

Decision Statement published pursuant to Planning and Compulsory Purchase Act 2004 and Regulation 30 of the Neighbourhood Planning (General) Regulations 2012 (as amended)

Under Section 38A (4) of the Planning and Compulsory Purchase Act 2004 (as amended) the Staplehurst Neighbourhood Development Plan was formally made (adopted) on 7 December 2016. This means that the Staplehurst Neighbourhood Development Plan is part of the statutory development plan for Maidstone Borough and used to determine planning applications in the Staplehurst area.

Modification to the Staplehurst Neighbourhood Development Plan

A local planning authority can modify a neighbourhood development plan for purposes such as correcting errors. A series of minor modifications have been made to the Staplehurst Neighbourhood Development Plan. The modifications are minor (non-material) and do not change the nature of the policies of the neighbourhood plan. As a result, consultation, examination, and referendum of the Staplehurst Neighbourhood Development Plan is not required. The modifications have been made with the consent of the Parish Council.

The modifications are outlined in the table below:

| Number | Page | Modification |
|--------|---------|---|
| 1 | Page 16 | Reference to "another pub" deleted [<i>delete from section 4.4 and from diagram</i>]. |
| 2 | Page 16 | On the map: Insert 'pub' between 'parade & shops' and 'church' (to show Rockin' Robin); Insert 'post office' below the lower of the 'parade & shops' labels |
| 3 | Page 19 | Add the The Bartons and Wimpey Fields to Framework Diagram [<i>new map required</i>]. |
| 4 | Page 20 | Amend reference MBC Local Plan where necessary and check latest housing numbers as this is <i>factual</i> [<i>update to refer to made Local Plan and consented housing numbers for three sites</i>]. Added to the end of 4.24: 'Land north of Henhurst Farm (Policy H1(50)) was a late addition to the Local Plan, notwithstanding the advanced status of this neighbourhood plan. The site therefore does not form part of the made neighbourhood plan.' |
| 5 | Page 25 | Para 7.7 – routes of sewers and methods of sewage and surface water disposal should be agreed prior to the granting of any planning permission [<i>add to end of paragraph</i>]. |
| 6 | Page 28 | Conservation area cross-referenced to map page 18. |
| 7 | Page 34 | Objective O1 – amend first sentence regarding access points for A229: [<i>delete 'high street' and insert 'A229 Maidstone Road'</i>] |
| 8 | Page 36 | Objective O5 – para 9.20 - add former pub [<i>before 'Railway Tavern'</i>]. |
| 9 | Page 36 | Objective O5 – para 9.22 – revised as there is now a pedestrian crossing in Marden Road. [<i>delete 'the Marden Road and'; 'sites' to read 'site'</i>] |

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| 10 | Page 37 | Objective O6 – 9.23. [<i>second sentence to read: 'The magnificent row of horse chestnut trees, the green open space, the Martyrs' Memorial' and the historic houses all combine to provide an important part of the village scene'</i>] |
| 11 | Page 39 | Para 10.5 – replaced Spar photo. |
| 12 | Page 41 | On the map: delete the lower of the 'private lane' labels (Chapel Lane) |
| 13 | Page 43 | Para 11.10 – updated " <i>Maidstone Borough Council granted planning permission for the food store in March 2013 and construction is due to take place throughout 2020. This neighbourhood plan ...</i> " (new wording underlined). |
| 14 | Page 44 | Illustrative layout shows houses that replaced former Railway Tavern pub [<i>'pub' label deleted</i>] |
| 15 | Page 51 | Policy H3 – para 13.14 – revision to reflect latest Housing Need Survey undertaken by SPC. The <i>opening sentence is rewritten as: 'In November 2016, Staplehurst Parish Council carried out a housing needs survey to refresh the findings of the previous survey in 2010. It identified a continuing modest local demand for affordable housing.'</i> The final sentence is rewritten to ensure it reflects the current Local Plan, deleting reference to the Affordable Housing Development Plan Document (2006) and inserting reference to Local Plan Policy SP20 Affordable Housing. |
| 16 | Page 61 | Objective 12 – para 13.32 – added care and nursing homes [<i>add to first sentence '... and throughout the parish in care and nursing homes'</i>]. |
| 17 | | Throughout document – date of update applied; new website and contact details inserted. |

Next steps

Under Regulation 30 of the Neighbourhood Planning (General) Regulations 2012 (as amended) the modified Staplehurst Neighbourhood Development Plan and details of the modifications (modification document) will be published on the Council's website here: <https://localplan.maidstone.gov.uk/home>

R. L. Jarman

Signed:

Date: 6 August 2020