

Maidstone Planning Viewpoint



Planning for the Future



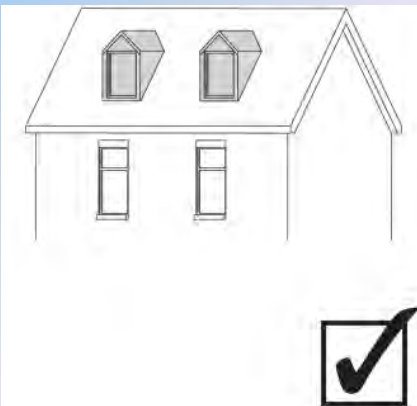
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Residential Extensions Supplementary Planning Document (SPD)



The Council has drafted design guidance for Residential Extensions. The Residential Extensions Supplementary Planning Document covers factors and criteria by which planning applications for house extensions will be judged. The document also includes porches, loft conversions, garages and outbuildings as well as side, rear and front extensions. The principles in this guidance promote good practice and will be relevant whether planning permission is required or not. The document contains illustrations showing good and bad examples of design. The document deals with design principles for extensions within settlements and within the countryside. As extensions impact directly on neighbours, amenity considerations such as privacy, overshadowing and outlook are covered in the document. Advice on sustainable design and construction is also included.

Public Consultation for the Residential Extensions Supplementary Planning Document commences **Friday 7th November** and will run for 6 weeks to **5pm on Friday 19th December 2008**. Please give your views on this important new planning document.



The draft document can be viewed online and downloaded from the [Local Development Framework](#) area of the Council's website www.maidstone.gov.uk and is available from the Councils' offices.

Representations should be made on the Council's online consultation system at <http://consultation.limehouse.co.uk/maidstone> or by email to louiselynds@maidstone.gov.uk



London Road and Loose Road Character Area Assessment Supplementary Planning Document (SPD)

The Council has produced two character area assessment Supplementary Planning Documents (SPDs) for the Loose Road and London Road areas. These documents identify locally distinctive features that define the character of these areas. They provide design guidance for types of development within a number of sub-areas. The SPDs supplement adopted design policies for use when assessing development proposals, through planning applications, or land allocations in the Loose Road and London Road Character Areas.



Loose Road exhibition

Studying the Loose Road Character Area key map at the Loose Road exhibition



The formal public consultation period ended on 26th September. During the consultation, over 60 residents attended the Loose Road area exhibition and over 30 residents attended the London Road exhibition (a smaller area). During the exhibitions, participants were able to identify areas in the document that they were familiar with, let us know what they liked about the documents, and how the guidance could be improved. People said the documents were clearly presented and easy to follow.

We received 74 comments for the London Road document and 63 comments for the Loose Road document. The public response at the exhibitions and to the consultation has, on the whole been supportive. Representations made by the public are being used where relevant, to guide amendments to the Character Area Assessment Supplementary Planning Documents. The wide input of knowledge and expertise received from local people throughout the process of drafting the documents and during the public consultation has been invaluable. The SPDs are expected to be adopted in December 2008.



London Road exhibition

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Gypsy and Traveller Accommodation Toolkit

Members of the Council's Local Development Document Advisory Group have considered a draft toolkit which will help in the determination of planning applications for Gypsy and Traveller accommodation.

The toolkit has been prepared as a reference document. It sets out in a single place the types of considerations which can inform the decision on Gypsy and Traveller planning applications. It should help ensure a consistent approach to decision making.

Importantly, this document cannot and does not add to existing planning policy. This can only be done through the Council's forthcoming Local Development Framework documents.

The toolkit sets out the key considerations – such as landscape and visual impacts, highway considerations and access to services as well as the need for additional Gypsy pitches in the Borough.

The toolkit will be considered for approval by the Council's Cabinet Member for Regeneration.

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Secretary of State's Proposed Changes to the South East Plan July 2008

Government recently carried out public consultation on the changes they propose to make to the South East Plan. Government accepted the majority of the recommendations of the examination Inspector Panel, published in August 2007, but proposed a number of important changes.

The "headline grabbing" proposal is to increase the regional housing target from 32,000 to an annual **minimum** figure of 33,125 dwelling per annum. For Maidstone this would increase the total target of 10,080 to a minimum of 11,080 over the 20 year period 2006-26. Other significant changes include improvements to the Maidstone Hub Policy AOSR7, further regional level policy for strategic rail freight interchange, clarification of policy for sustainable construction standards and the planning for new infrastructure alongside new development.

Following extensive discussion at the Local Development Document Advisory Group, Cabinet agreed a detailed response to the Government on 23 October and the Council will now be pressing its case. The full response can be viewed in the record of decisions of the Cabinet: http://www.maidstone.gov.uk/pdf/081023_rod_cab_SEPResponse.pdf

In view of its significance, this document has also been copied to the LDF web page.

It is reasonable to take the Council's suggested amendments to the Maidstone Policy AOSR7, as set out in this document as providing a useful indication of the spatial planning strategy that Maidstone Council will be pursuing for the town of Maidstone in the LDF Core Strategy next year. Government is expected to adopt the South East Plan in its final form in 2009. Maidstone's LDF will need to be produced in conformity with it.

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Local Development Framework consultation database

This newsletter is circulated by post and email to people and organisations that want to be kept up to date on Maidstone Borough Council's Local Development Framework (LDF) and planning policy. Those on our database also receive notification of important stages in document production, such as when public consultation for development plan documents or supplementary planning documents will take place and details of how to participate.

The Maidstone Planning Viewpoint newsletter is also available online at www.maidstone.gov.uk.

Look under '[Local Development Framework](#)' and '[Latest LDF Newsletter](#).'

Adding/removing your details from the database

If you received this newsletter by post or email your details are already held on the Council's LDF database.

Please contact us if you would like your details to be amended or removed from the Maidstone Borough Council Local Development Framework Database.

If we posted this newsletter to you and you would prefer to receive future correspondence via email, please contact us and tell us your email address.

Thank you

**A black and white, printer friendly version of this newsletter (with no photos) is also available to download from www.maidstone.gov.uk
Look under Local Development Framework**



Please call 01622 602234 or email ldf@maidstone.gov.uk