

MAIDSTONE BOROUGH LOCAL PLAN EXAMINATION

<http://www.maidstone.gov.uk/residents/planning/local-plan/examination>

SESSION 5B – SOUTH EAST MAIDSTONE STRATEGIC DEVELOPMENT

Deadline for Statements: Thursday 15th September.

Please refer to the Inspector's Procedural Guidance Notes for information on the provision of hearing statements.

Inspector's Agenda with Matters, Issues, and Questions

1. Introduction

- 1.1. This session is concerned with Policy SP3 which identifies this strategic development location for about 2,651 dwellings on six allocated sites together with the allocation policies for those sites - H1(5) to (H1(10).

2. Context

- 2.1. In order to maintain a supply of housing land pending the adoption of the Local Plan the Council has already granted planning permission on some sites and has resolved to grant permission on others subject to the completion of Section 106 legal planning obligation agreements. One site is the subject of an application which is at appeal against its non-determination by the Council within the appropriate time limit. The Council has subsequently resolved that it would have permitted that development. No date has been set for the determination of the appeal.
- 2.2. At the date of writing the Inspector has been advised that the following circumstances apply (the number of anticipated dwellings is shown in brackets):

H1(5) Langley Park – Permitted and development commenced (Full permission 600)

H1(6) N of Sutton Road – Permitted and devt. commenced (Full permission 286)

H1(7) N of Bicknor Wood – Resolved to permit subject to S106 (Outline app. 250+)

H1(8) W of Church Road – No planning application as yet (LP estimate 440)

H1(9) Bicknor Farm – At appeal against non-determination (Full application 272)

H1(10) S of Sutton Rd – Resolved to permit subject to S106 (Outline app. 950)

2.3. If all these sites are permitted with those numbers of dwellings the total yield would be at least 2,798 dwellings.

2.4. It possible that only the H1(8) site and possibly the H1(9) site will not have the benefit of planning permission before the Local Plan is adopted. In that event the principle of most of the strategic development would have been decided. The Local Plan policies would remain of relevance to the determination of reserved matters for the outline permissions.

Qn5.11 When does the Council anticipate that the S106 obligations for sites H1(7) and H1(10) will be completed and planning permissions issued?

Qn5.12 Can the Council provide an update on whether and when an application on site H1(8) may come forward?

3. Nature of Representations

3.1. Many of the Regulation 19 representations on the Local Plan relate to the principle of development of this scale at this location and include concerns about:

- Congestion on traffic routes into Maidstone
- Additional traffic using narrow or congested routes between the A274 and the A20 to reach the M20
- The coalescence of Maidstone with settlements such as Langley and Otham
- Development on greenfield agricultural land
- Impact on heritage assets including the Otham Conservation Area and listed buildings

- Impacts on wildlife and biodiversity

3.2. To the extent that these impacts may result from the development that has already been committed the remaining Local Plan allocations would have a more marginal impact.

Qn5.13 Given the amount and location of development that is already committed what would be the marginal impacts in these regards of the developments that have not as yet been granted planning permission?

4. Changes Proposed by the Council

4.1. The Council has proposed a series of minor changes to Policy SP3 and to the allocation policies which mainly relate to criteria for the provision of education, health and bus service community infrastructure.

Qn5.14 Have the Proposed Changes suitably addressed relevant concerns about the matters that they seek to address?