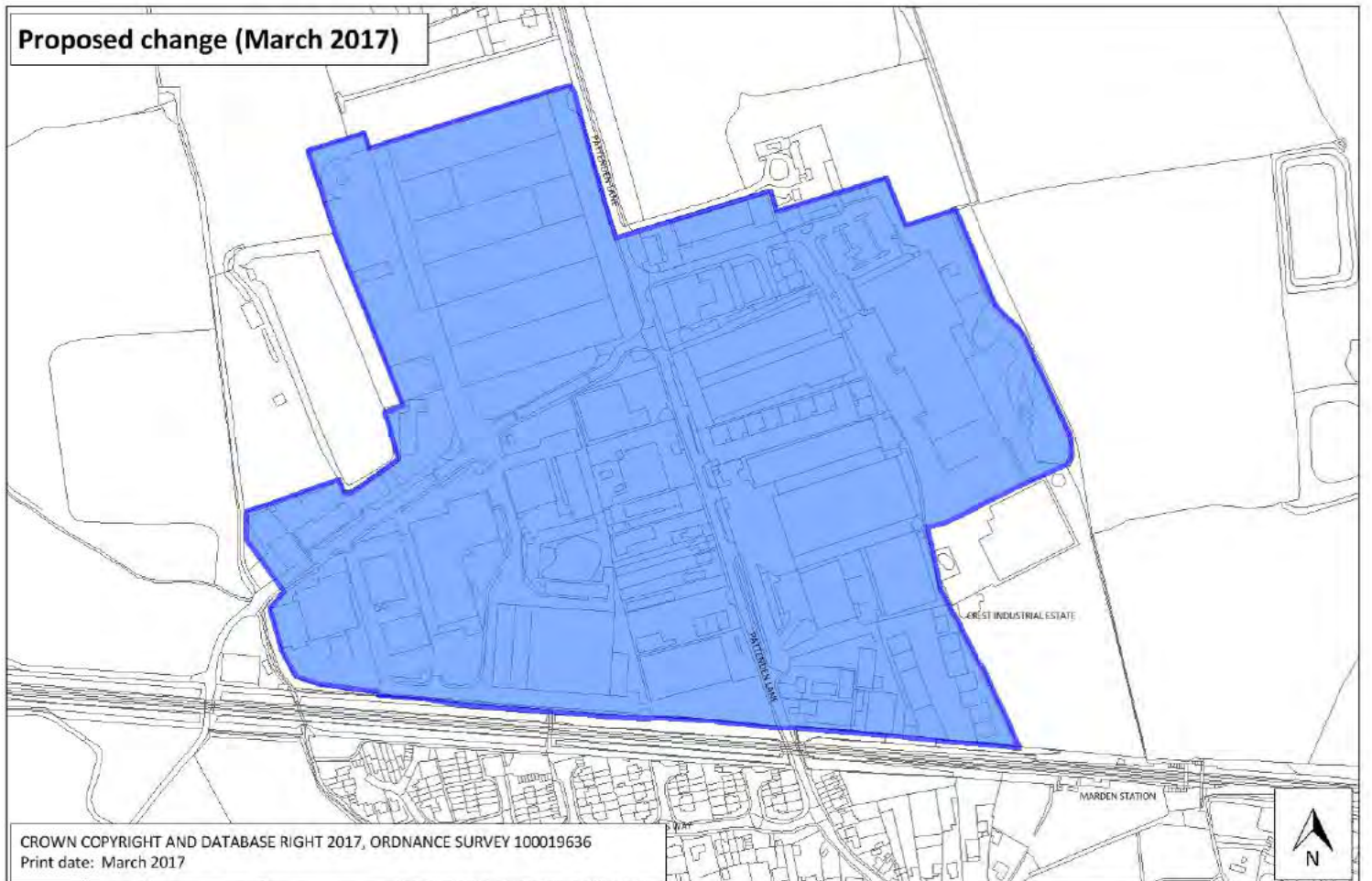
Policy DM21 - Retention of Employment Sites

1(vii) - Pattenden Lane, Marden

Regulation 19 consultation (February 2016)



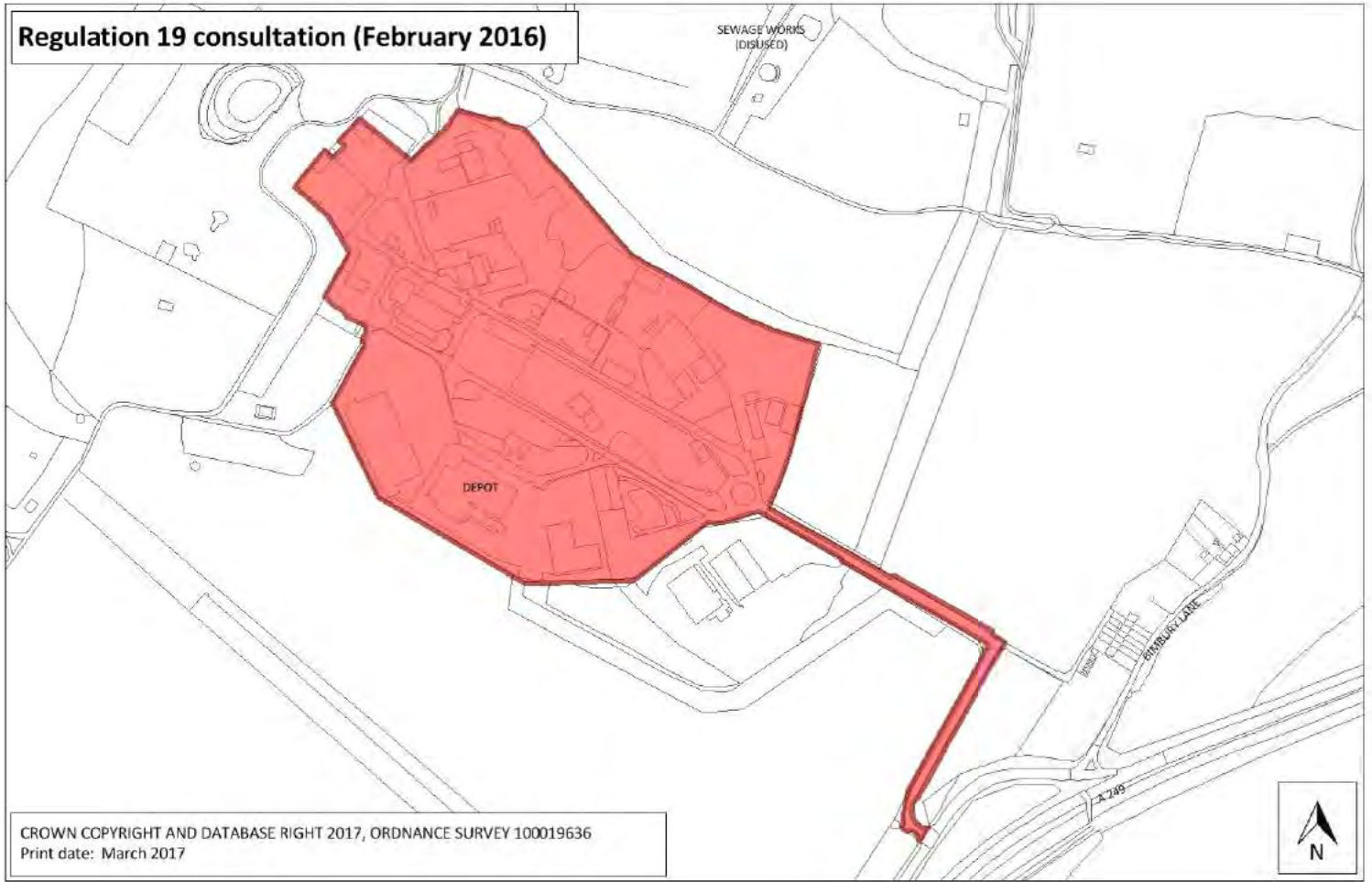
Proposed change (March 2017)



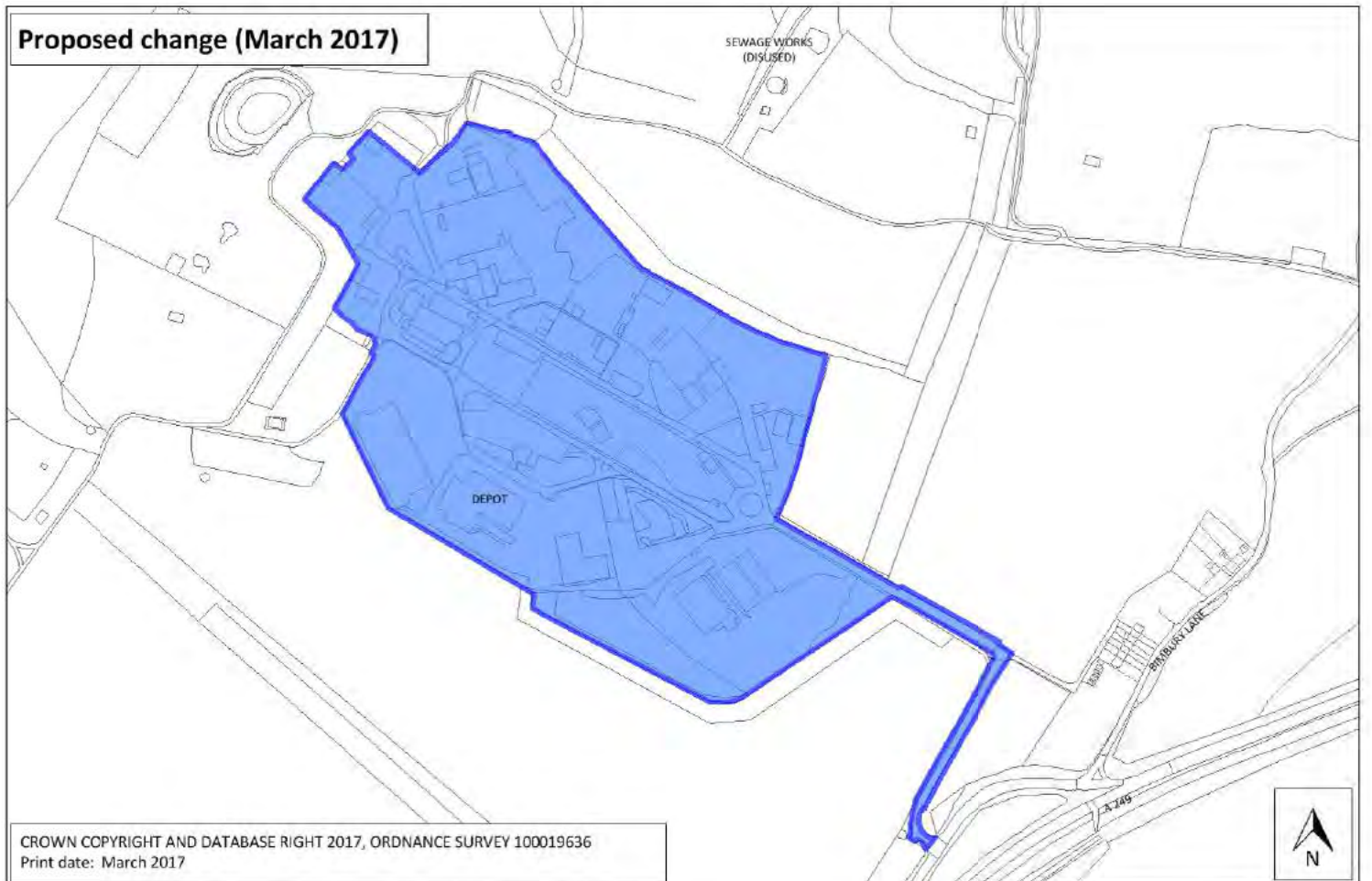
Policy DM21 - Retention of Employment Sites

1(viii) - Detling Airfield

Regulation 19 consultation (February 2016)



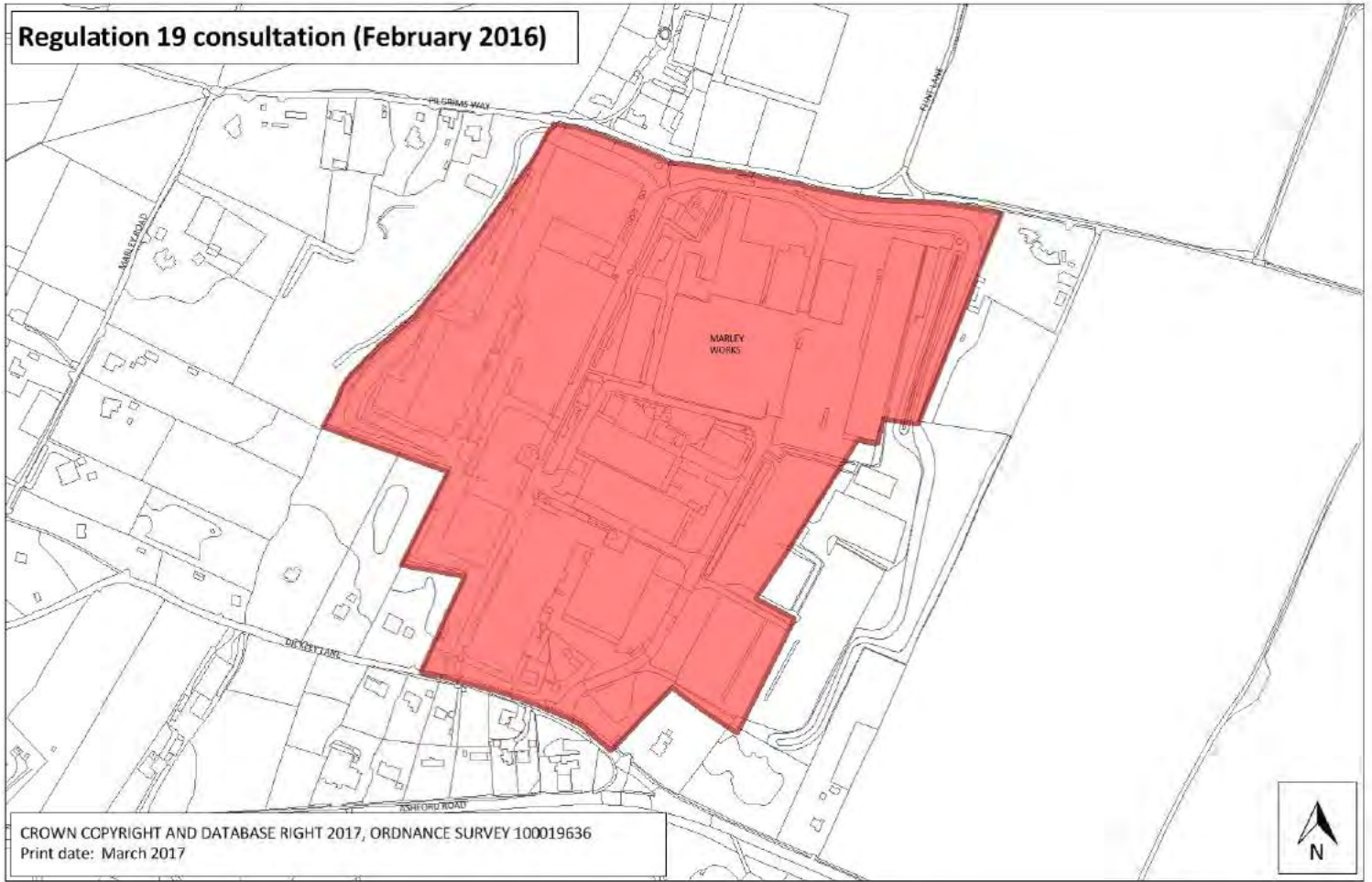
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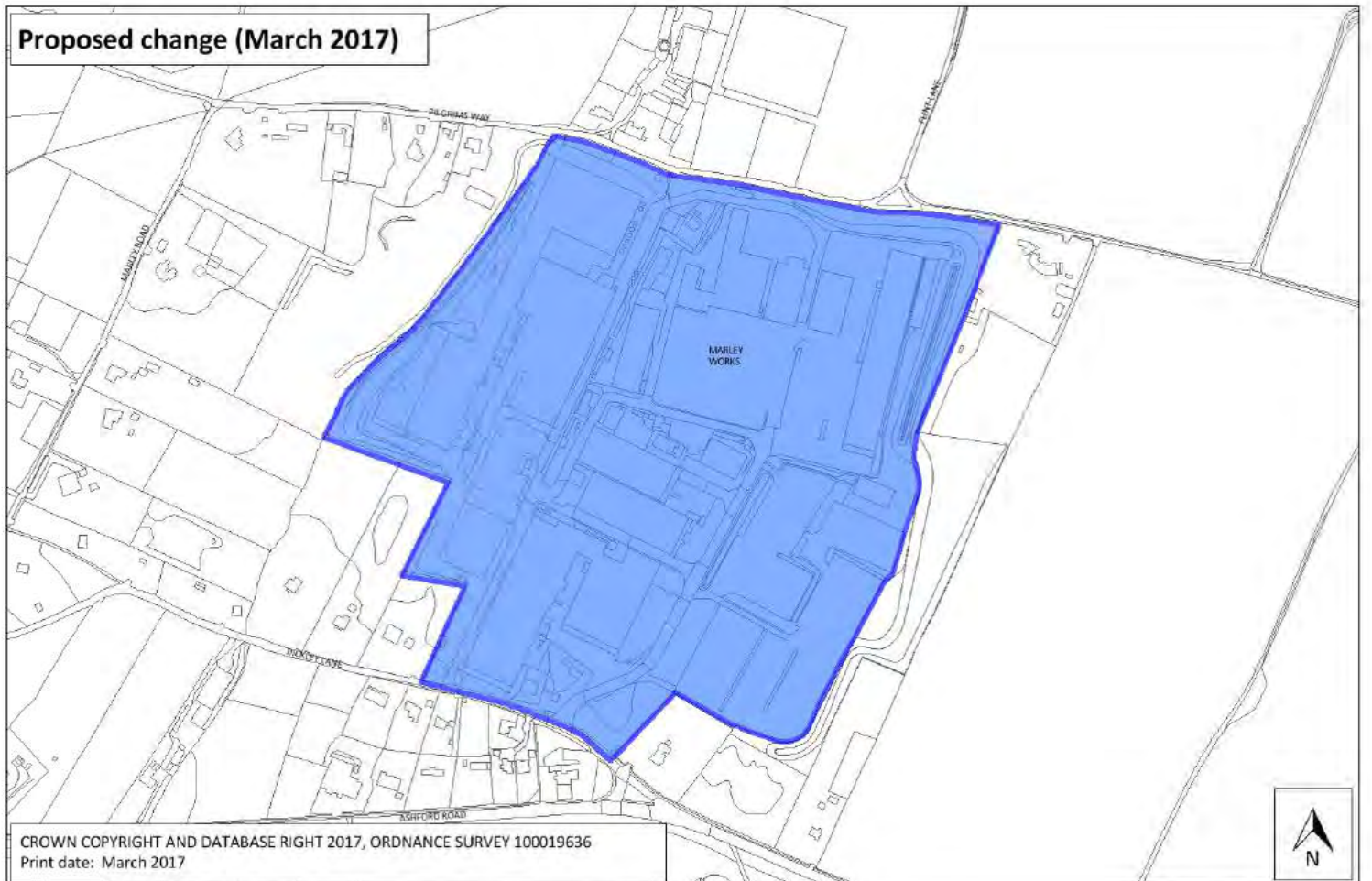
Policy DM21 - Retention of Employment Sites

1(x) - Marley Works, near Lenham

Regulation 19 consultation (February 2016)



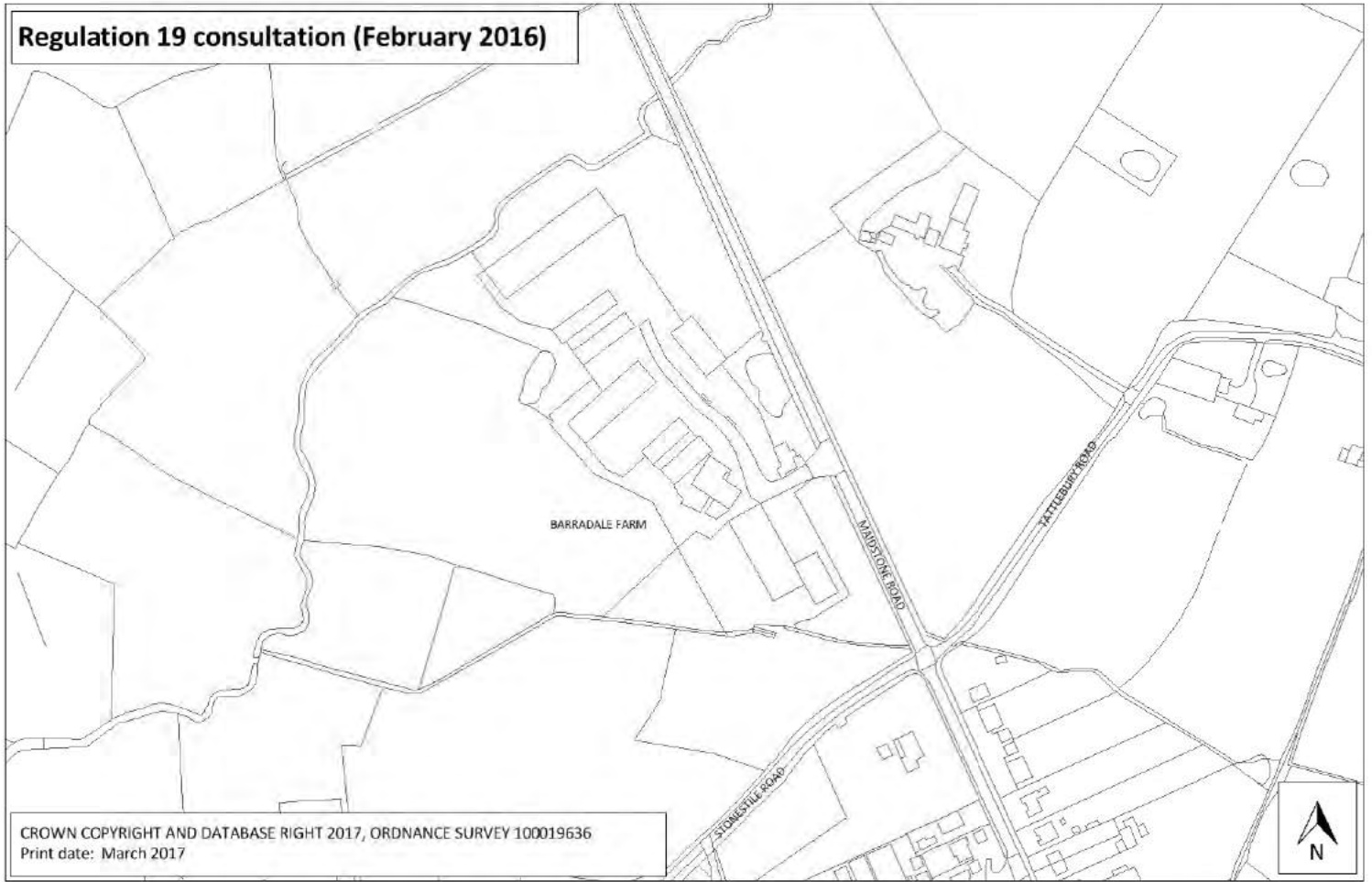
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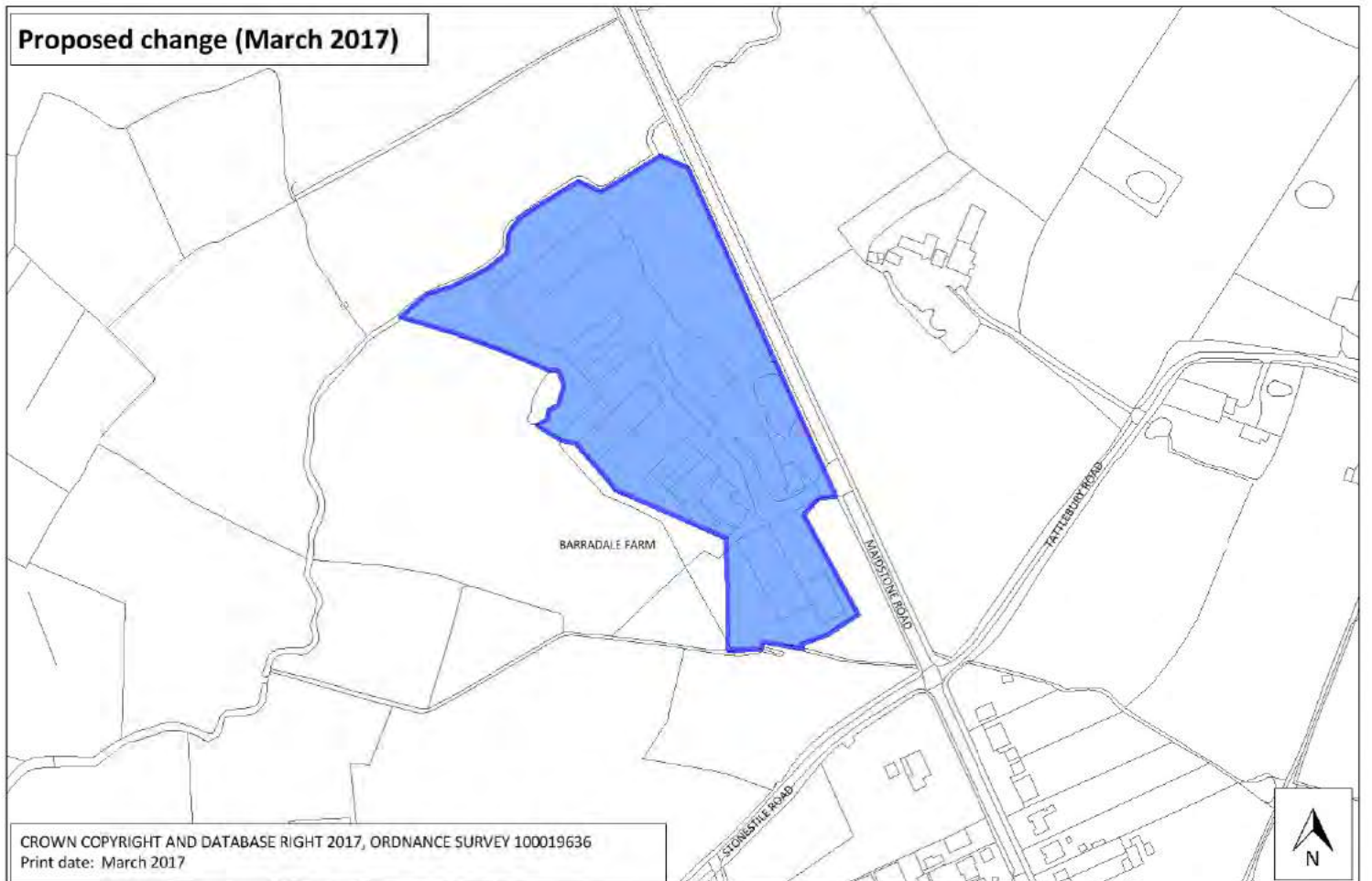
Policy DM21 - Retention of Employment Sites

1(xi) - Barradale Farm, near Headcorn

Regulation 19 consultation (February 2016)



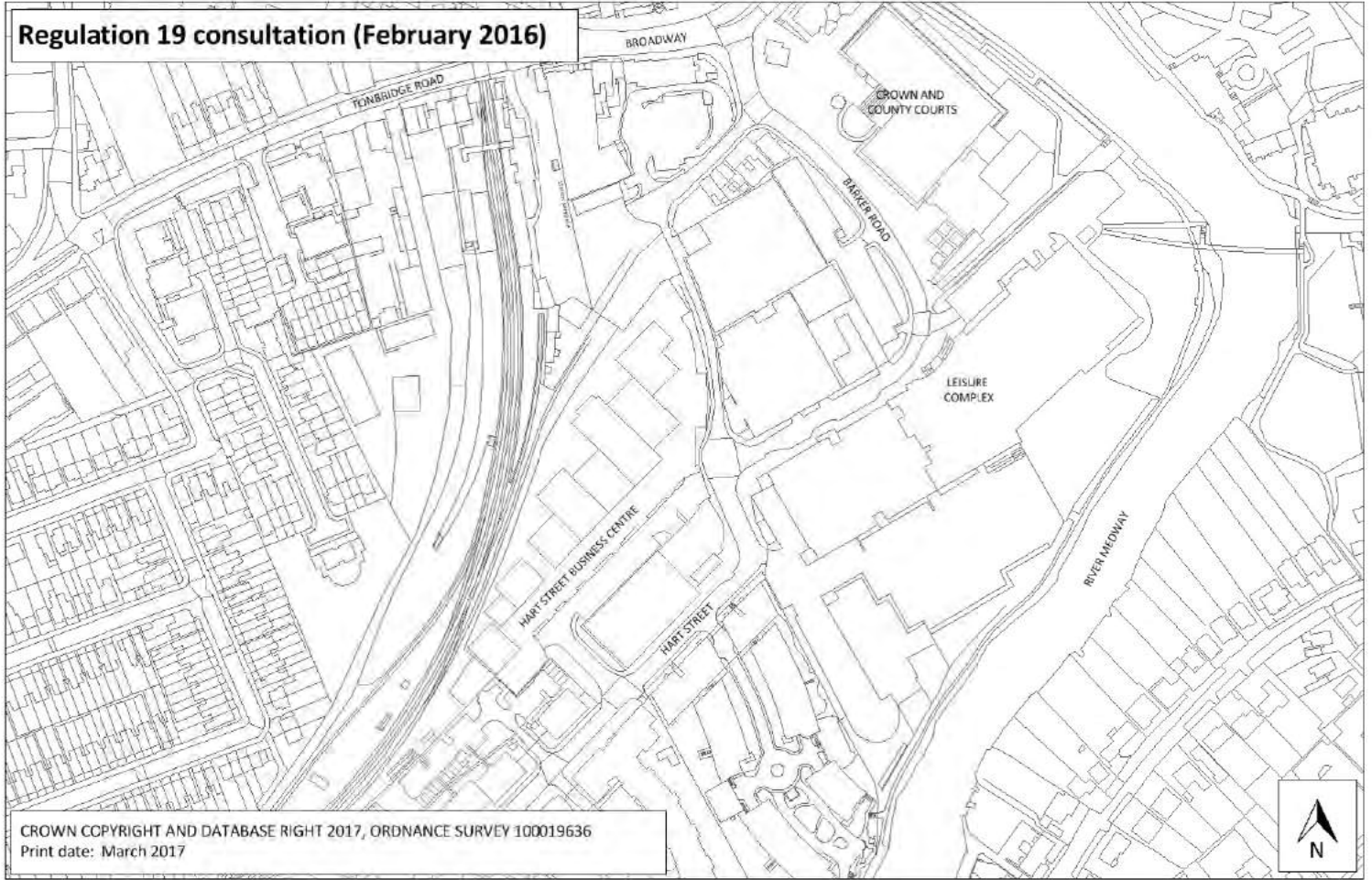
Proposed change (March 2017)



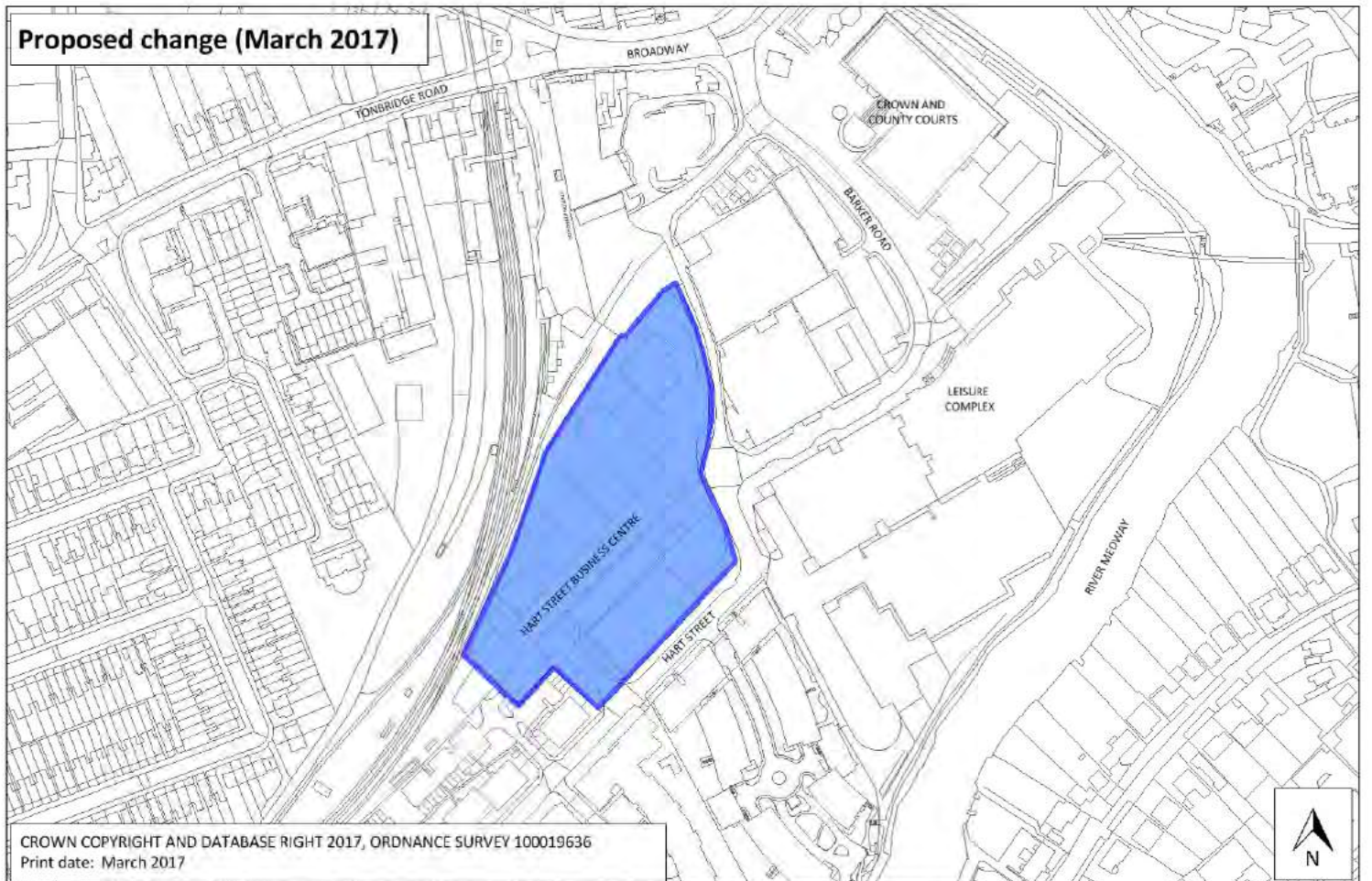
Policy DM21 - Retention of Employment Sites

1(xvi) - Hart Street Commercial Centre, Hart Street, Maidstone

Regulation 19 consultation (February 2016)



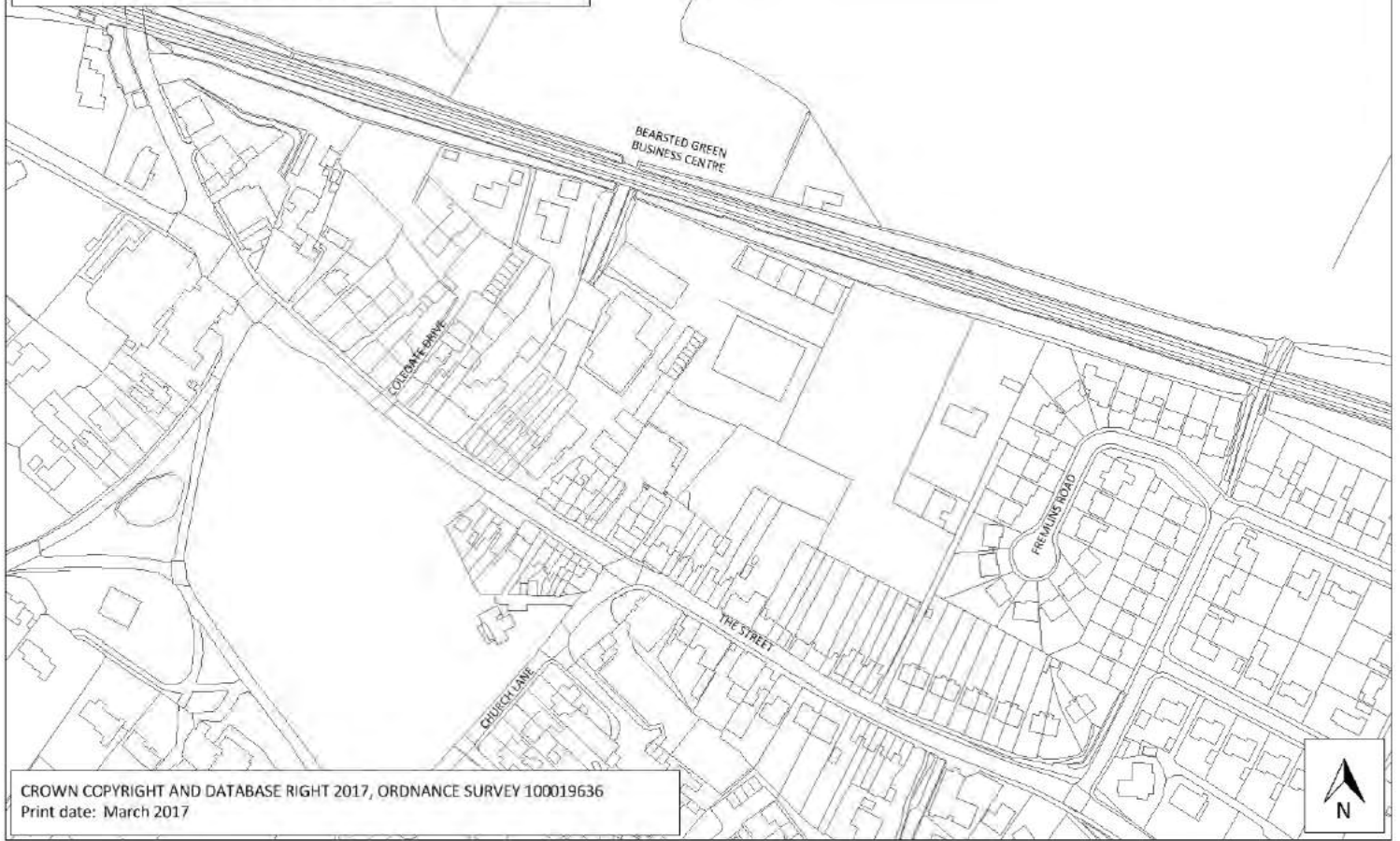
Proposed change (March 2017)



Policy DM21 - Retention of Employment Sites

1(xviii) - Bearsted Green Business Centre (The Old Forge), Bearsted

Regulation 19 consultation (February 2016)



Proposed change (March 2017)



Policy DM21 - Retention of Employment Sites

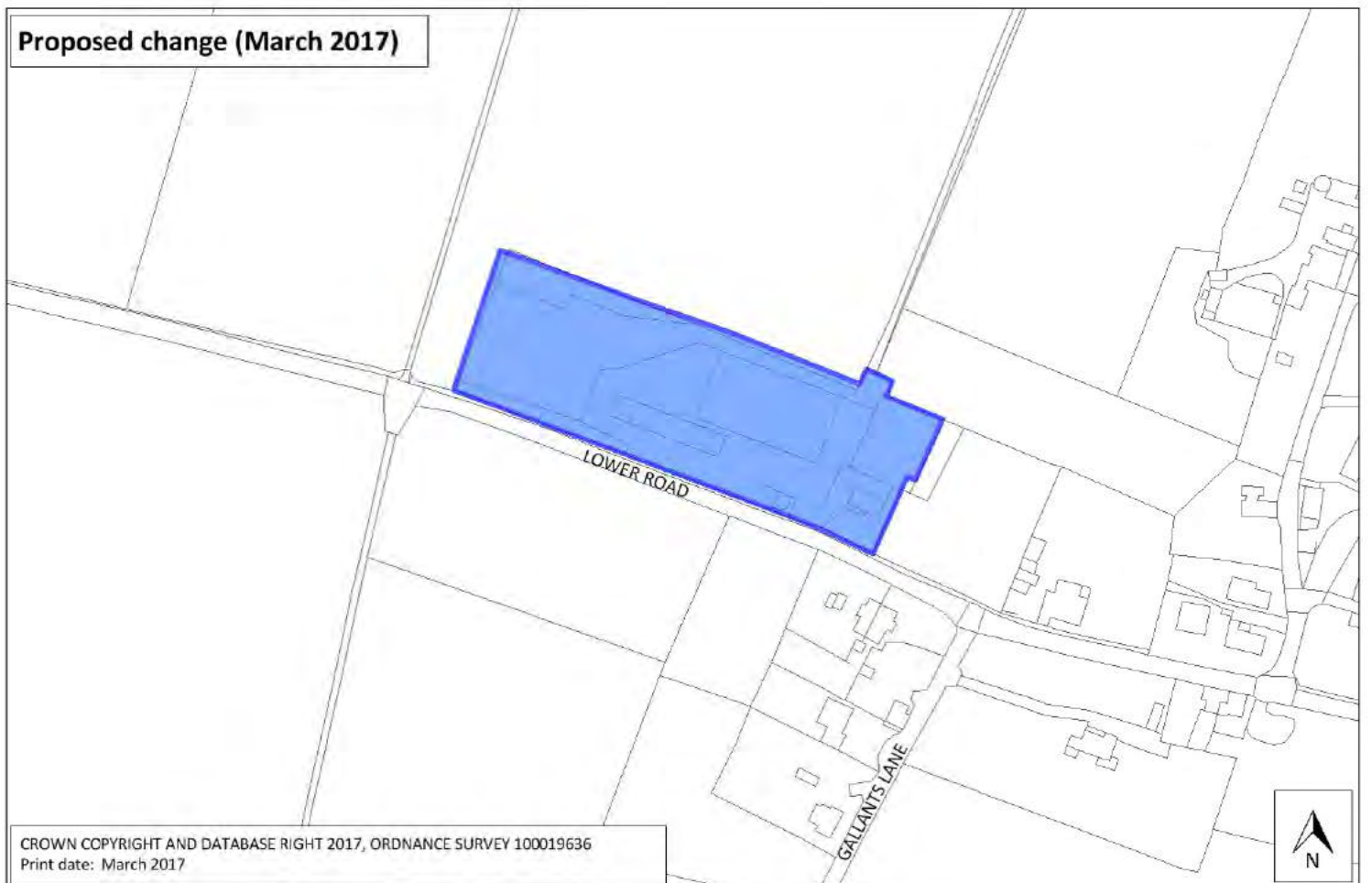
1(xix) - Gallants Business Centre, East Farleigh

Regulation 19 consultation (February 2016)



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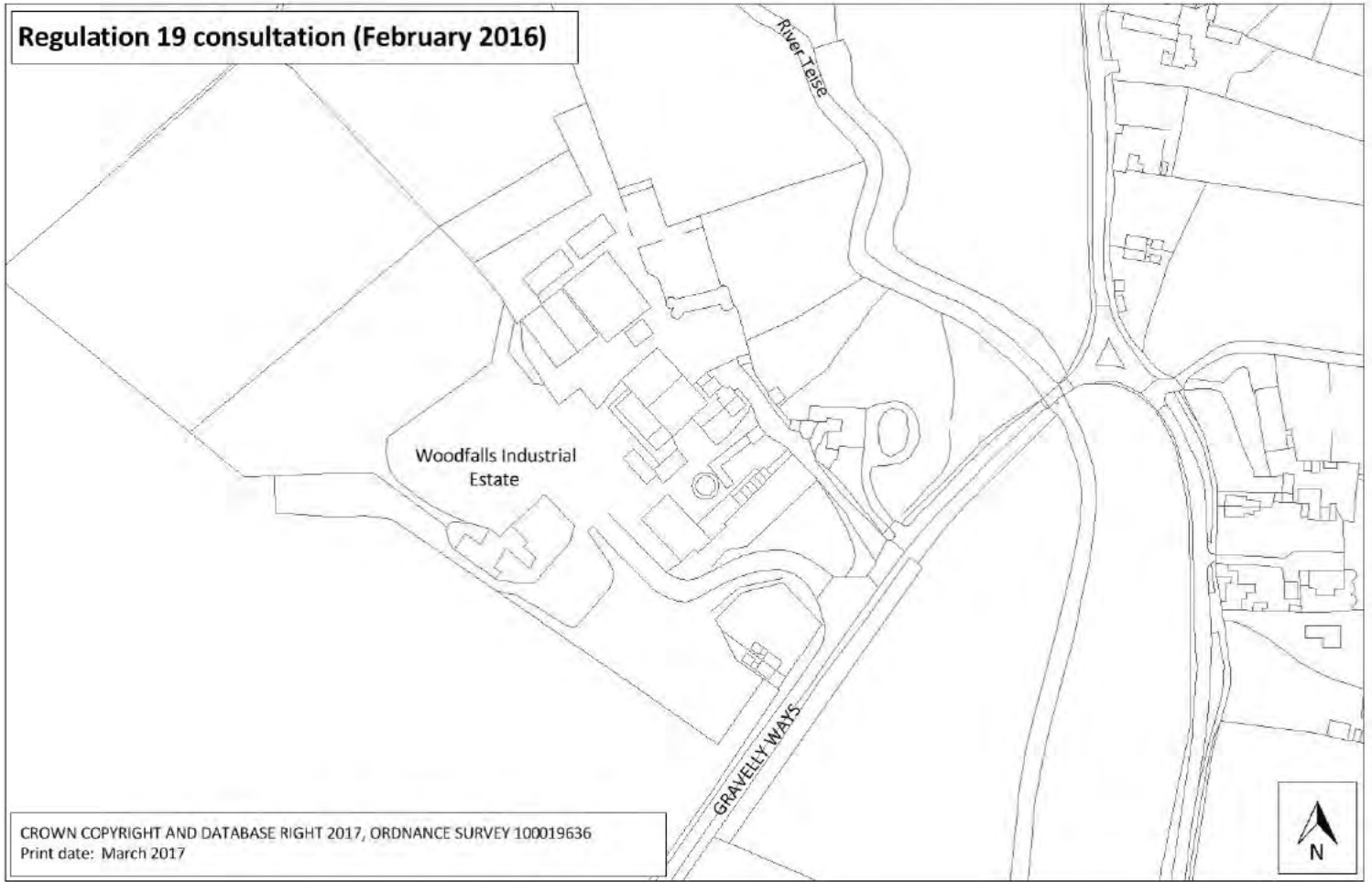


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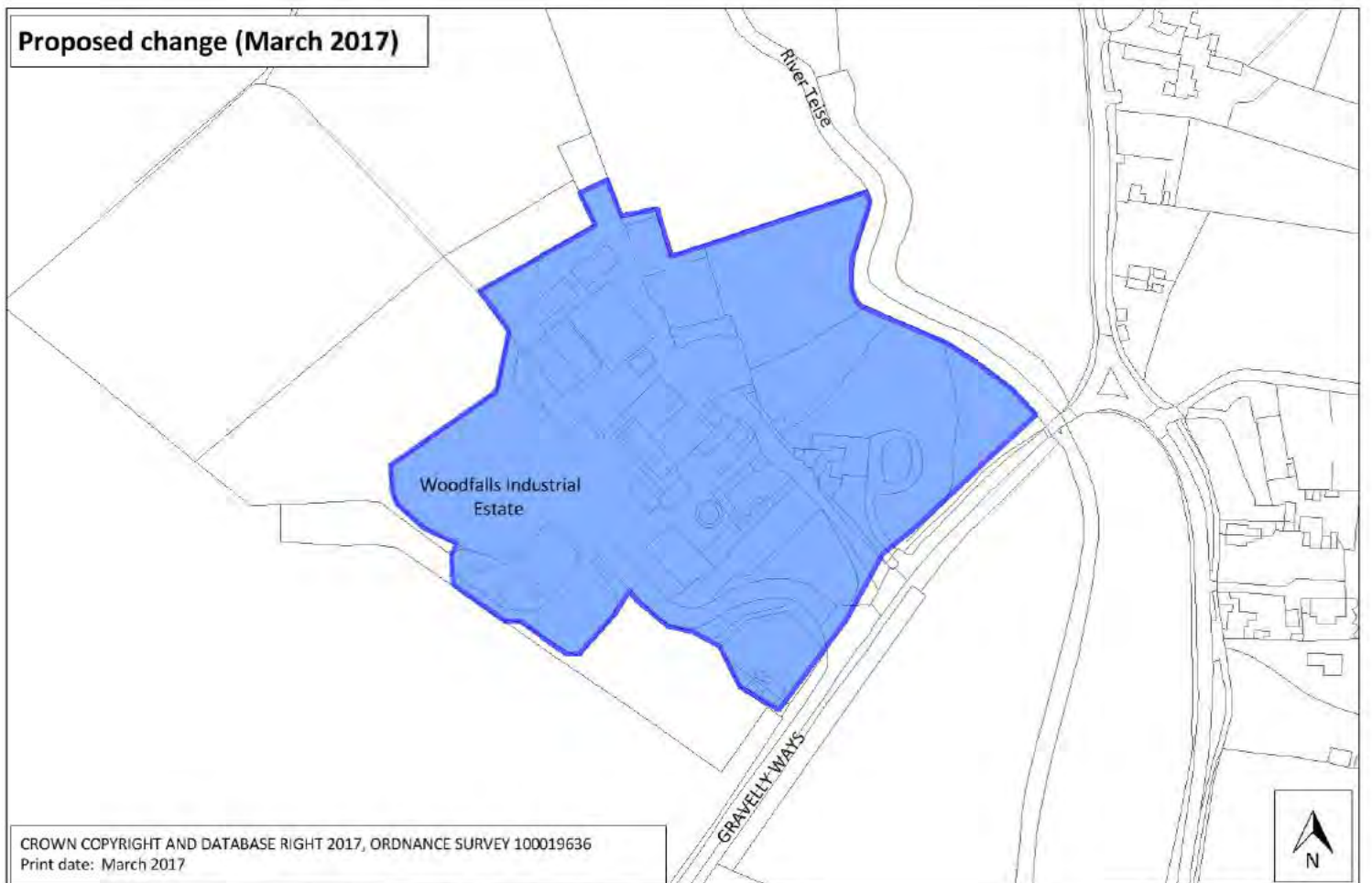
Policy DM21 - Retention of Employment Sites

1(xxi) - Woodfalls Industrial Estate, Laddingford

Regulation 19 consultation (February 2016)



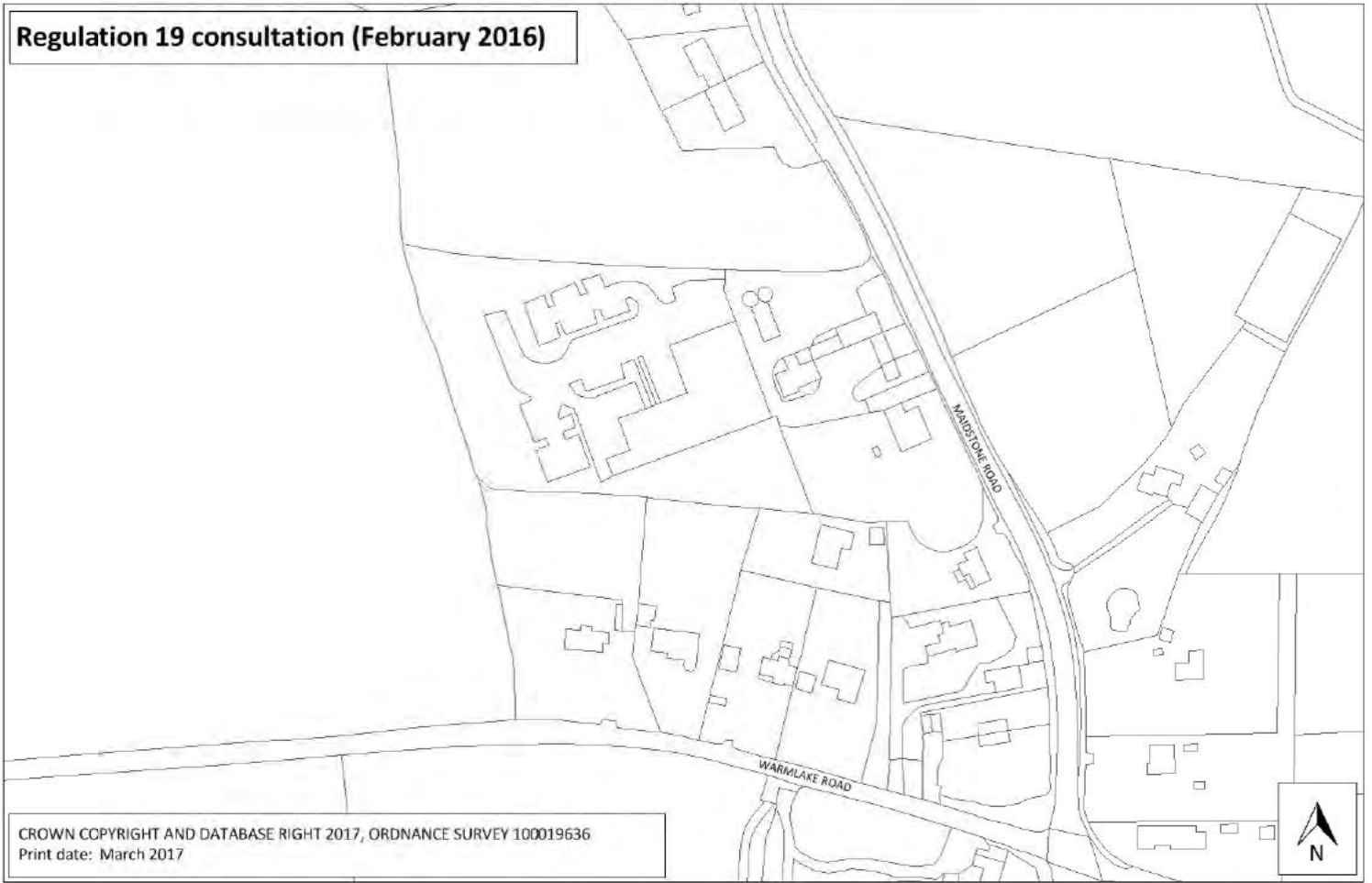
Proposed change (March 2017)



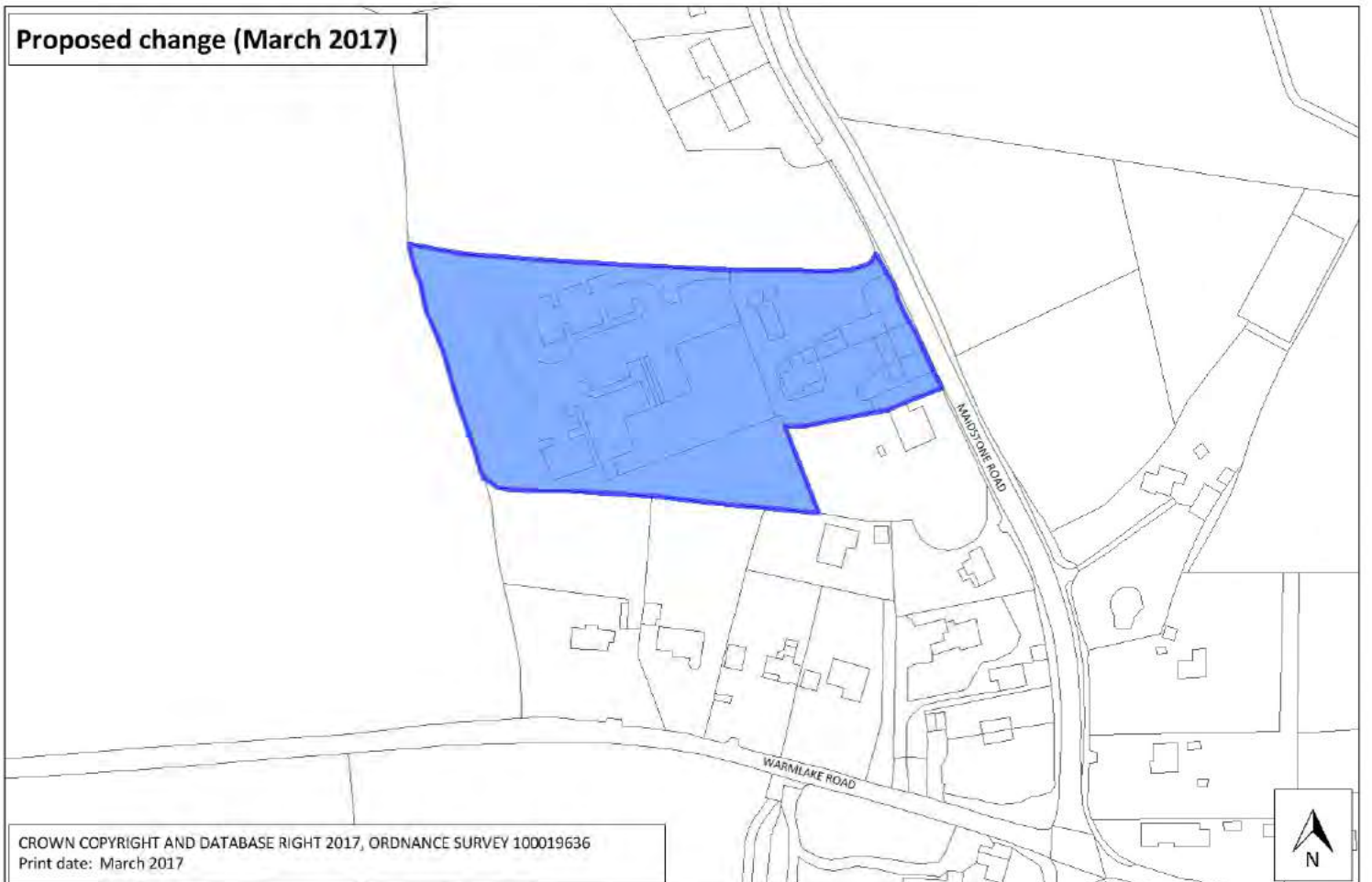
Policy DM21 - Retention of Employment Sites

1(xxii) - Warmlake Business Estate, near Sutton Valence

Regulation 19 consultation (February 2016)



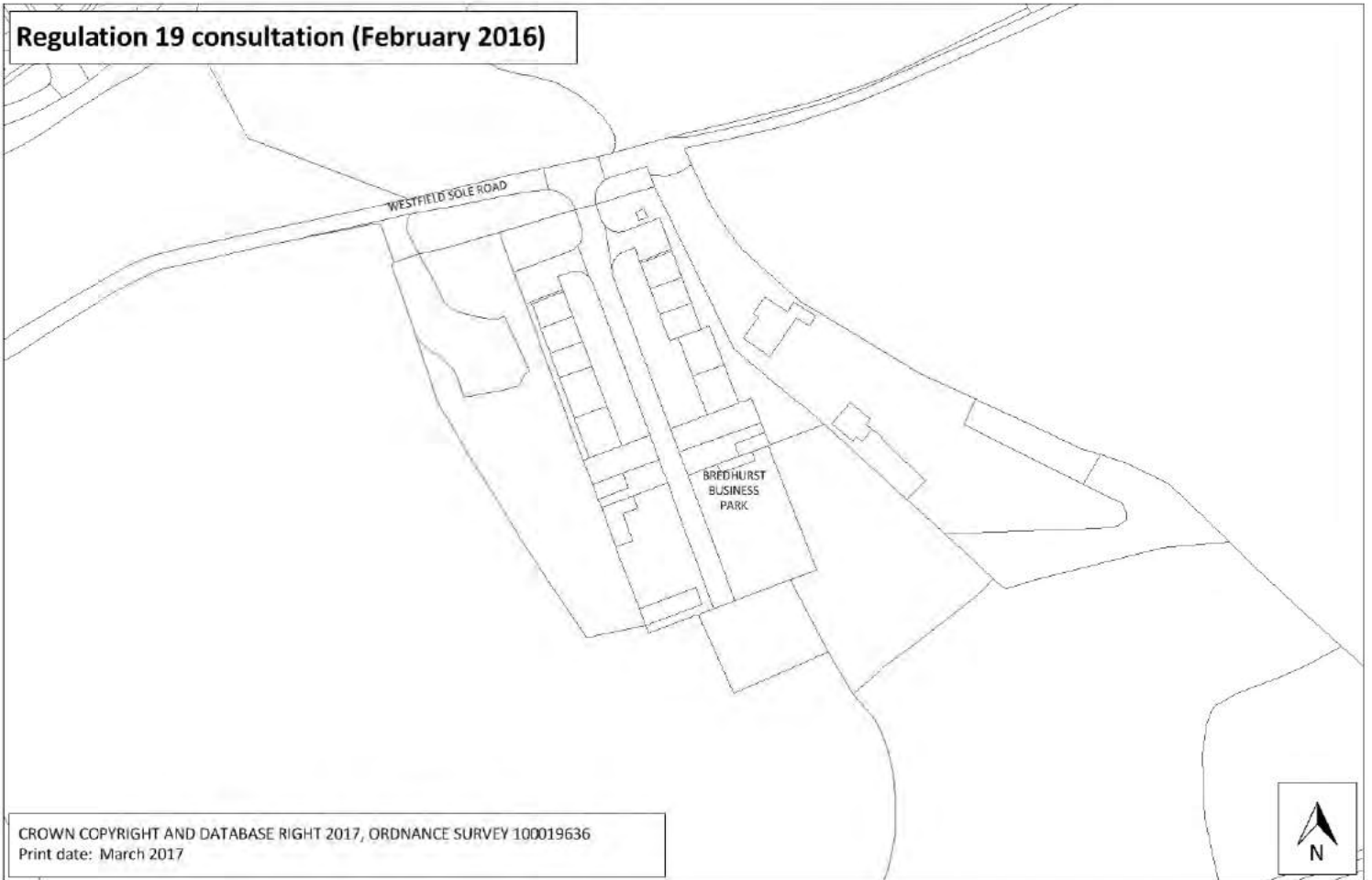
Proposed change (March 2017)



Policy DM21 - Retention of Employment Sites

1(xxiii) - Bredhurst Business Park, Westfield Sole Road, Walderslade

Regulation 19 consultation (February 2016)



Proposed change (March 2017)

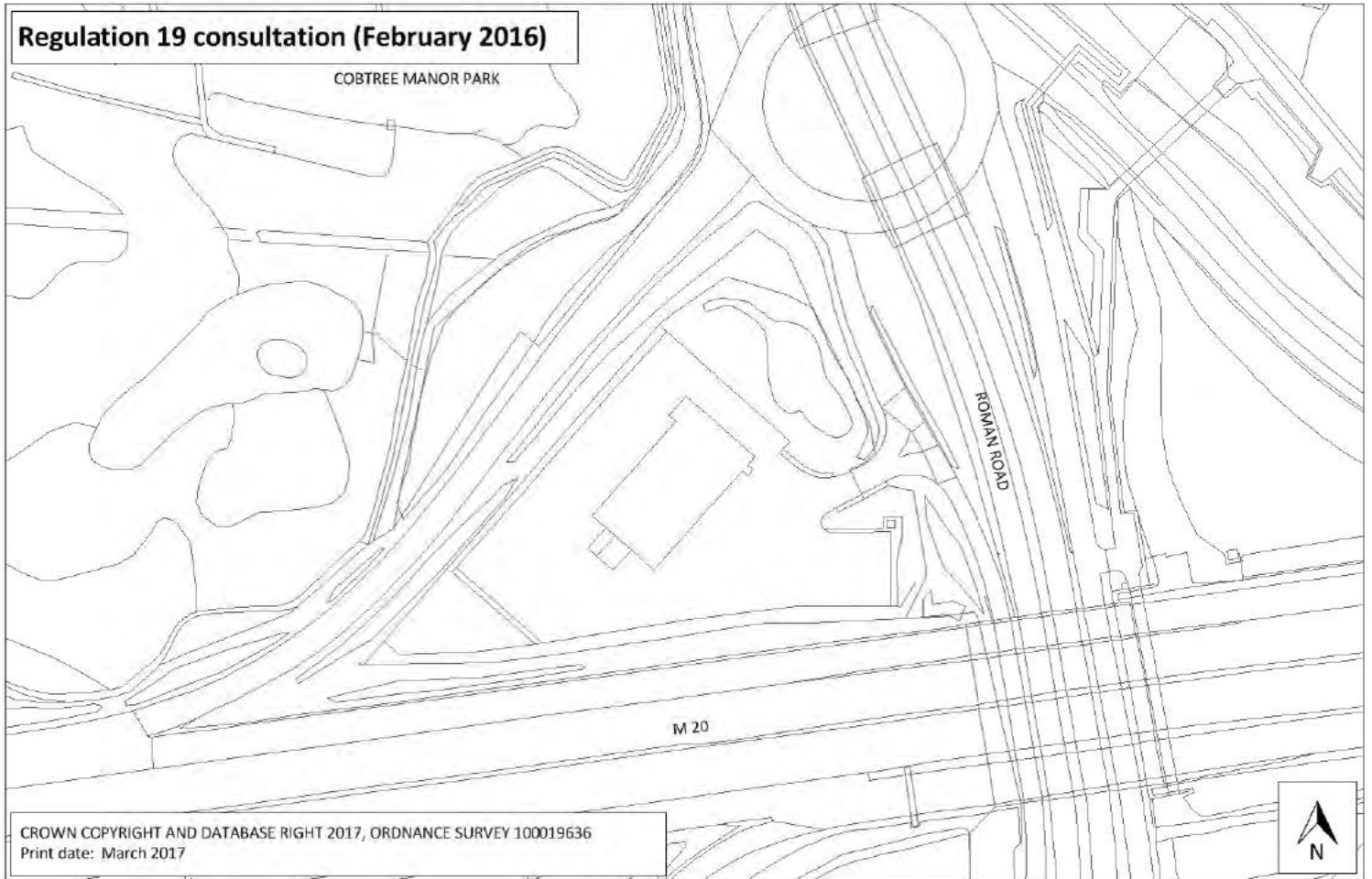


Policy DM21 - Retention of Employment Sites

1(xxv) - Brooklyn Yard, Sandling, Maidstone

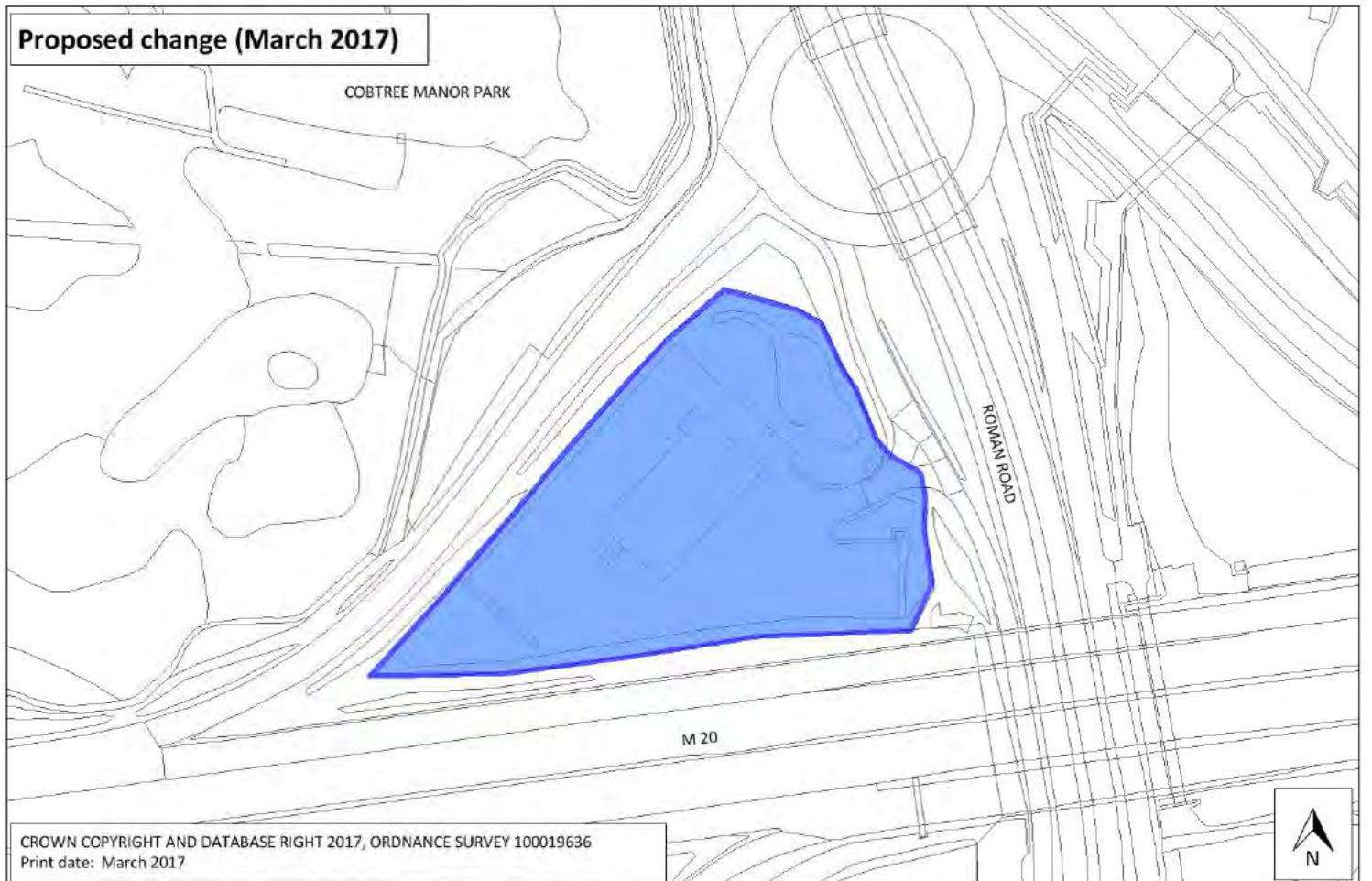
Regulation 19 consultation (February 2016)

COBTREE MANOR PARK



Proposed change (March 2017)

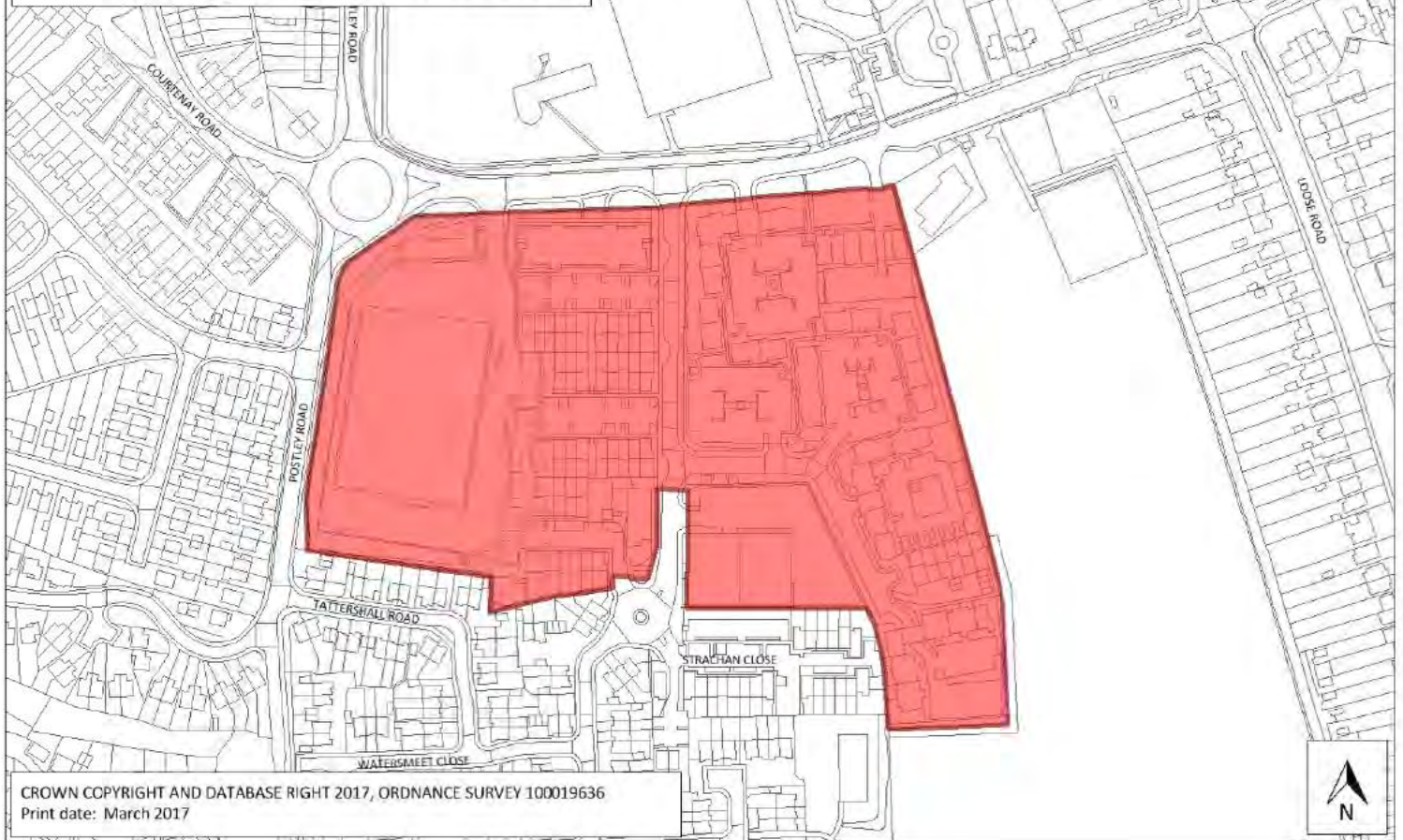
COBTREE MANOR PARK



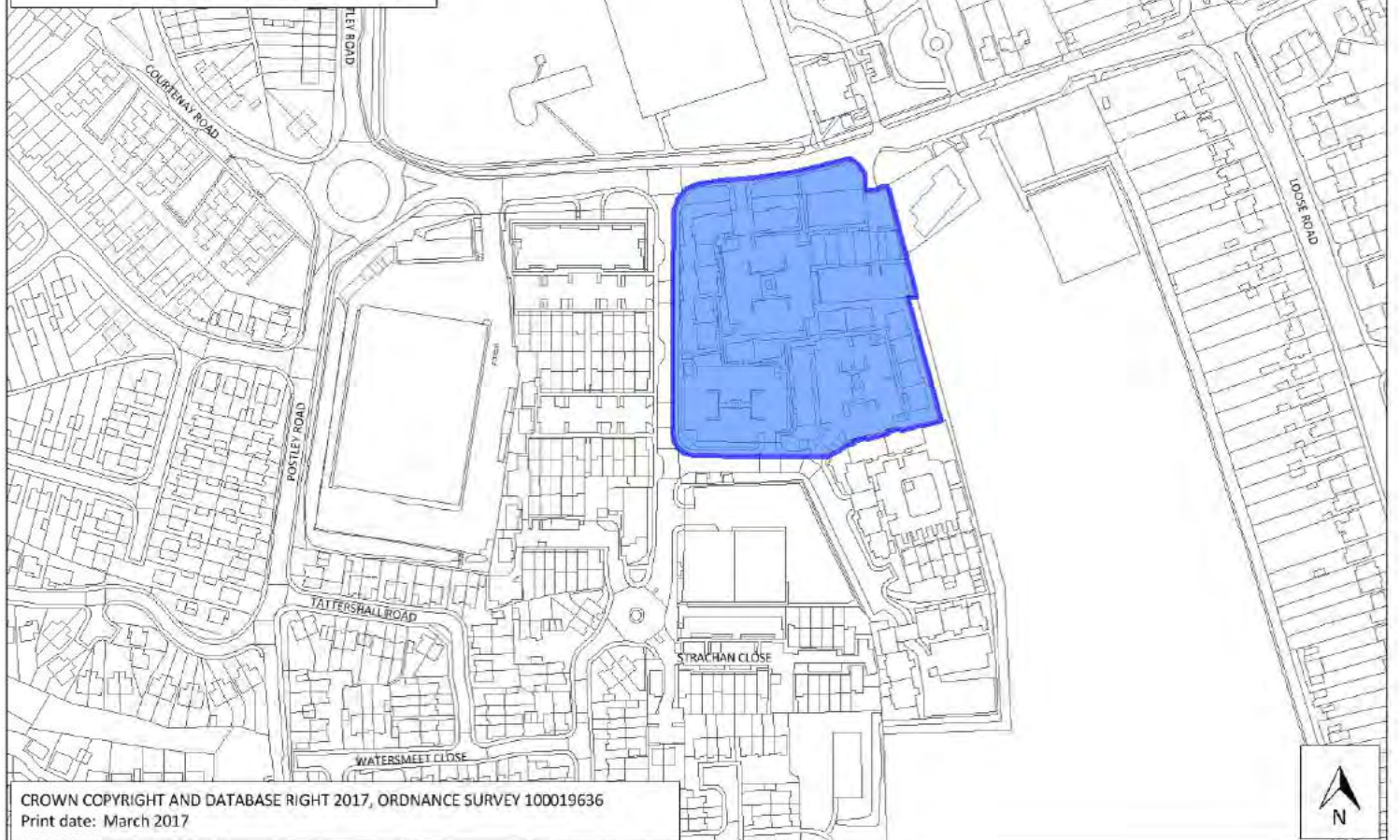
Policy DM21 - Retention of Employment Sites

2(i) - South Park Business Village, Maidstone

Regulation 19 consultation (February 2016)



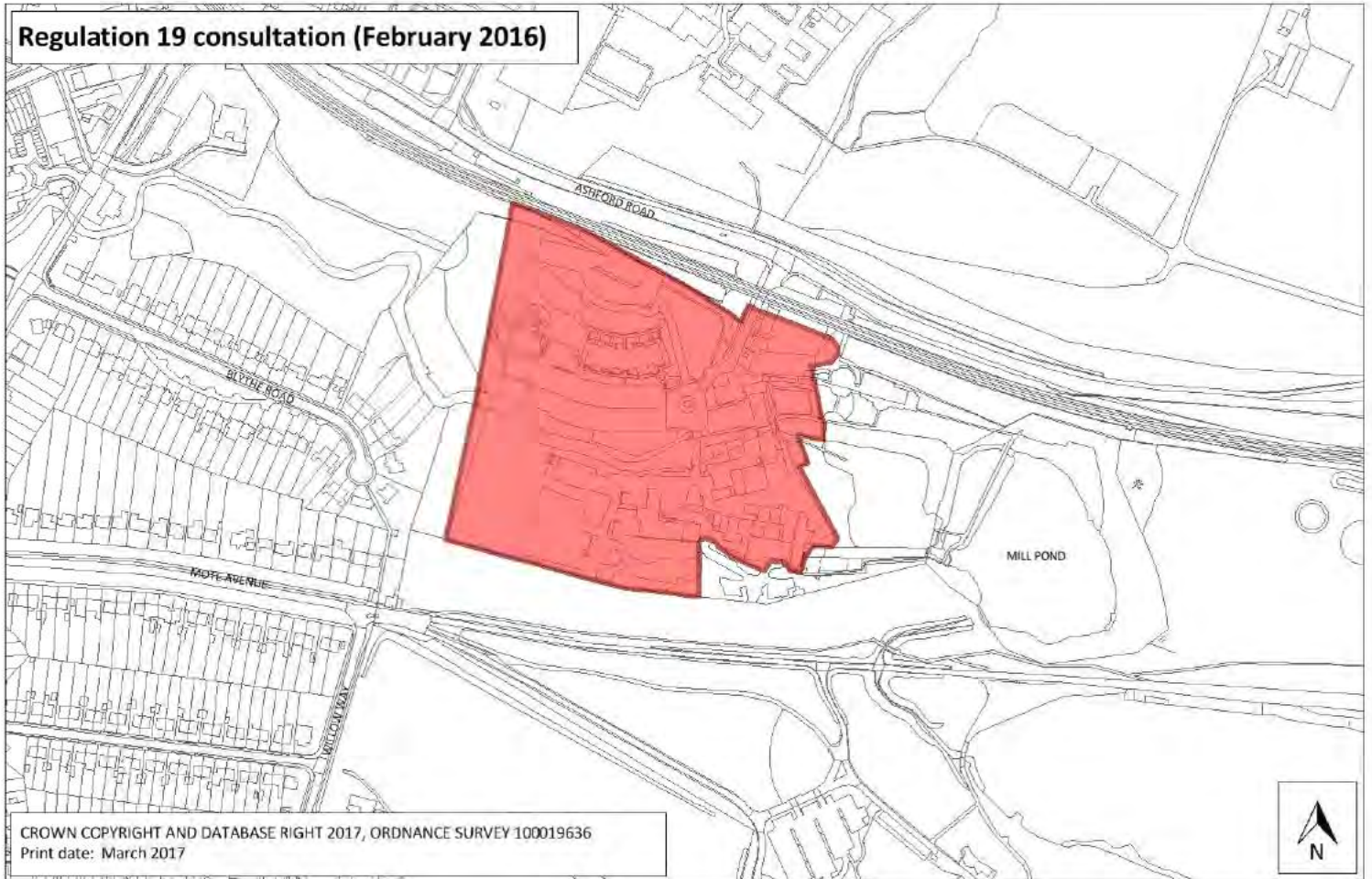
Proposed change (March 2017)



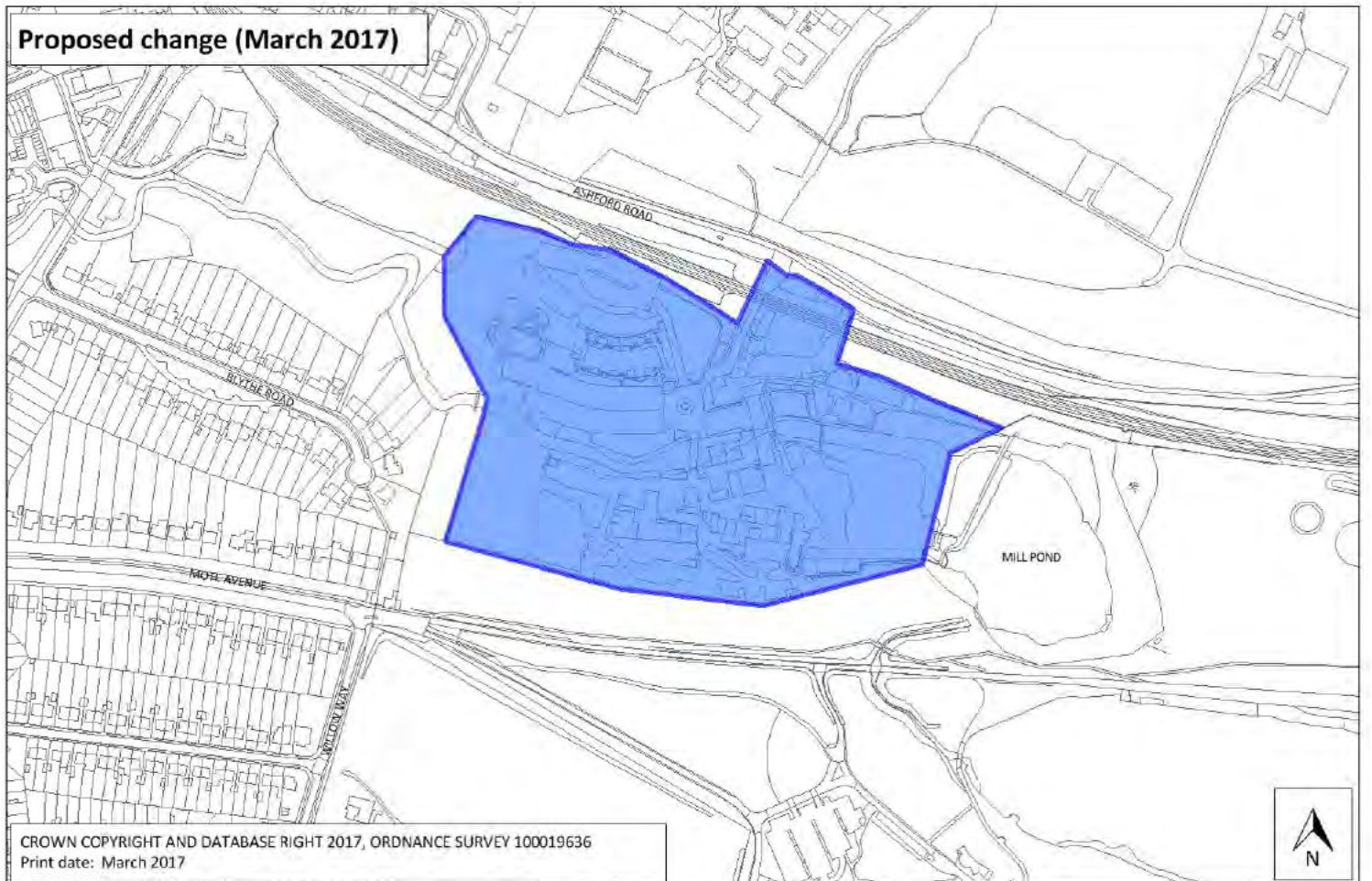
Policy DM21 - Retention of Employment Sites

2(ii) -Turkey Mill Court, Maidstone

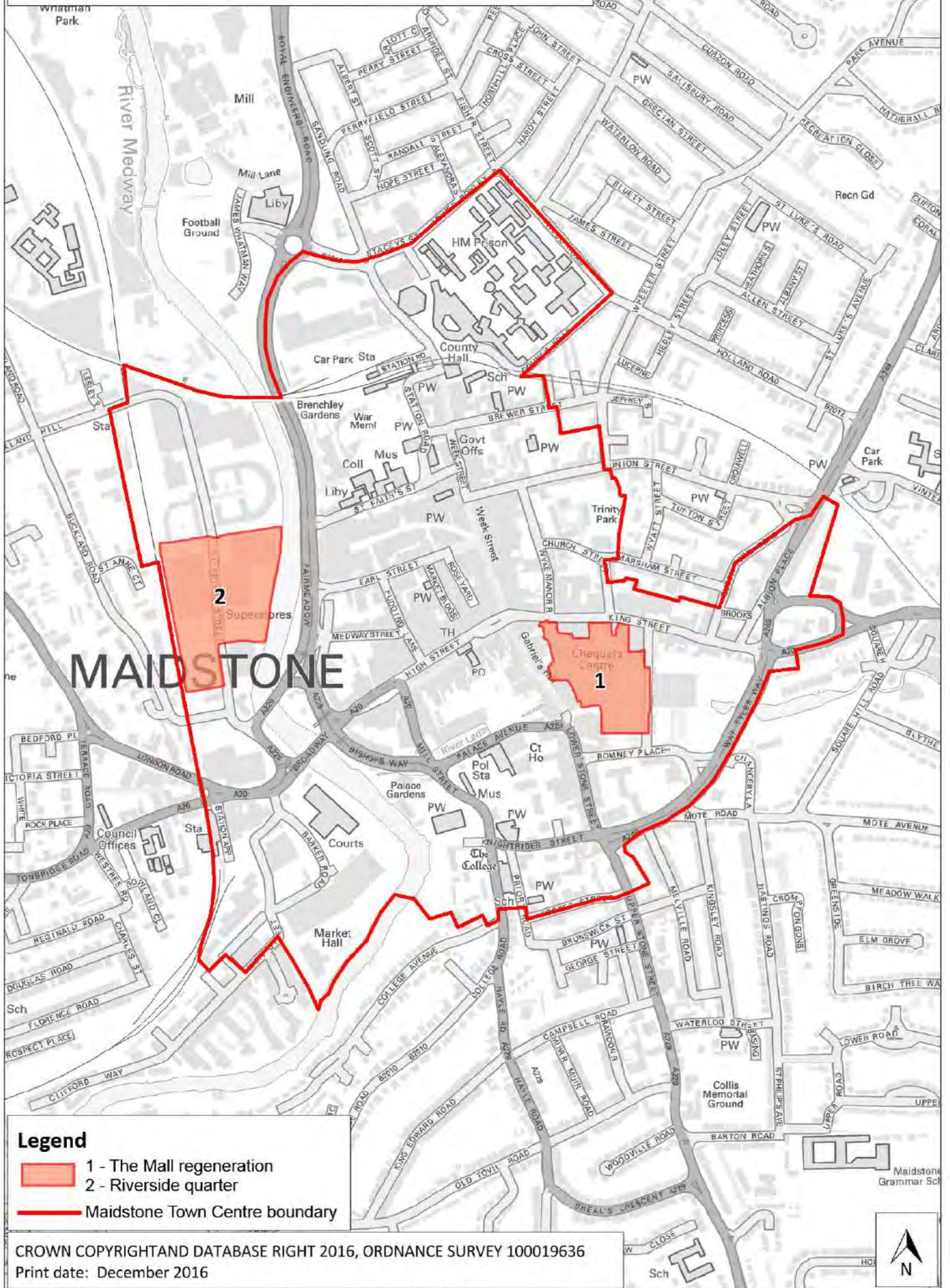
Regulation 19 consultation (February 2016)



Proposed change (March 2017)



Town Centre Broad Location Sources



Legend

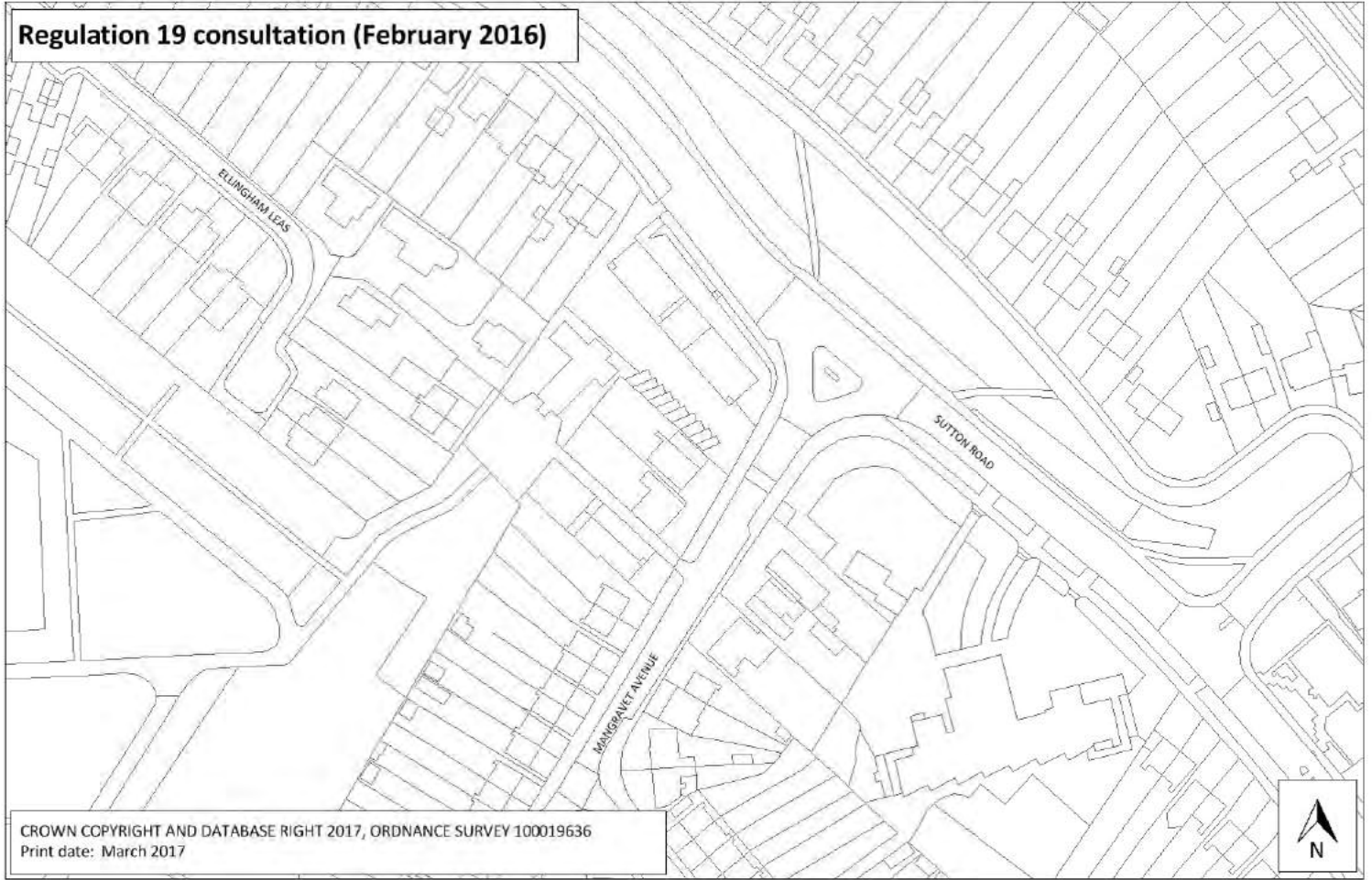
- 1 - The Mall regeneration
- 2 - Riverside quarter
- Maidstone Town Centre boundary



Policy DM18 - District centres, local centres and local shops and facilities

2(xii) - Mangravet, Sutton Road/Mangravet Avenue

Regulation 19 consultation (February 2016)

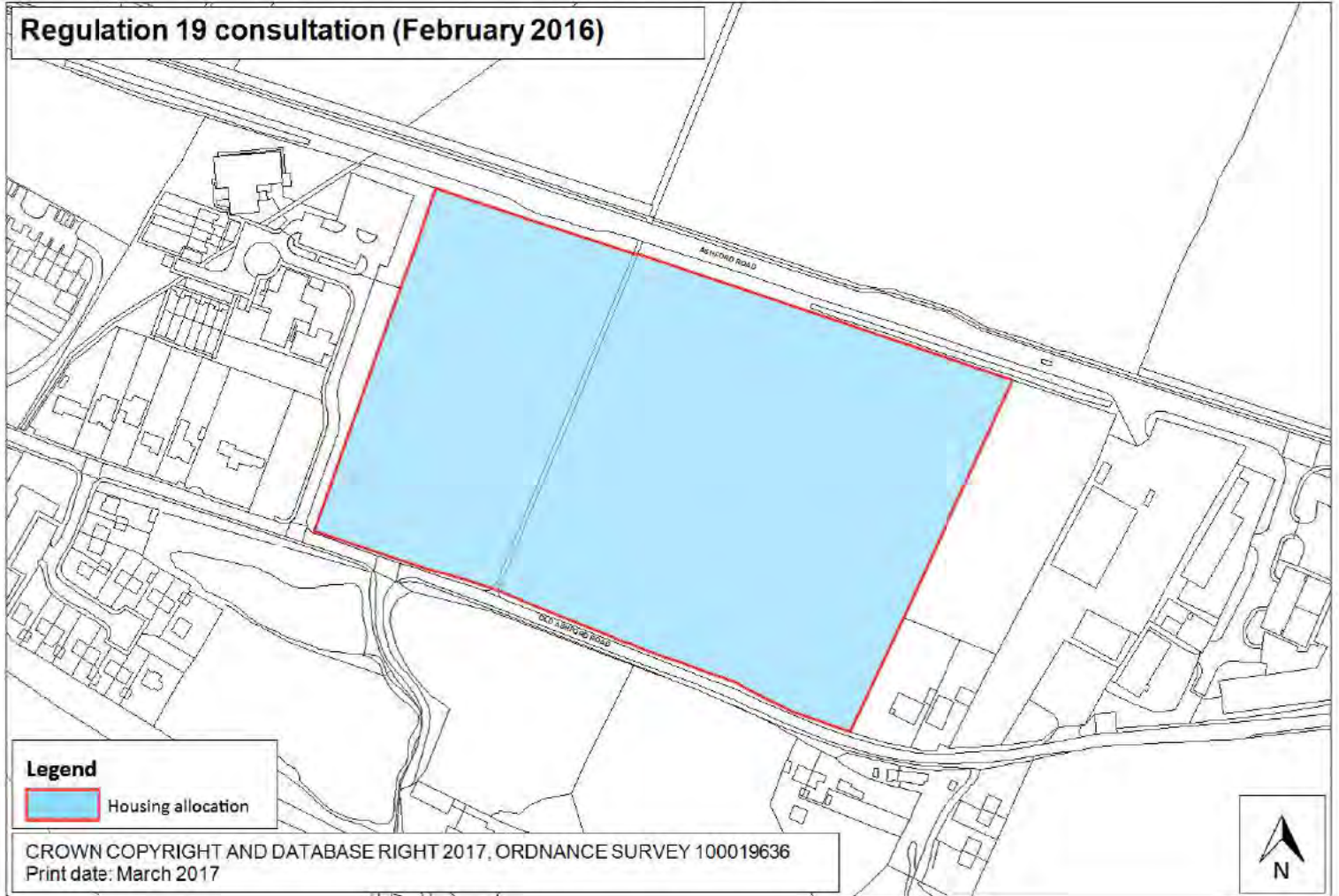


Proposed change (March 2017)

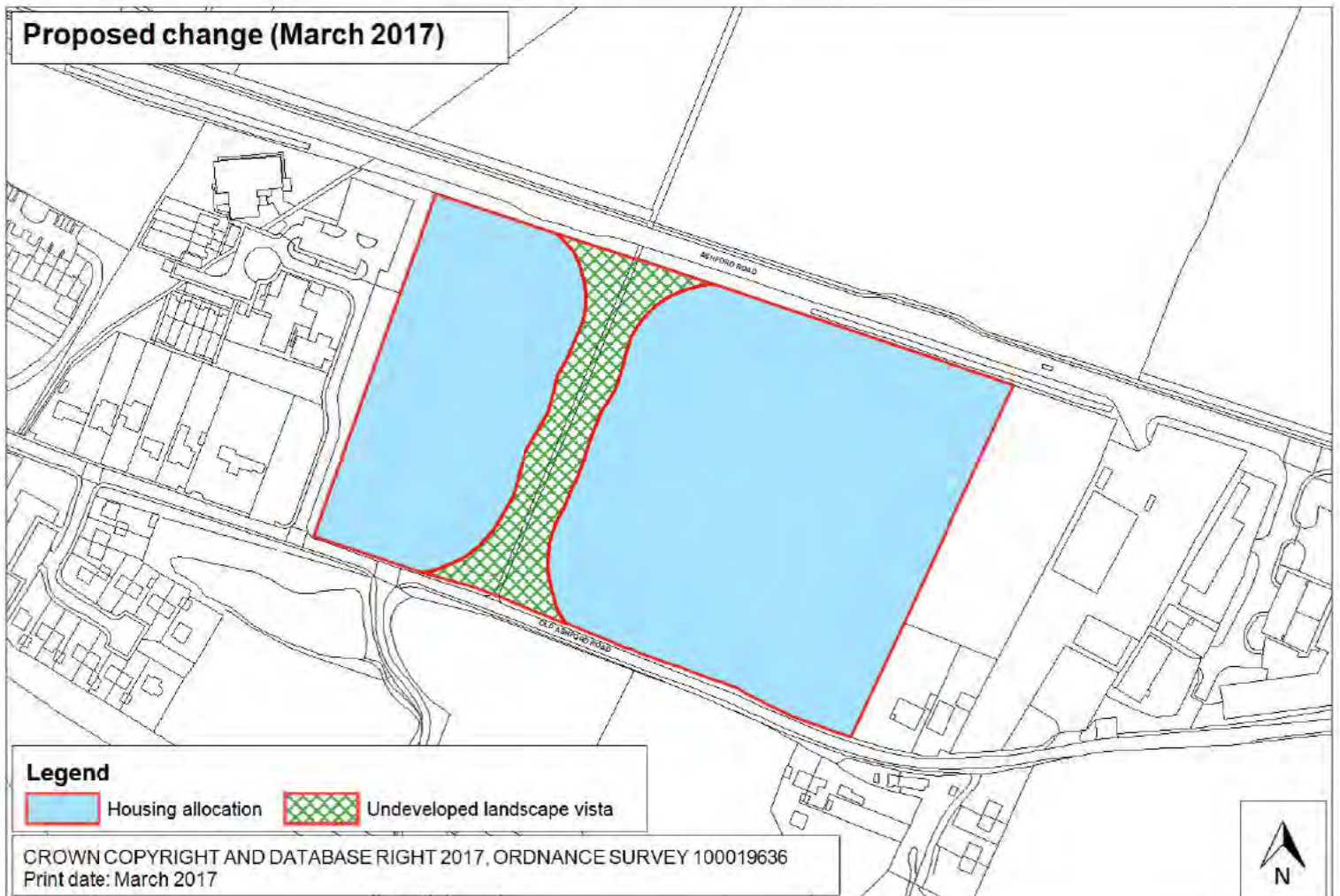


H1 (42) - Tanyard Farm, Old Ashford Road, Lenham

Regulation 19 consultation (February 2016)

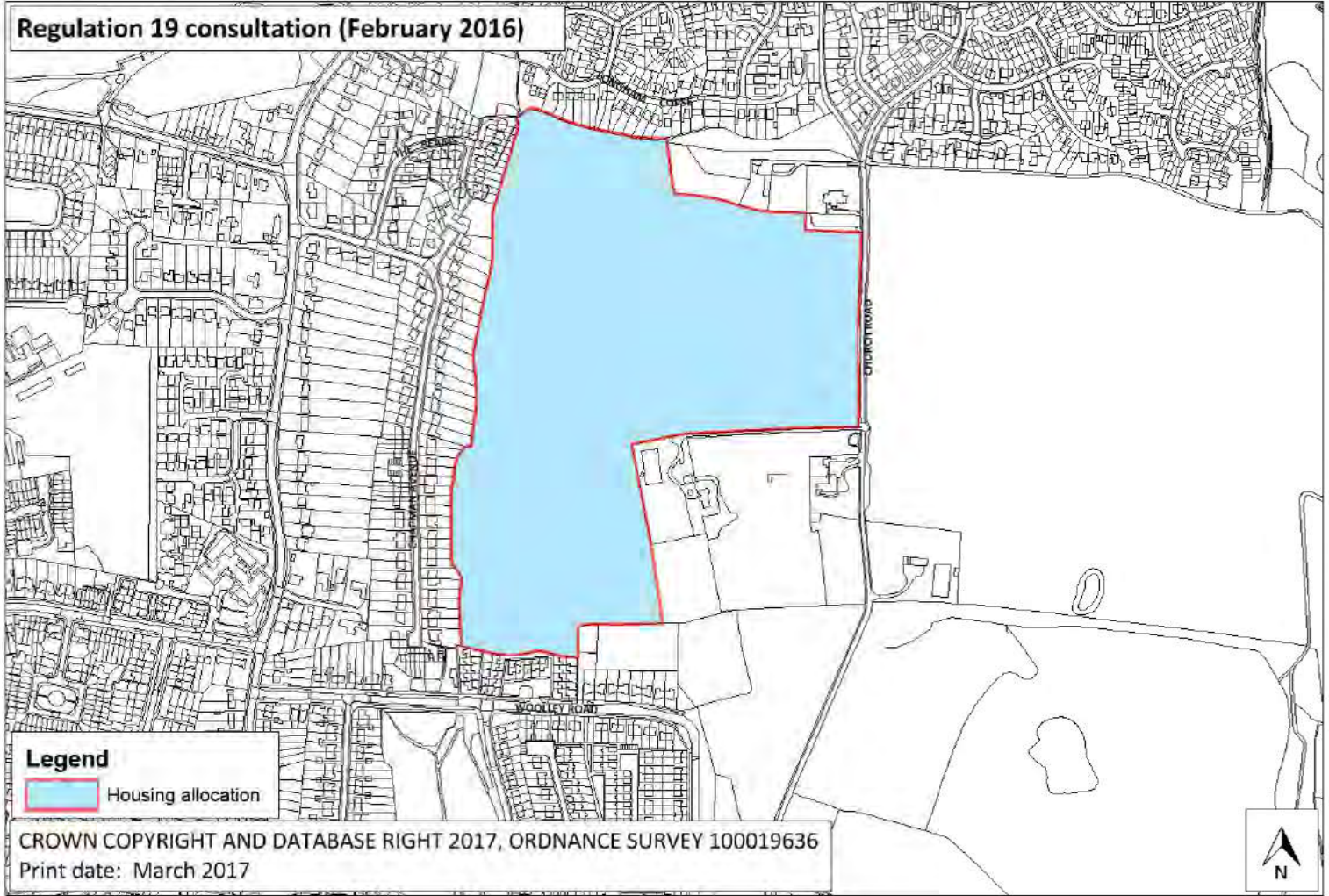


Proposed change (March 2017)

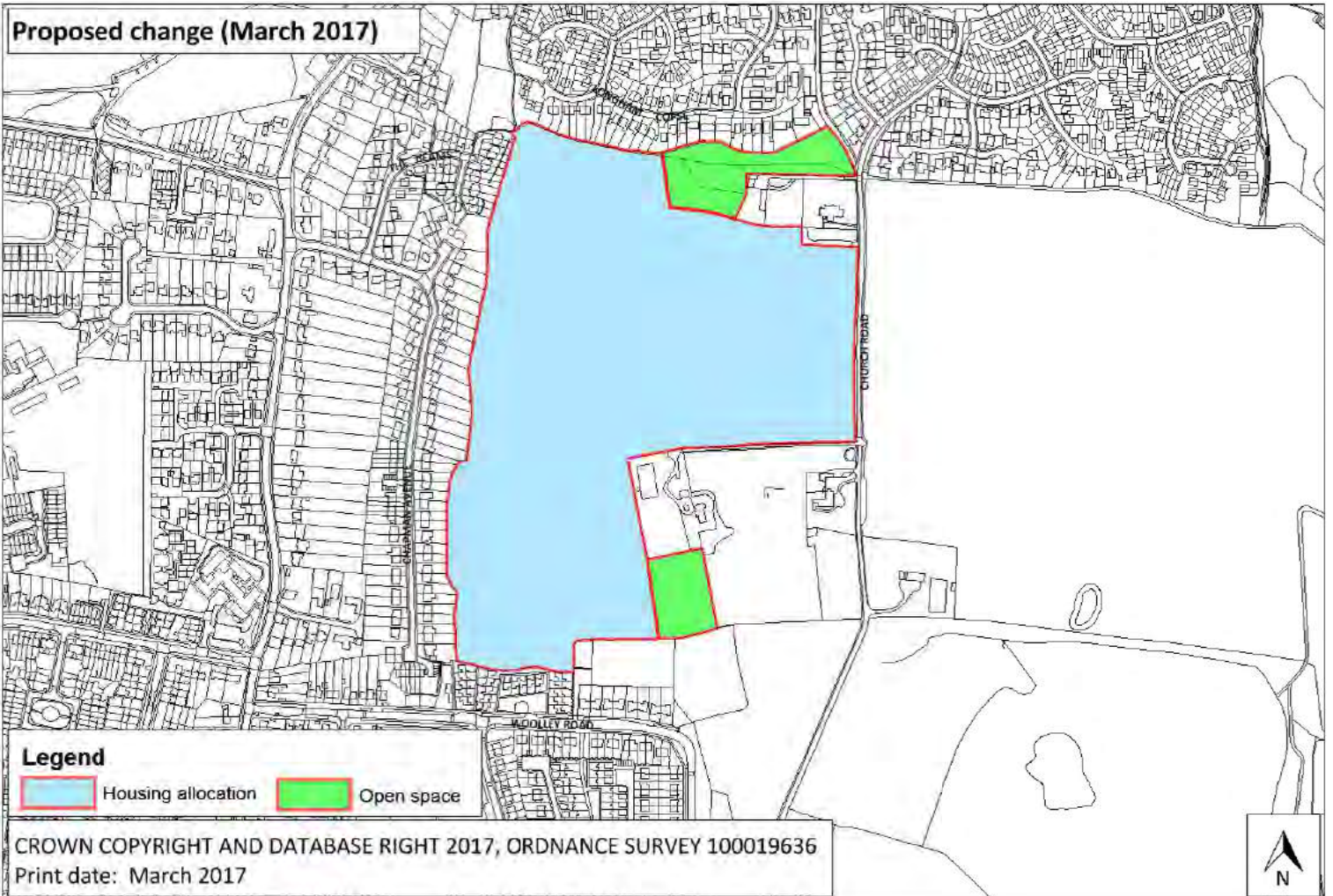


H1 (8) \ OS1 (18) - West of Church Road, Otham

Regulation 19 consultation (February 2016)

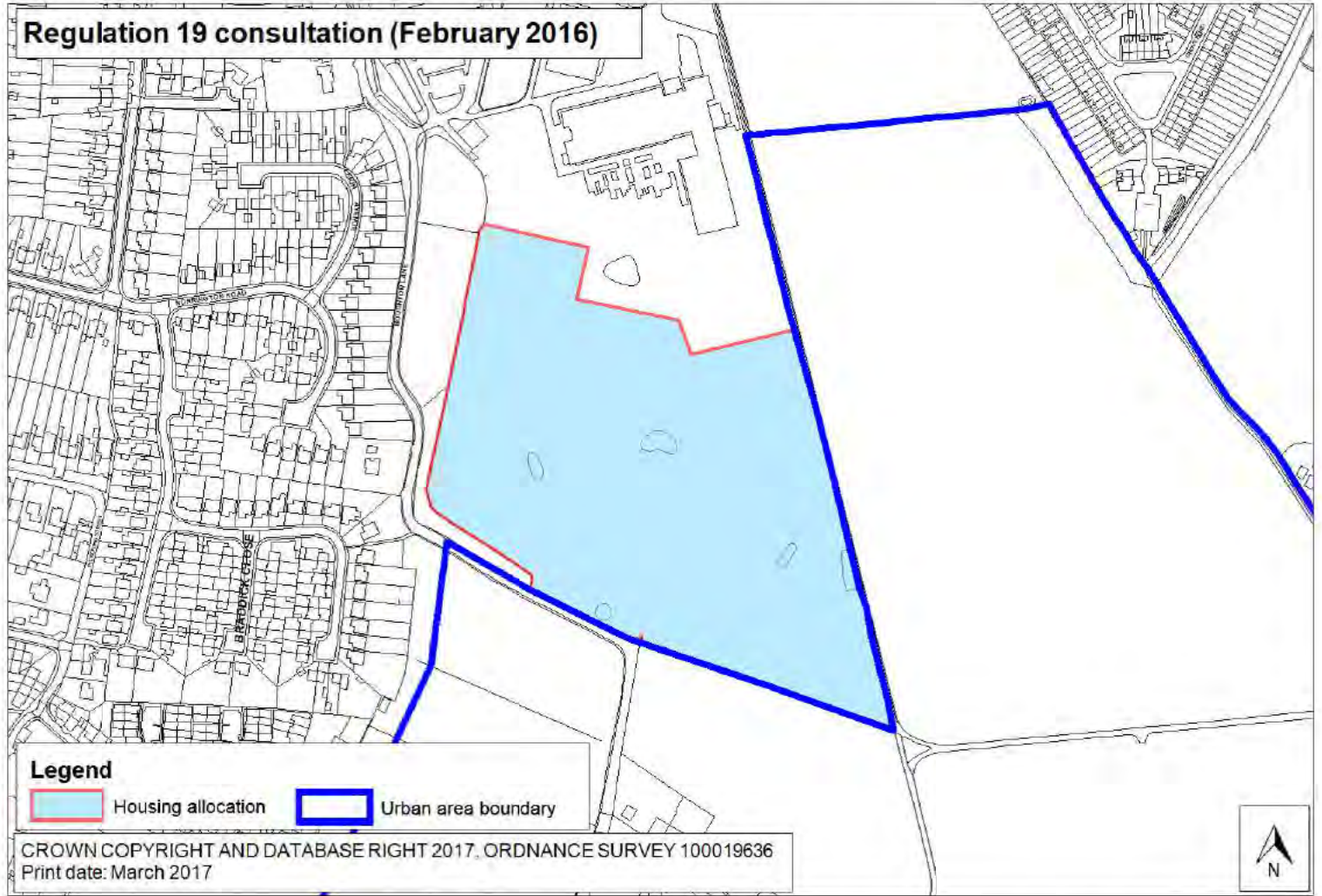


Proposed change (March 2017)

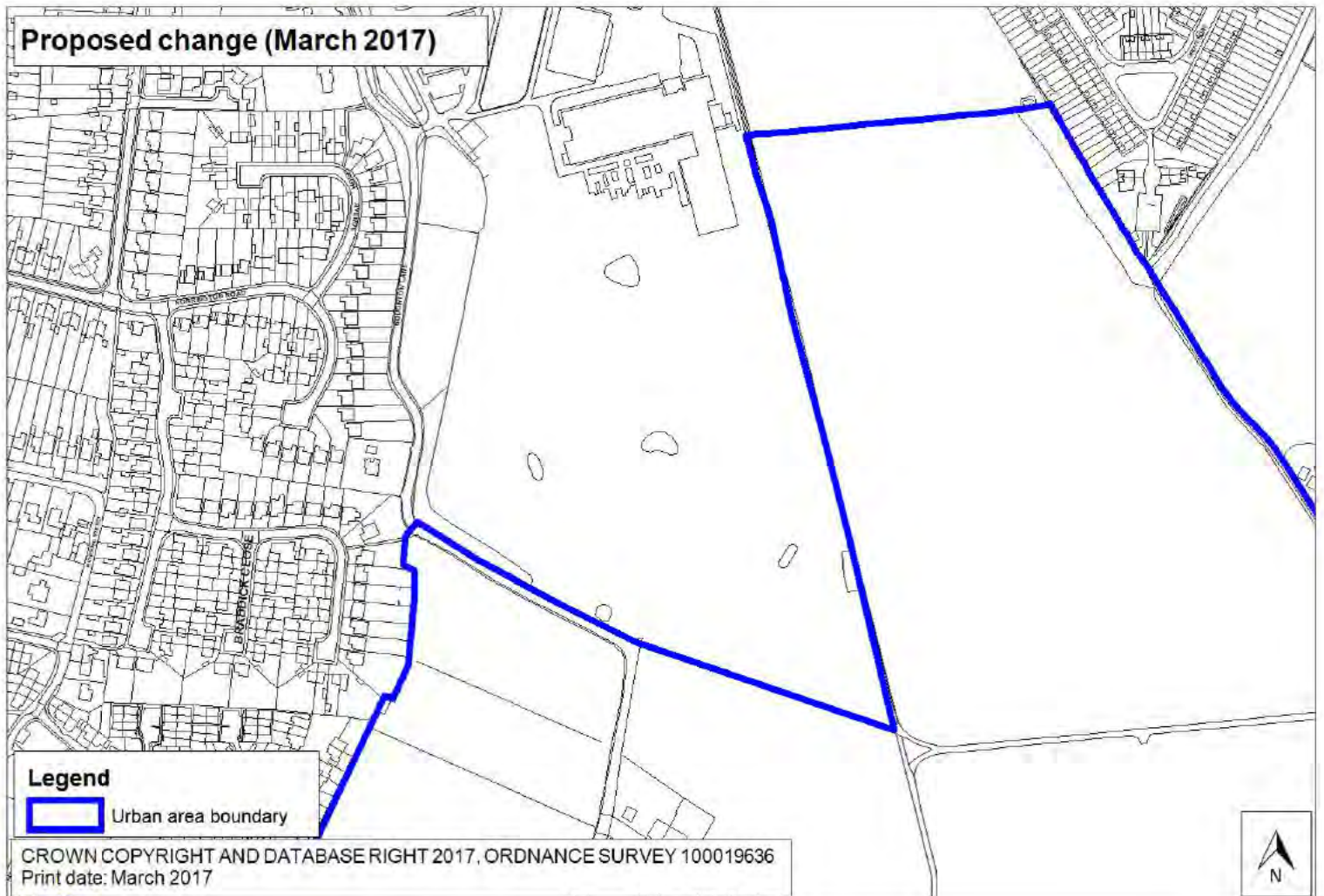


H1 (29) - New Line Learning, Boughton Lane, Loose

Regulation 19 consultation (February 2016)

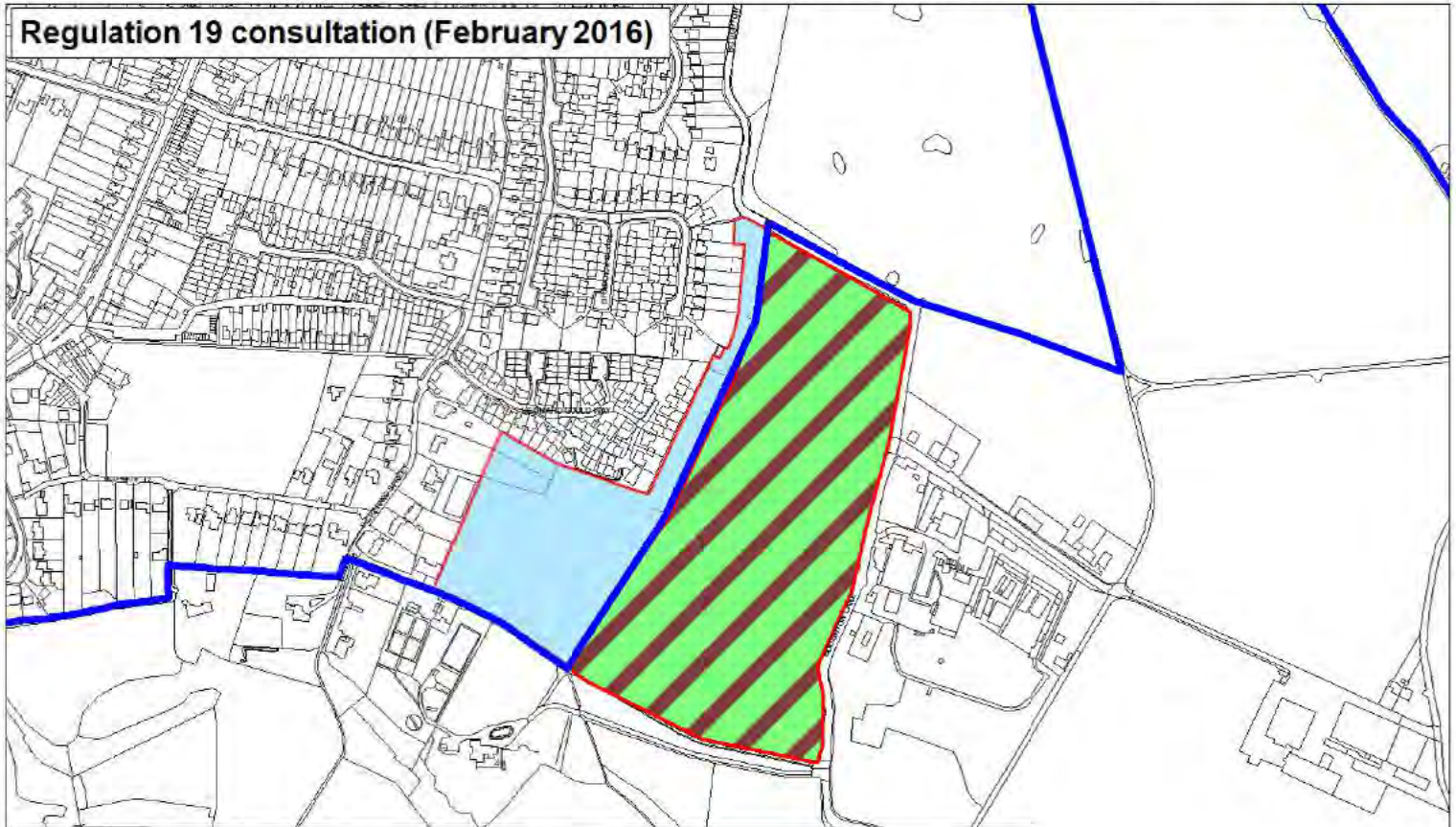


Proposed change (March 2017)






H1 (53) \ OS1 (15) - Boughton Lane, Boughton Monchelsea and Loose

Regulation 19 consultation (February 2016)



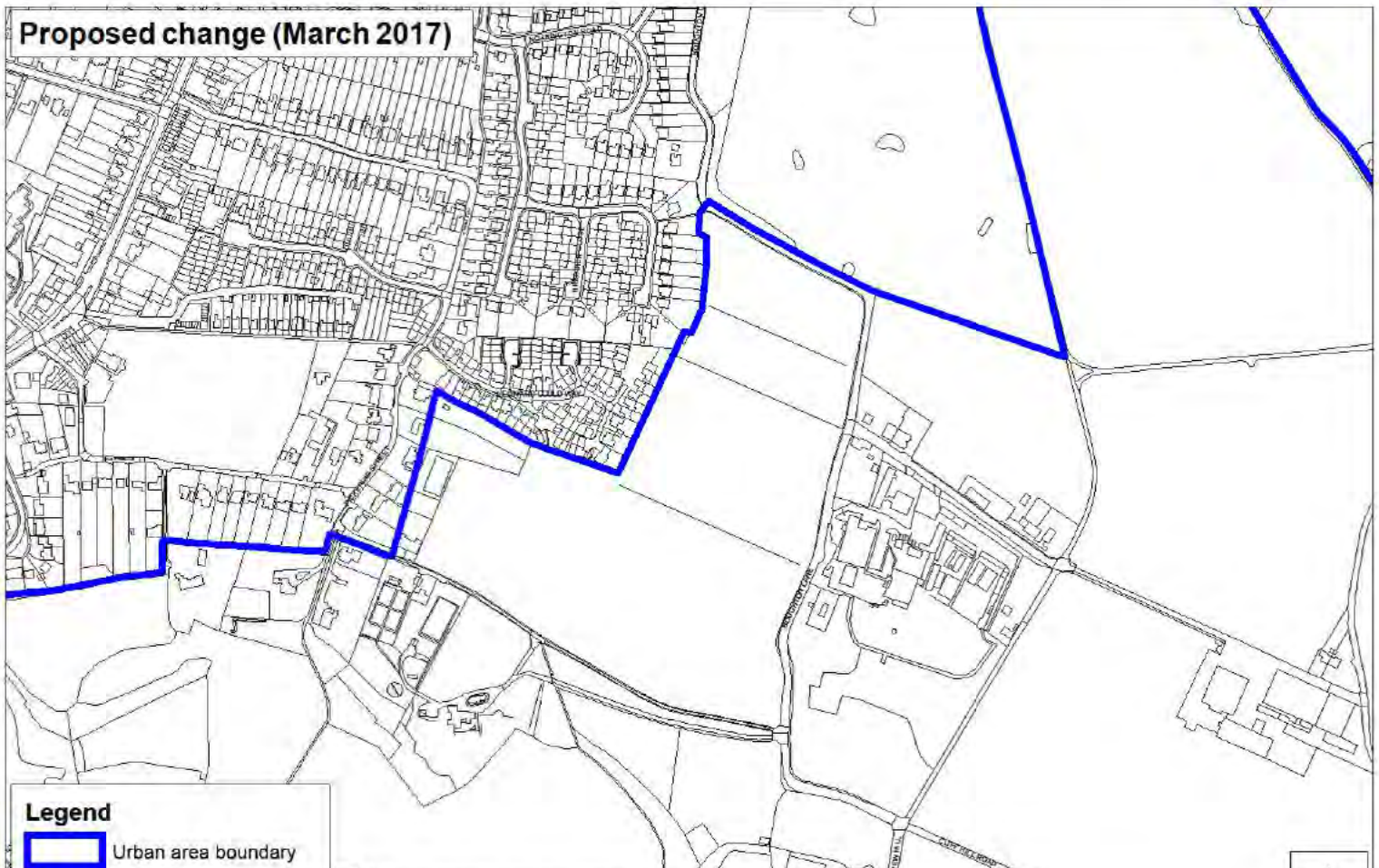
Legend

-  Housing allocation
-  Open space \ Undeveloped land
-  Urban area boundary


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Proposed change (March 2017)



Legend

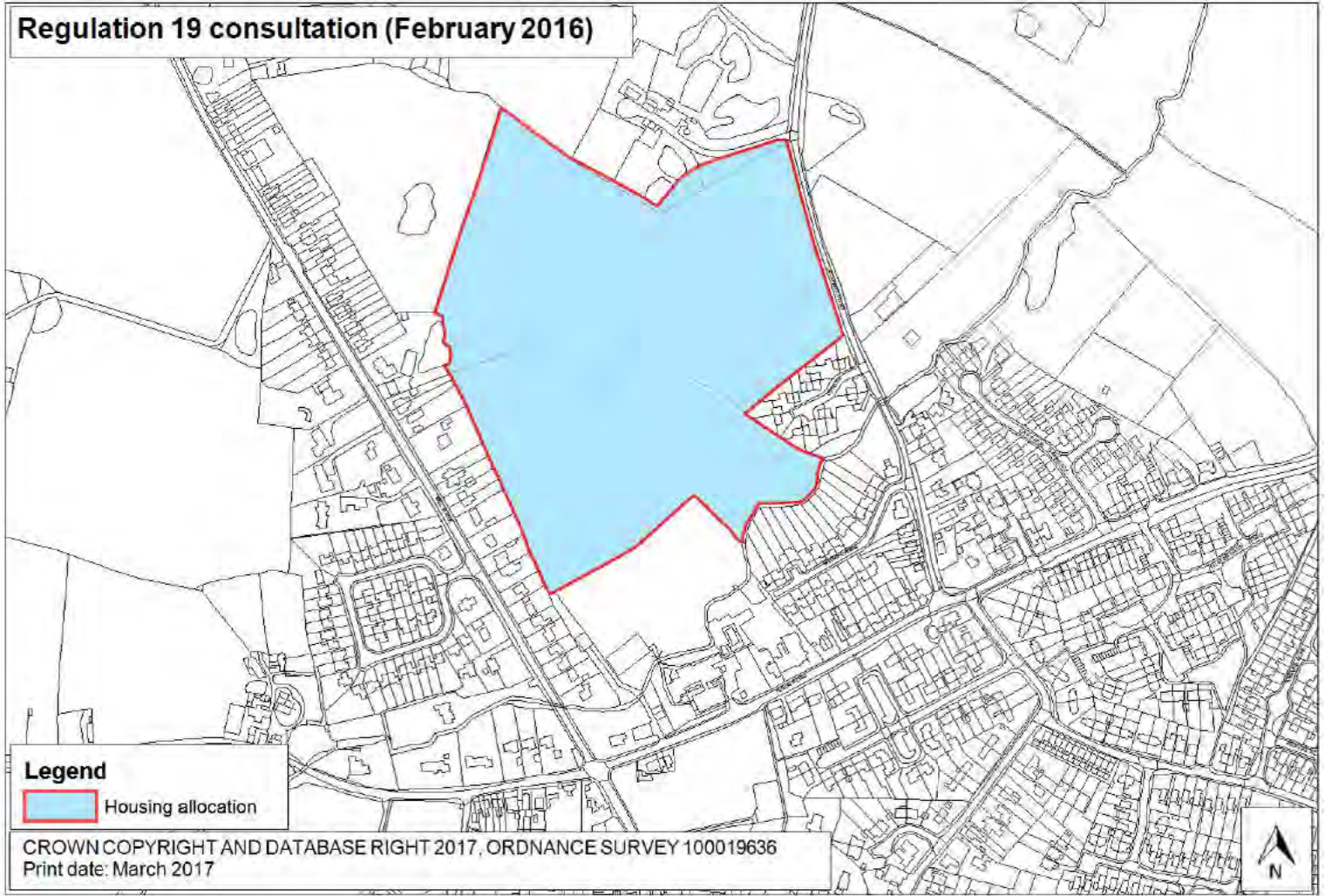
-  Urban area boundary

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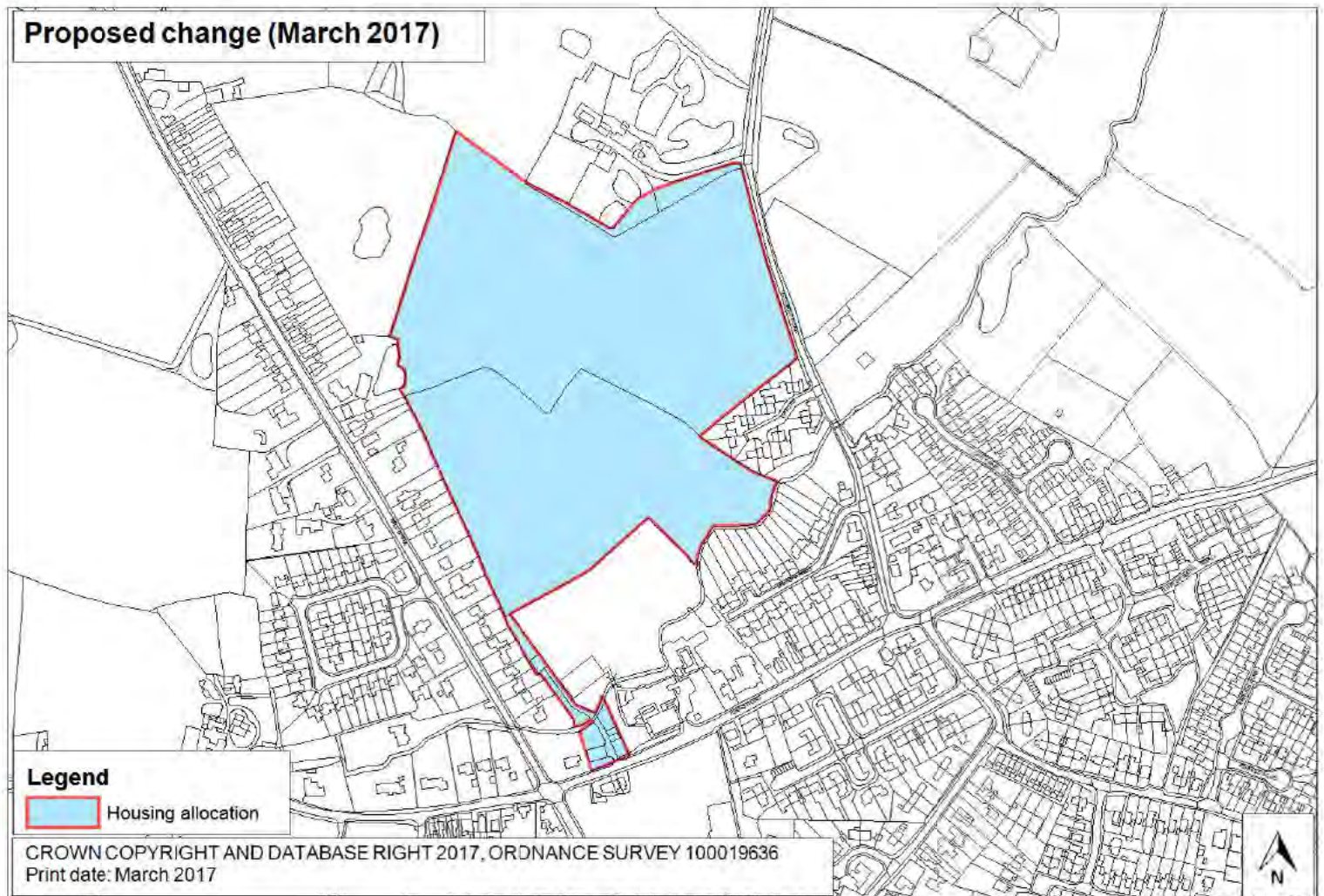


H1 (37) - Ulcombe Road and Mill Bank, Headcorn

Regulation 19 consultation (February 2016)

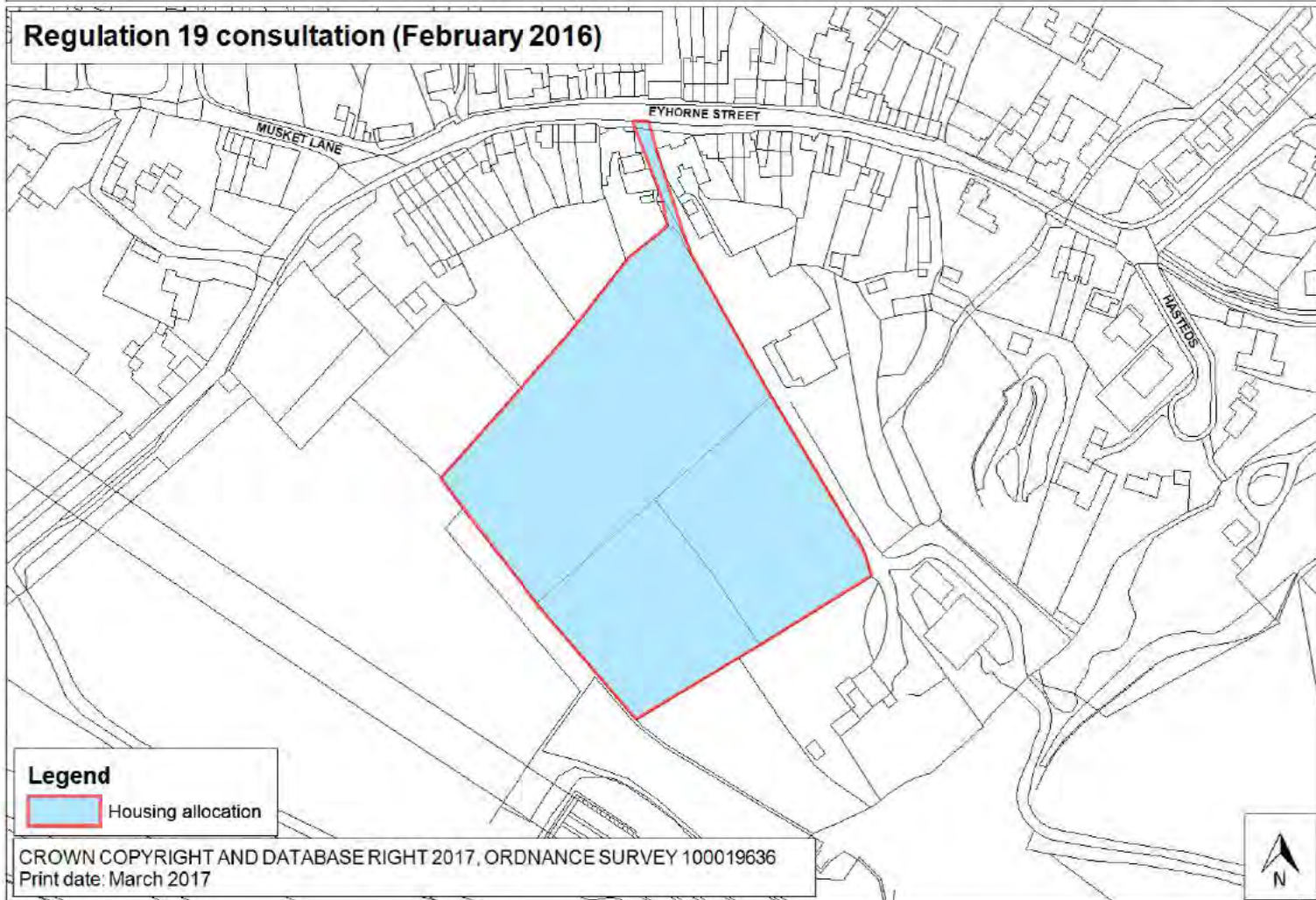


Proposed change (March 2017)

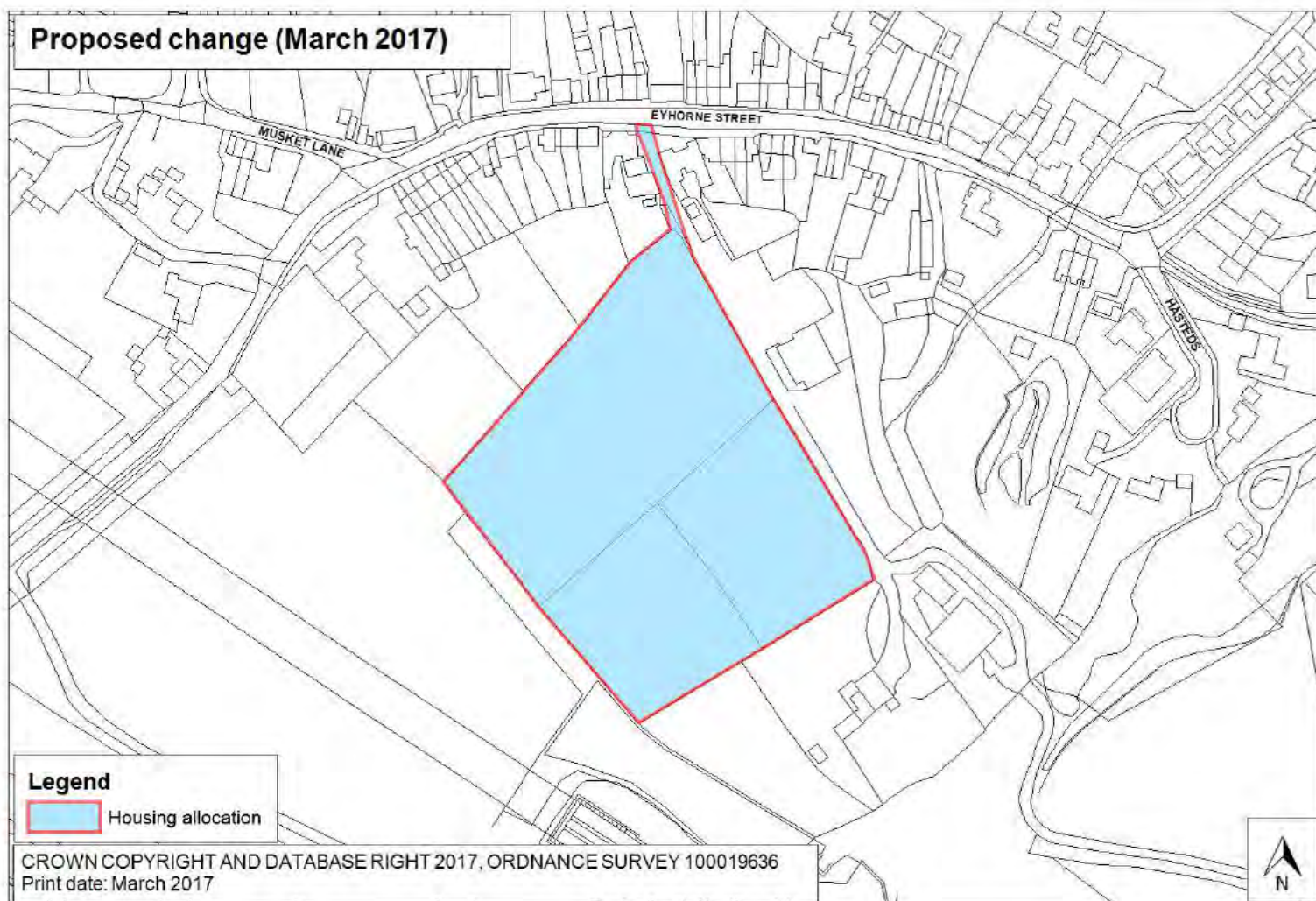


H1 (65) - Adjacent to the Windmill PH, Eyhorne Street, Hollingbourne

Regulation 19 consultation (February 2016)

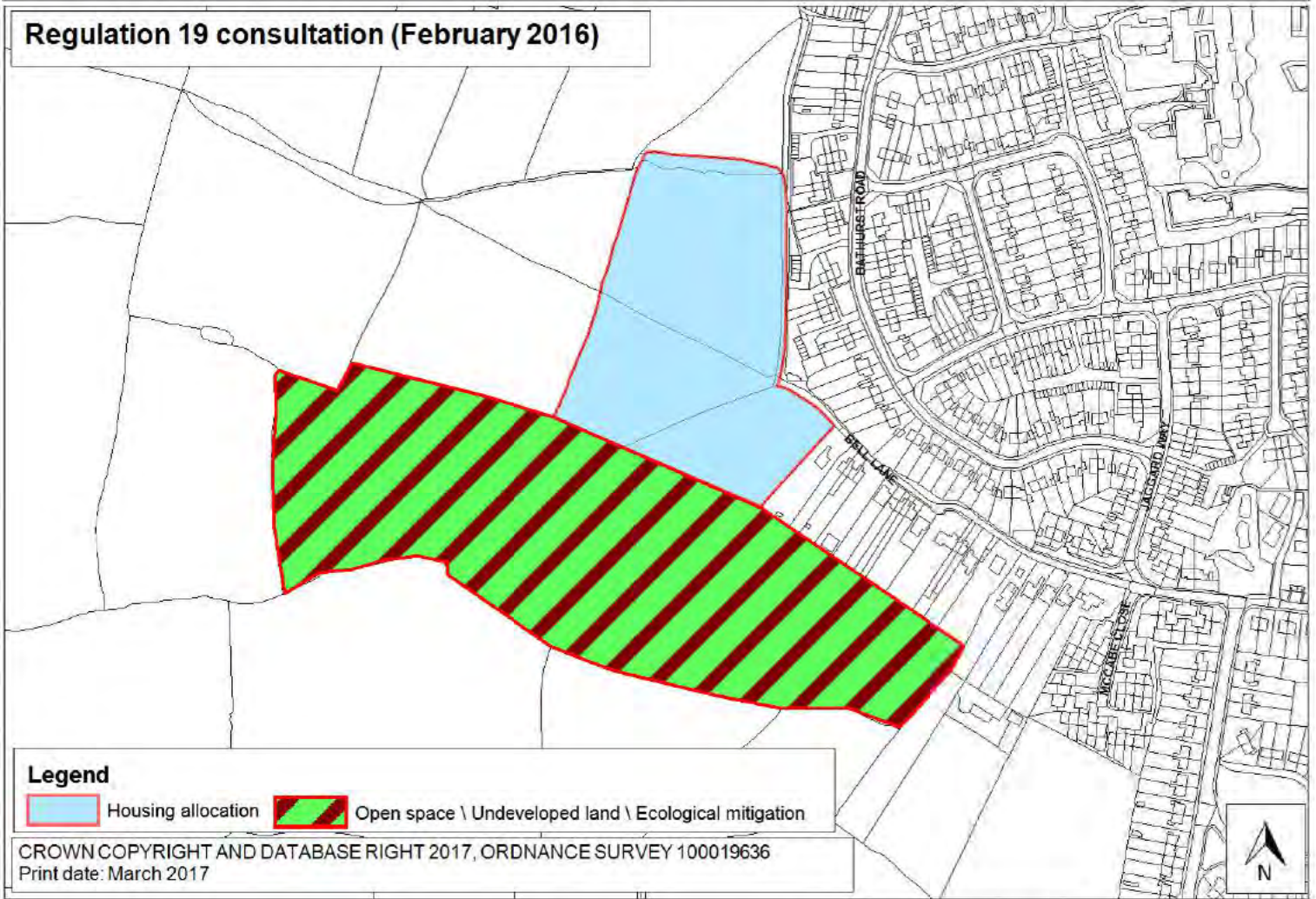


Proposed change (March 2017)

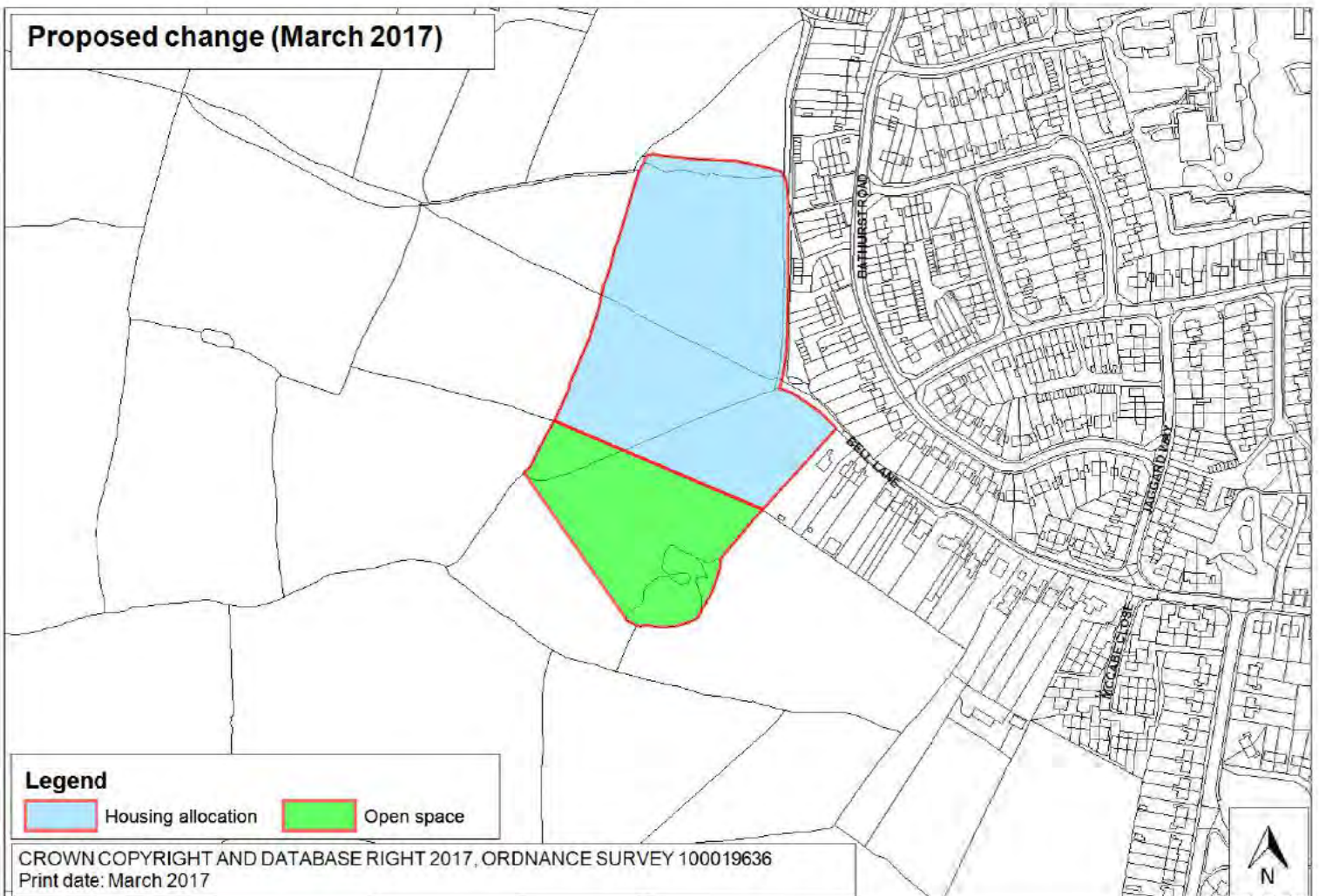


H1 (51) \ OS1 (9) - North of Henhurst Farm, Staplehurst

Regulation 19 consultation (February 2016)

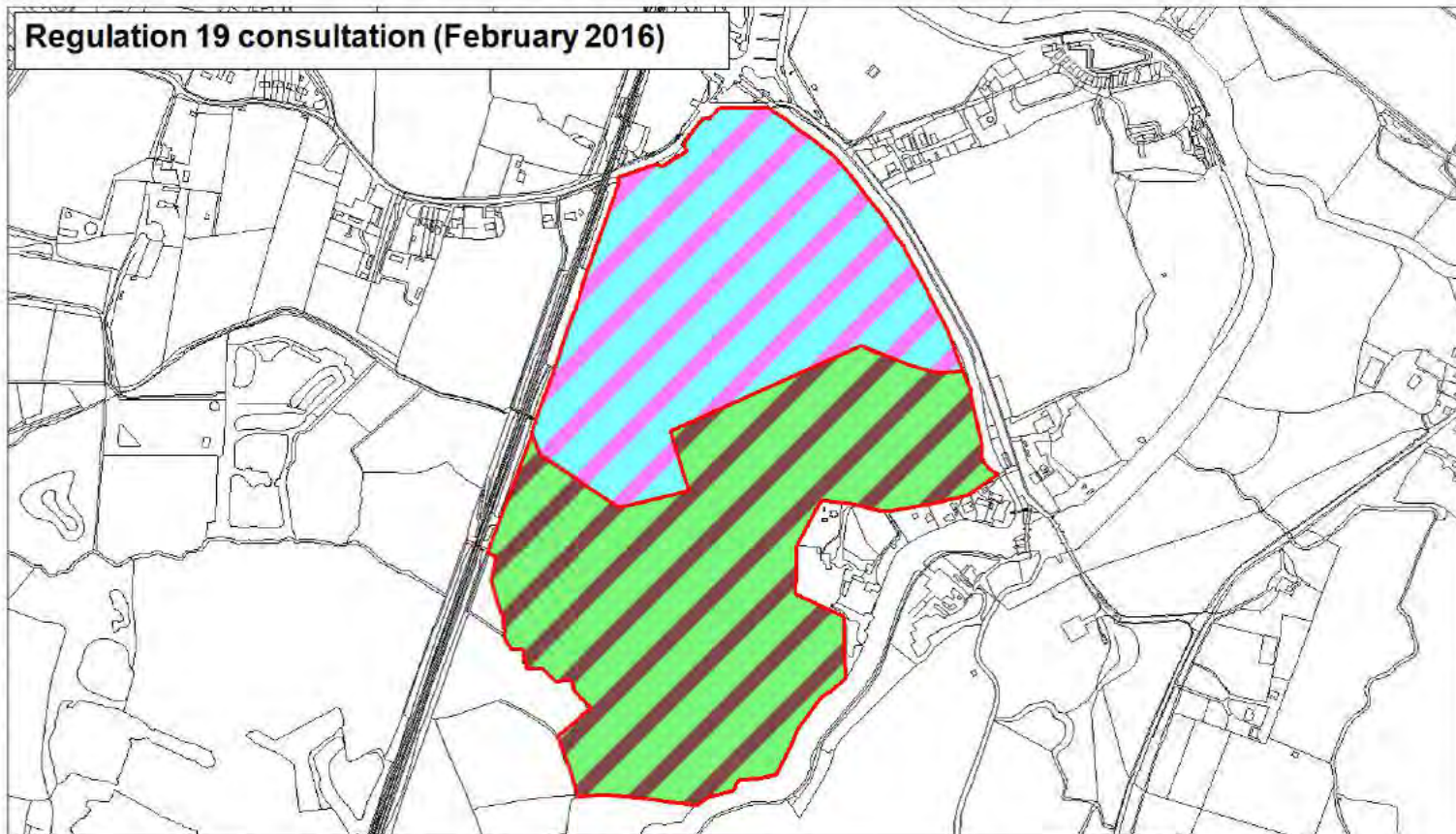


Proposed change (March 2017)



RMX1 (4) \ OS1 (14) - Former Syngenta Works, Hampstead Lane, Yalding

Regulation 19 consultation (February 2016)



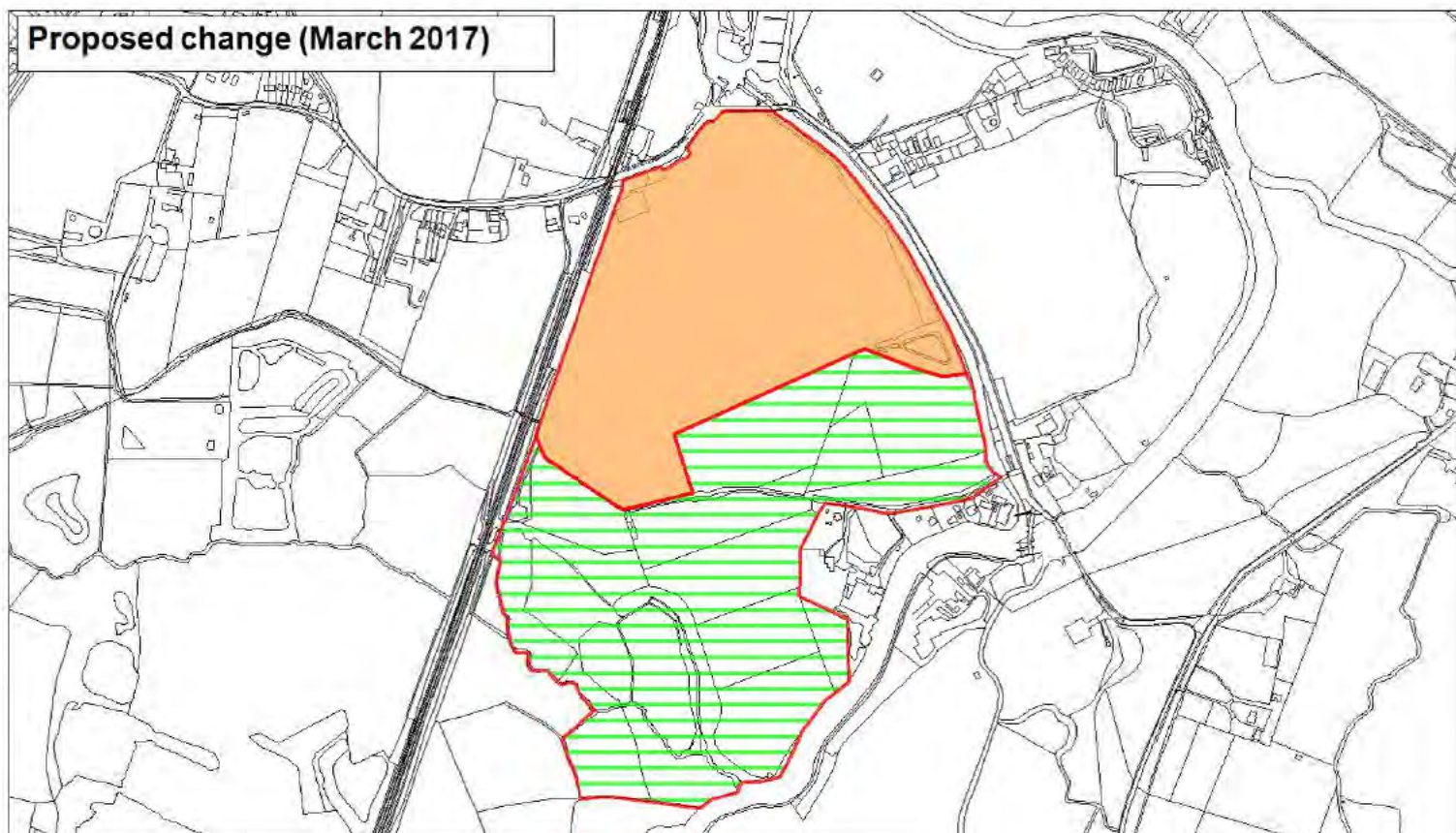
Legend

 Mixed Housing and employment allocation  Open space \ Undeveloped land \ Ecological mitigation



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Proposed change (March 2017)



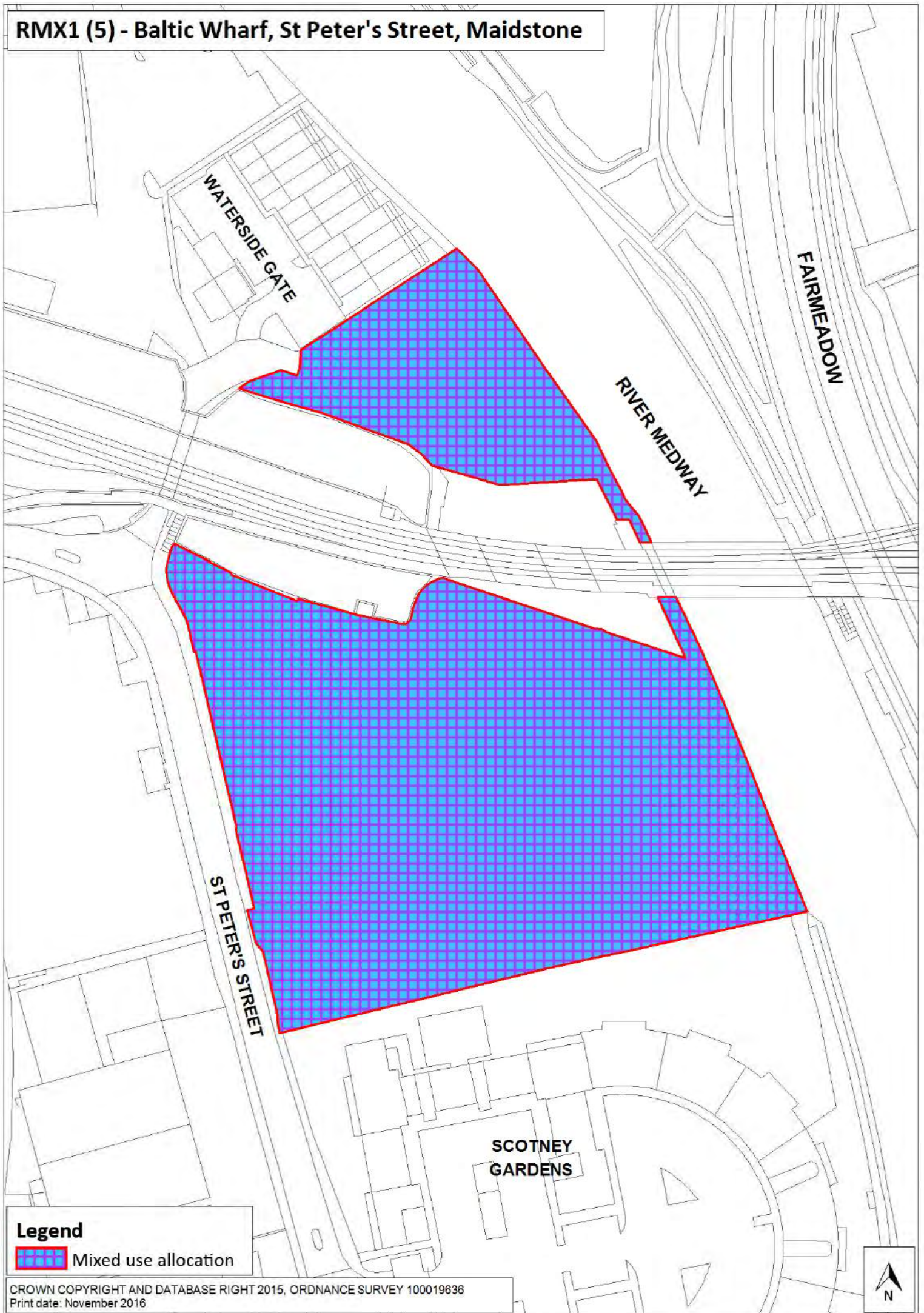
Legend

 Area for potential development  Undeveloped land \ Ecological mitigation


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RMX1 (5) - Baltic Wharf, St Peter's Street, Maidstone



Legend





 Mixed use allocation



Proposed change - SP6 Harrietsham Rural Service Centre

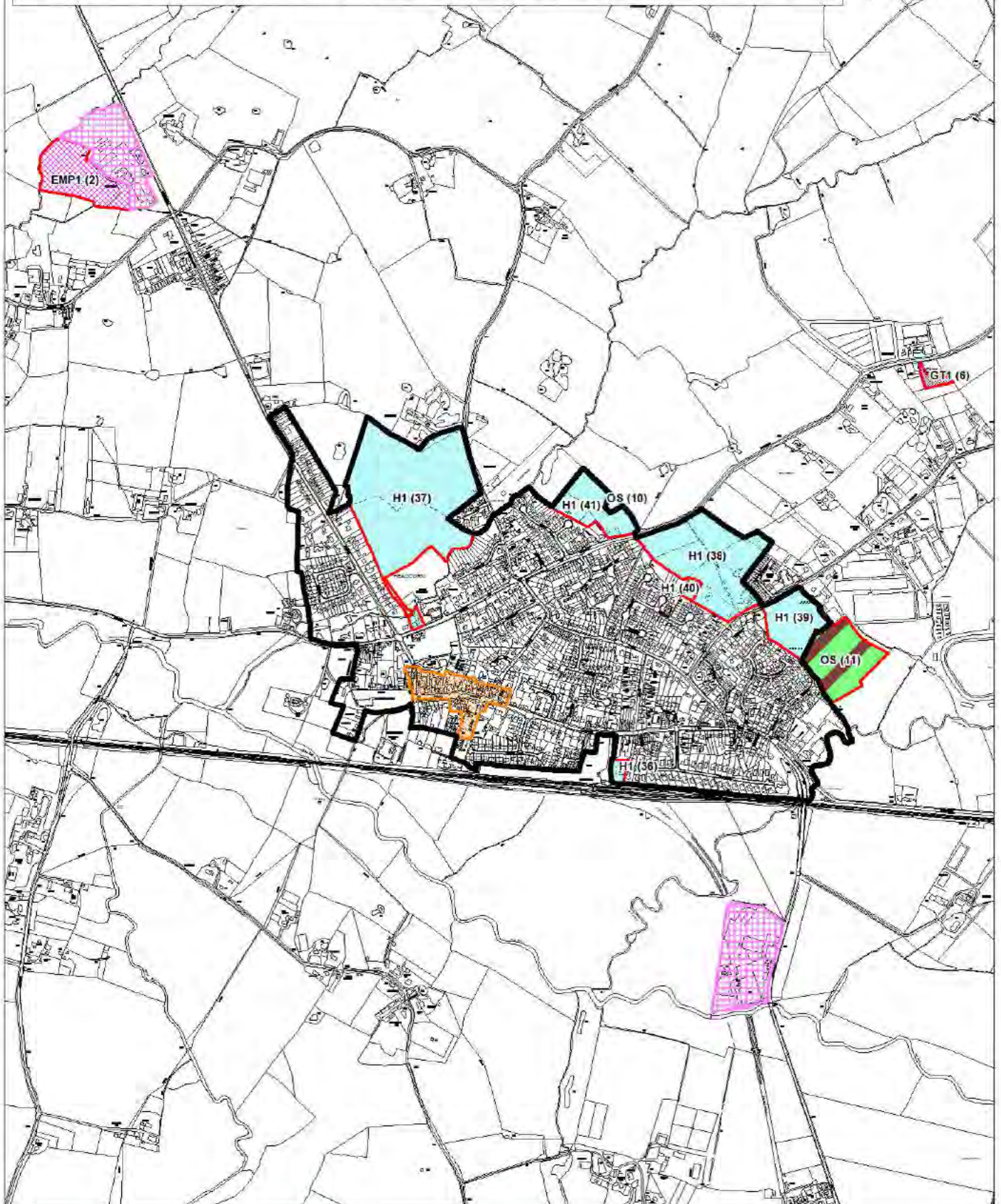


Legend

-  Housing allocation
-  Open space
-  Economic development area
-  Settlement boundary



Proposed change - SP7 Headcorn Rural Service Centre

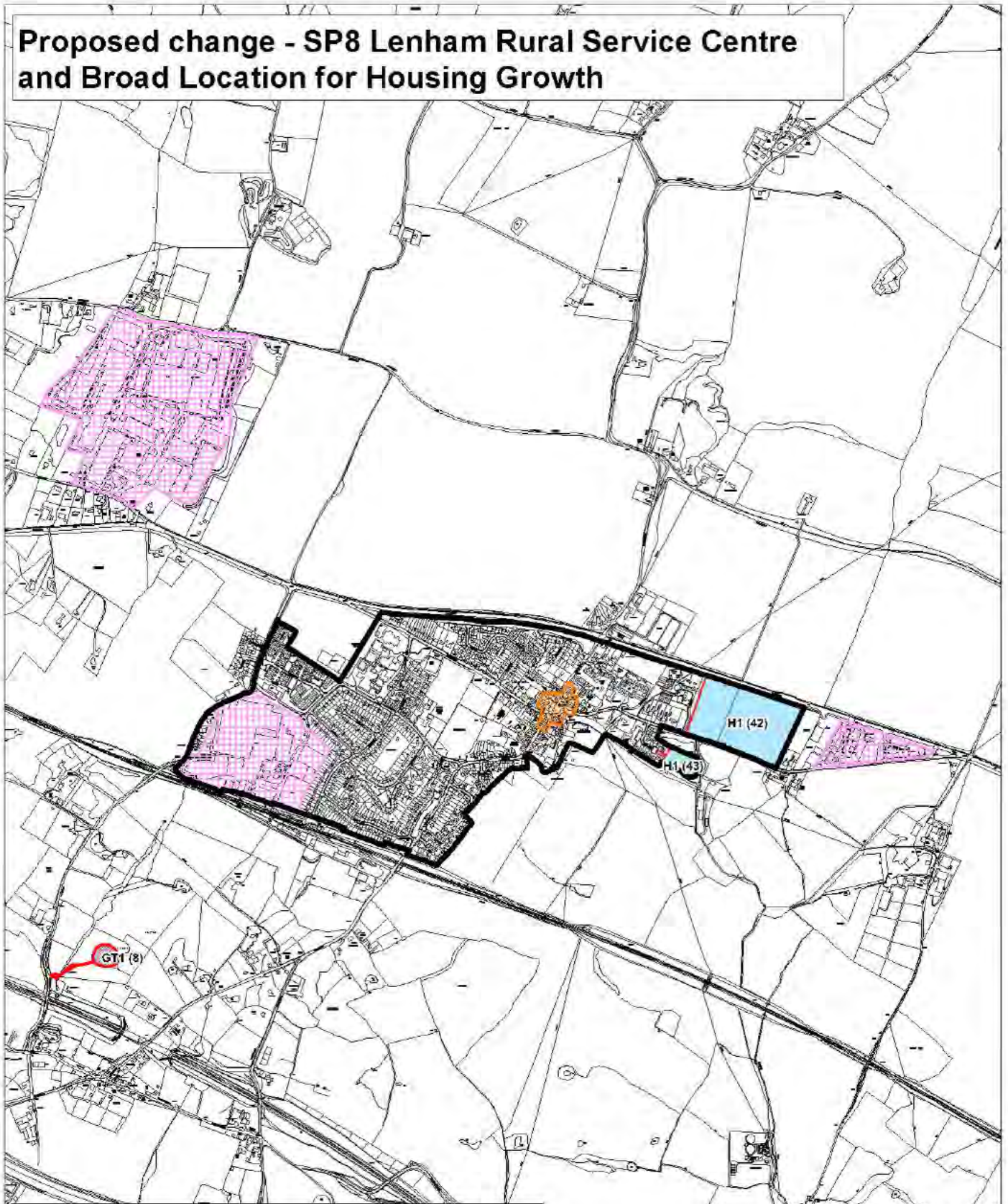


Legend

- Housing allocation
- Open space
- Open space \ Undeveloped land
- Gypsy and Traveller allocation
- Employment allocation
- Economic development area
- District retail centre
- Settlement boundary








Proposed change - SP8 Lenham Rural Service Centre and Broad Location for Housing Growth



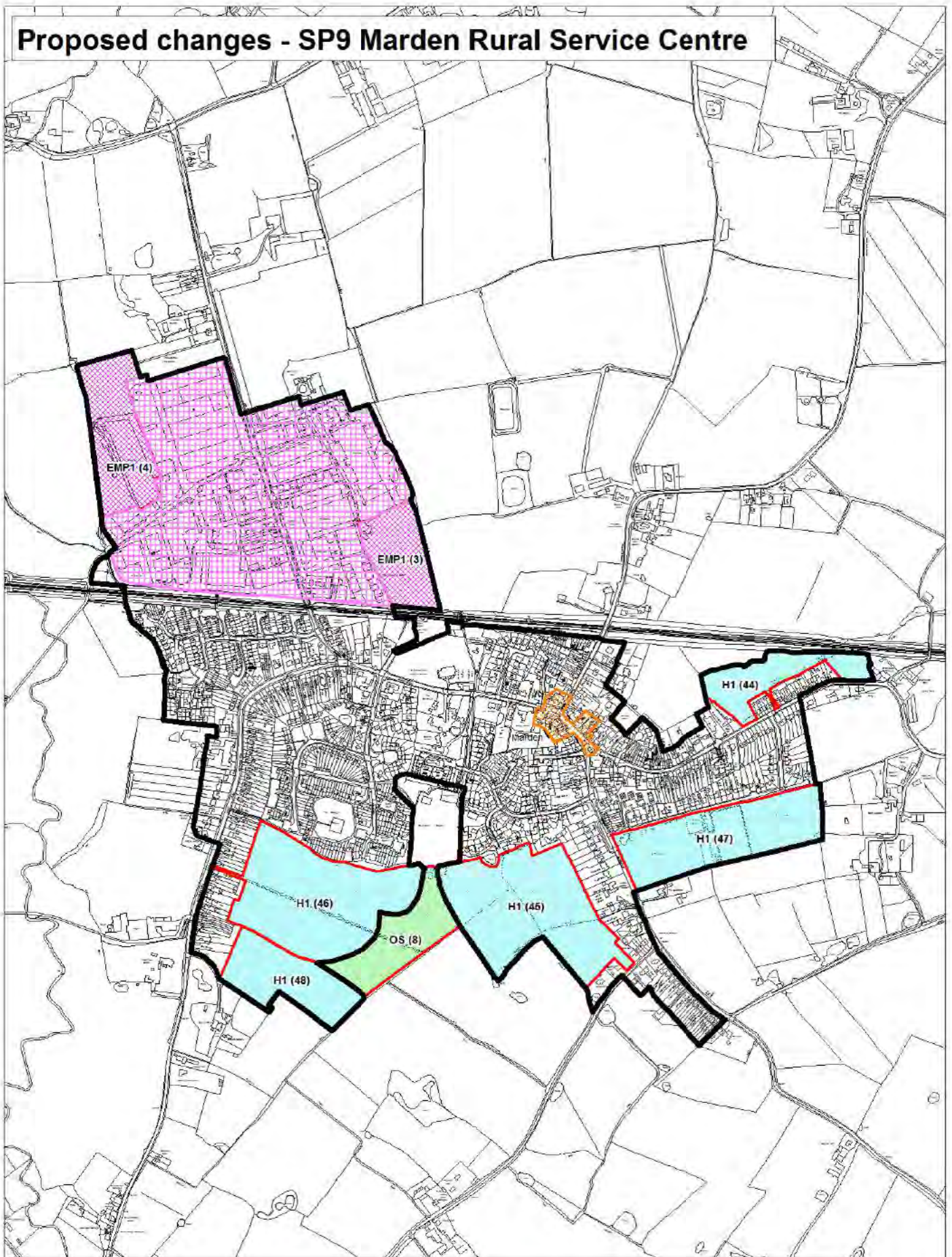
Settlement boundary to be reviewed alongside the allocation of 1,000 dwellings and associated infrastructure at the broad location.

Legend

 Housing allocation	 Gypsy and Traveller allocation	 District retail centre
 Economic development area	 Settlement boundary	



Proposed changes - SP9 Marden Rural Service Centre



Legend

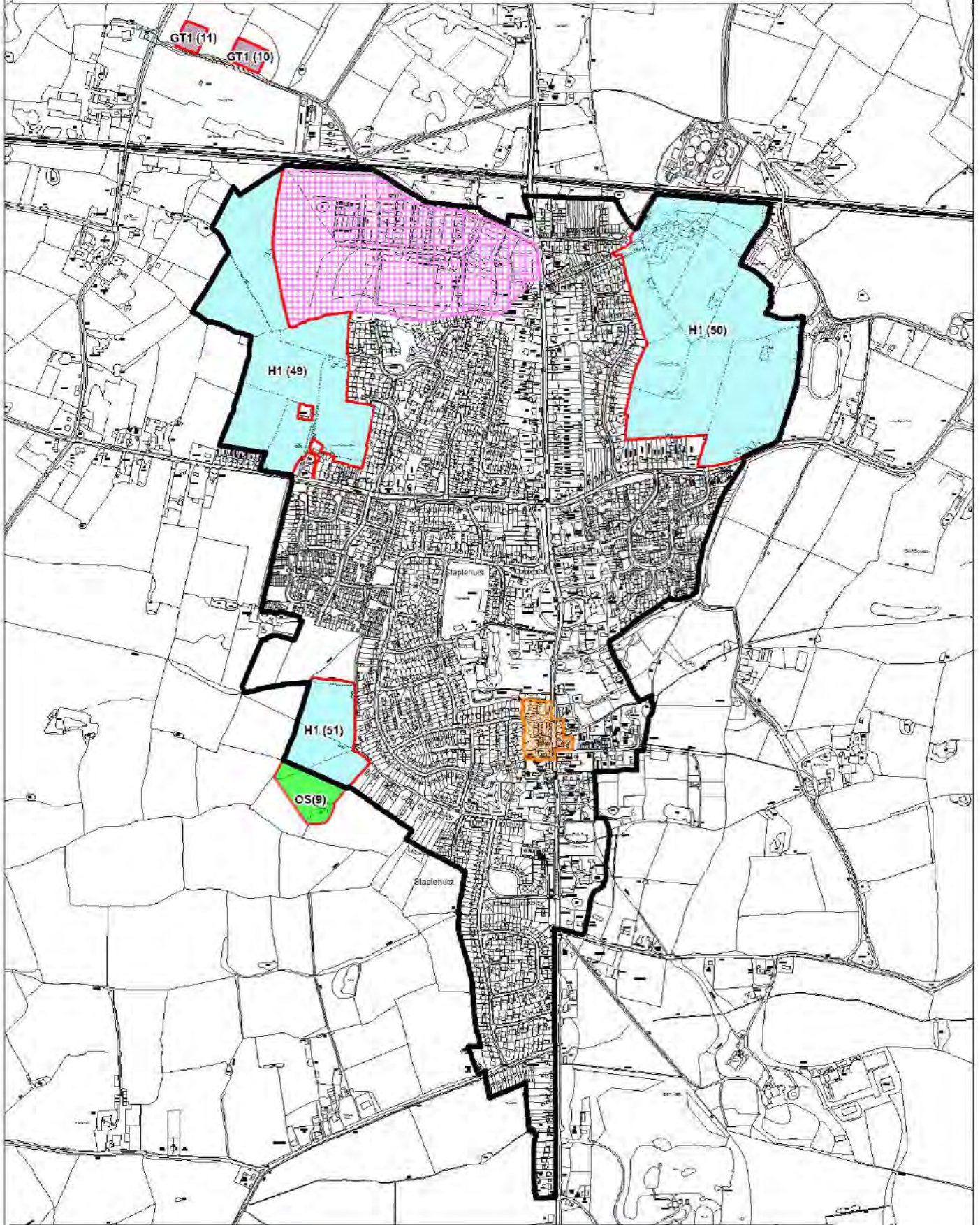
-  Housing allocation
-  Open space
-  Employment allocation
-  Economic development area
-  District retail centre
-  Settlement boundary

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Proposed changes - SP10 Staplehurst Rural Service Centre



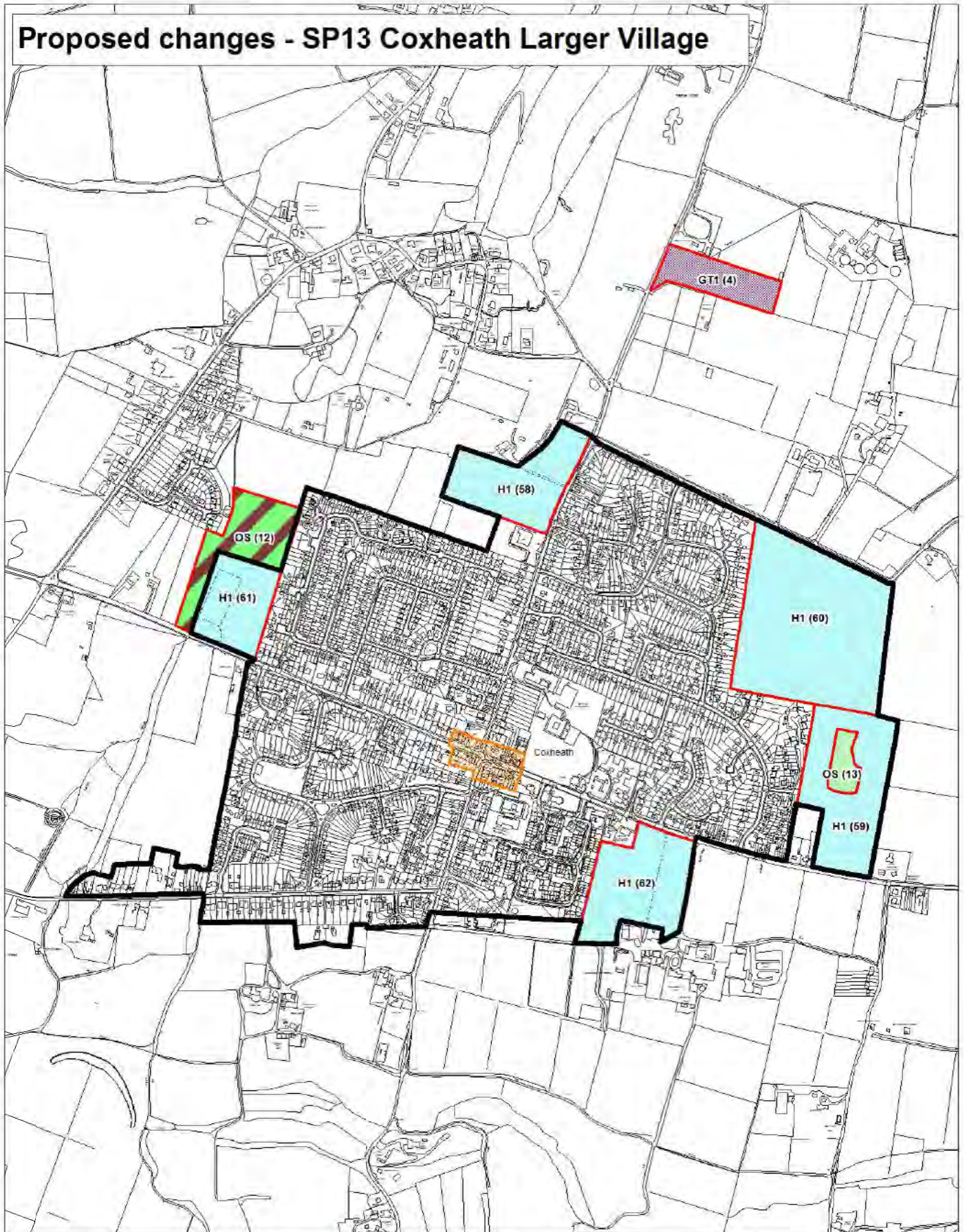
Legend

- Housing allocation
- Economic development area
- District retail centre
- Open space
- Gypsy and Traveller allocation
- Settlement boundary

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Proposed changes - SP13 Coxheath Larger Village

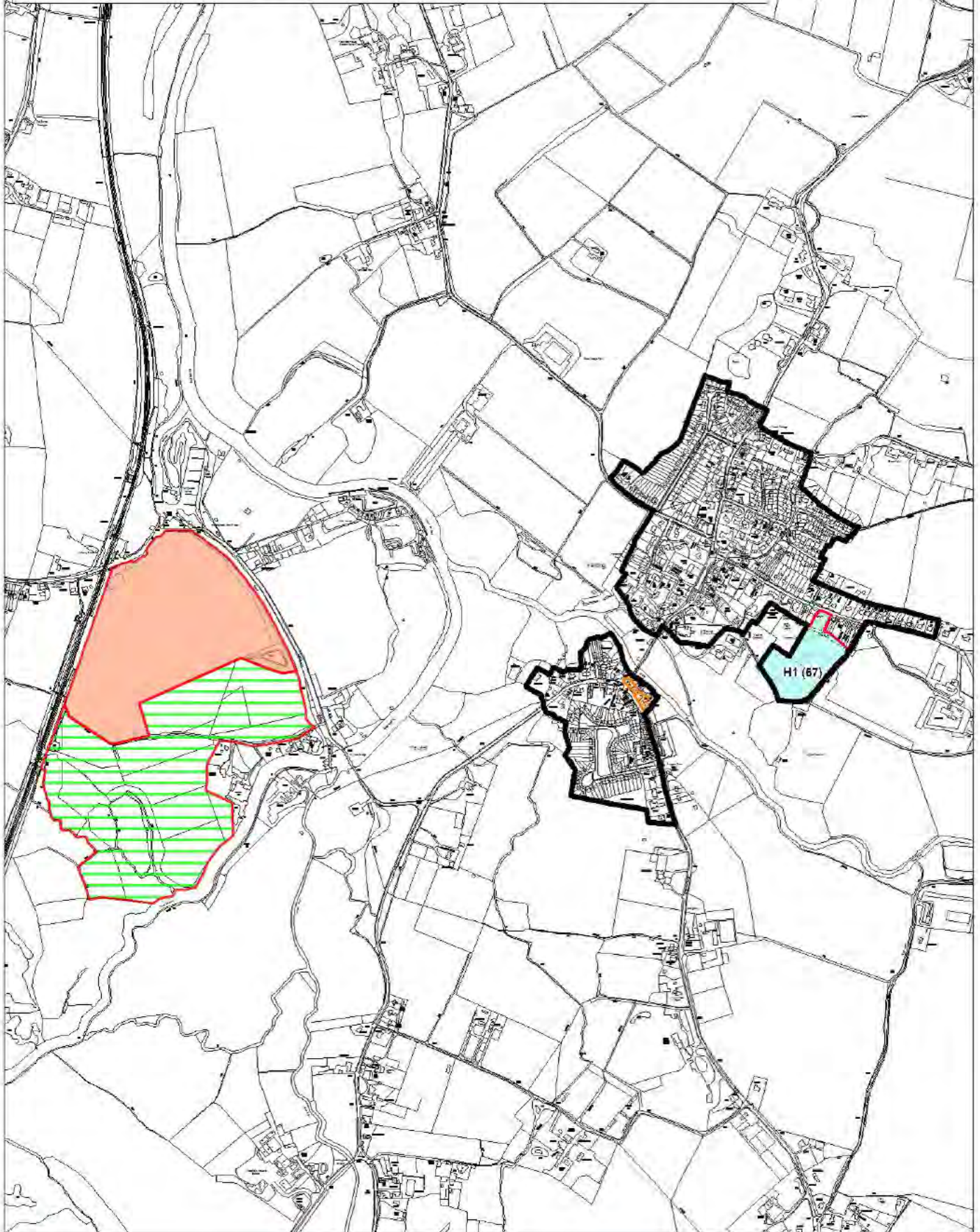


Legend






- Housing allocation
- Gypsy and Traveller allocation
- District retail centre
- Open space
- OS1 (13) Open space \ Undeveloped Land \ Ecological mitigation
- Settlement boundary



Proposed changes - SP16 Yalding Larger Village



Legend

-  Housing allocation
-  Area for potential development
-  Local retail centre
-  Undeveloped land \ Ecological mitigation
-  Settlement boundary

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