

Proposed Change Reference Number	MIQ Paragraph / Action Number	Policy / paragraph number / site reference	Proposed Change	Reason for Proposed Change
Session 7				
PC/84	7.4.2	Monitoring and Review chapter	<p>Review of the Local Plan</p> <p>21.26 It is important to ensure that an up-to-date planning policy framework is maintained to help meet identified need and coordinate well planned development and supporting infrastructure.</p> <p>21.27 The council is confident that the Local Plan can deliver the substantial growth required to meet objectively assessed need over the plan period. Existing planning consents and development interest and activity clearly demonstrate that substantial development will be delivered in the earlier parts of the plan period. Allocations in the local plan offer a degree of certainty to developers and a dispersed approach to site allocations allows a range of landowners and developers the opportunity to contribute to development in the borough. When considering proposals, the Borough Council takes a positive approach to sustainable development which reflects the NPPF. The local plan seeks a number of benefits from development but retains a flexible approach where it can be demonstrated that viability would hamper delivery.</p> <p>21.29 <u>21.28</u> The council will monitor policies in the plan annually following its adoption using this</p>	Amended text to clarify review and allocation of sites at Lenham

			<p>framework. Monitoring of the key local plan targets will indicate if there is a need to amend the approach in parts of the plan. <u><i>If a Lenham Neighbourhood Plan is not made by the end of December 2017, the Borough Council would commit in a revised Local Development Scheme to the adoption of a Lenham Development Plan Document by December 2019.</i></u></p> <p>21.28 <u>2.29</u> Progress in delivery into the longer term will depend on a number of factors, including national and international economic and environmental factors. Similarly, the need for development and the planning policy context may shift as the longer term is reached.</p> <p>21.30 For these reasons, the council considers it prudent to commence a review the plan, the Infrastructure Delivery Plan and its supporting evidence in a timely manner and a review of the local plan will commence in <u>by</u> 2022 [PC/58].</p> <p><u><i>21.31 Matters which would trigger the consideration of a review of the local plan, or a partial review, at an earlier date include:</i></u></p> <ul style="list-style-type: none"> • <u><i>Changes to national planning policy which could significantly impact on the policies of the local plan; or</i></u> • <u><i>Where it is accepted that a proportion of unmet needs from another local authority ought to be met by Maidstone Borough Council; or</i></u> 	
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			<ul style="list-style-type: none"> • <u>Where the output of updates to the Borough Council's evidence base would significantly impact on the policies of the local plan.</u> 	
PC/85	7.6	SP8(6) and H2(3)	<p>Amend final sentence of Policy SP8(6) to:</p> <p>6. Lenham is also identified as a broad location for growth for the delivery of approximately 1,500 dwellings in the latter period of the plan, in accordance with policy H2(3). <u>Further scoping of the balance of development at the edge of Lenham and</u> master planning of the area will be essential to achieve a high quality design and layout, landscape and ecological mitigation, and appropriate provision of supporting physical, social and green infrastructure. <u>Housing site allocations and associated infrastructure requirements will be made by the end of 2019 through the Lenham Neighbourhood Plan and/or a Lenham DPD. Housing sites should avoid major development in the Kent Downs AONB; significant adverse impact on its setting and coalescence with neighbouring Harrietsham.</u></p> <p>Amend para 5.52 as follows: 5.52 It is recognised that the location of Lenham within the setting of the Kent Downs Area of Outstanding Natural Beauty makes this an area sensitive to change. The benefits of selecting this most sustainable of all the rural service centres is considered on balance to outweigh the potential</p>	To reflect the legal requirement to allocate sites through a development plan and clarify the mechanism for, and timing and location of, site allocations.

			<p>negative impacts on the landscape. The precise scale and location of future development will depend on further studies to assess the impact of development on the environment and to identify the mitigation measures necessary for any proposals to proceed. The precise scale will also depend on the progress being made towards meeting the housing target as the local plan comes forward for review. Recognising the need to avoid <i>large scale development in the Kent Downs Area of Outstanding Natural Beauty</i> and coalescence with the village of neighbouring Harrietsham, land at Lenham is available to the east and west of the village that has potential to deliver in the region of 1,500 dwellings.</p> <p>Amend Para 9.6 as follows:</p> <p>9.6 Land adjacent to the east and west of Lenham's built form is considered suitable to accommodate additional housing in the region of 1500 dwellings in total if required towards the latter end of the plan period (post 2026). The topography of this area is low lying and does not have the same landscape or infrastructure constraints as some other areas of the borough. However, it is accepted that a number of infrastructure improvements and mitigation measures (e.g. transport, highways, education, health, sporting facilities, <i>sewage treatment works improvements</i>) would be required to ensure that any future development is integrated into the</p>	
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		<p>existing fabric of the settlement and to ensure that Lenham remains a sustainable settlement. <u>Housing site allocations and associated infrastructure requirements will be made through the Lenham Neighbourhood Plan and/or a Lenham DPD. In the absence of a made Lenham Neighbourhood Plan and/or DPD, planning permission would only be granted at the broad location if annual monitoring indicated that the release of housing sites at Lenham broad location was necessary to maintain a 5 year housing land supply.</u></p> <p>Amend Policy H2(3) as follows:</p> <p>Policy H2 (3) Lenham broad location for housing growth</p> <p>The rural service centre of Lenham is identified as a broad location in accordance with policies SP8 and H2 for up to approximately 1,500 dwellings towards the end of the local plan period (post 2026). <u>Housing site allocations and associated infrastructure requirements will be made through the Lenham Neighbourhood Plan and/or the Local Plan Review. In the absence of a made Lenham Neighbourhood Plan or Local Plan Review, planning permission would only be granted at the broad location if annual monitoring indicated that the release of housing sites at Lenham broad location was necessary to maintain a 5 year housing land supply.</u> If the council's housing land supply position requires this broad location, as illustrated on the inset plan, to come forward before the local</p>	
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			<p>plan is reviewed <i>In such circumstances</i>, the following criteria must be met-in addition to other policies of this local plan:</p> <ol style="list-style-type: none">1. Preparation and submission of a master plan <i>for the site(s)</i> prepared in conjunction with and for approval by the <i>council to illustrate how environmental, social, design and economic objectives of the Local Plan will be met and to demonstrate the physical and functional integration of the site(s) with Lenham</i> which are relevant to attaining development guide development;2. Submission of necessary ecological, arboricultural, and landscape and visual impact assessments with detailed mitigation schemes where appropriate;3. Individual transport assessment for each development, to be submitted to and approved by the Borough Council in consultation with Kent County Council, as the highway authority, demonstrating how proposed mitigation measures address <i>the impact of development and would not prejudice the development of the broad location</i> cumulative impacts of all the sites taken together;4. Provision of, or contributions towards infrastructure improvements that benefit public transport users, pedestrians and cyclists in and around the village;5. Provision of, or contributions towards community infrastructure (e.g. schools, medical facilities, youth facilities), where proven necessary;6. Provision of publicly accessible open space,	
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			<p>including natural and semi-natural open space, as proven necessary, and/or contributions;</p> <p>7. Appropriate surface water and robust flood mitigation measures will be implemented where deemed necessary, subject to a flood risk assessment, incorporating sustainable urban drainage systems;</p> <p>8. A feasible solution shall be identified to provide wastewater treatment capacity so that water quality objectives set by the Environment Agency are not compromised, and the necessary wastewater treatment capacity can be delivered in parallel with the development; and</p> <p>9. Development proposals must demonstrate that the necessary sewerage infrastructure is either available, or can be delivered in parallel with the development.</p>	
PC/86	7.12.12	Key Diagram	<p>Amend the Key Diagram to show Lenham as a broad location in addition to its Rural Service Centre status, and reflect the change in the legend of the Key Diagram.</p> <p>This proposed change supersedes proposed change PC/60.</p>	To add clarity and consistency with Policies SP8 and H2(3), and the Lenham Rural Service Centre inset plan (page 50).
PC/87	7.12.12	Lenham Inset Plan	Amend the Lenham Rural Service Centre inset plan (page 50) to make clear that the settlement boundary will be reviewed following the allocation of 1,500 dwellings and associated infrastructure.	To add clarity and consistency with Policies SP8 and H2(3) and the key diagram (page 23), and to maintain Local Plan flexibility.
PC/88	7.12.12	Lenham Broad	Delete Lenham broad location inset plan (page	

		Location Plan	169).																																													
Session 8																																																
PC/89	8.2.2	SS1	Amend Policy SS1 1(iii-v) as follows (iii) 39,830sqm <u>24,000sqm</u> floorspace for office use (iv) 20,290sqm floorspace for industrial use (v) 49,911sqm <u>6,500sqm</u> floorspace for warehousing use	To rectify a drafting error																																												
PC/90	8.2.2	Monitoring and Review	Amend Key Monitoring Indicator 7 as follows Targets <table border="1" data-bbox="909 663 1671 884"> <thead> <tr> <th colspan="4">Office (sqm)</th> </tr> <tr> <th>2011-16</th> <th>2017-21</th> <th>2022-2026</th> <th>2027-31</th> </tr> </thead> <tbody> <tr> <td>9,957</td> <td>9,957</td> <td>9,957</td> <td>9,957</td> </tr> <tr> <td><u>6,000</u></td> <td><u>6,000</u></td> <td><u>6,000</u></td> <td><u>6,000</u></td> </tr> </tbody> </table> <table border="1" data-bbox="909 957 1671 1104"> <thead> <tr> <th colspan="4">Industry (sqm)</th> </tr> <tr> <th>2011-16</th> <th>2017-21</th> <th>2022-2026</th> <th>2027-31</th> </tr> </thead> <tbody> <tr> <td>5,073</td> <td>5,073</td> <td>5,073</td> <td>5,073</td> </tr> </tbody> </table> <table border="1" data-bbox="909 1142 1671 1362"> <thead> <tr> <th colspan="4">Warehouse (sqm)</th> </tr> <tr> <th>2011-16</th> <th>2017-21</th> <th>2022-2026</th> <th>2027-31</th> </tr> </thead> <tbody> <tr> <td>12,478</td> <td>12,478</td> <td>12,478</td> <td>12,478</td> </tr> <tr> <td><u>1,625</u></td> <td><u>1,625</u></td> <td><u>1,625</u></td> <td><u>1,625</u></td> </tr> </tbody> </table>	Office (sqm)				2011-16	2017-21	2022-2026	2027-31	9,957	9,957	9,957	9,957	<u>6,000</u>	<u>6,000</u>	<u>6,000</u>	<u>6,000</u>	Industry (sqm)				2011-16	2017-21	2022-2026	2027-31	5,073	5,073	5,073	5,073	Warehouse (sqm)				2011-16	2017-21	2022-2026	2027-31	12,478	12,478	12,478	12,478	<u>1,625</u>	<u>1,625</u>	<u>1,625</u>	<u>1,625</u>	To rectify a drafting error.
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PC/91	8.6.1	Chapter 13	[additional supporting text]	To reflect the proposed																																												

		<p><u>13.a This site comprises a 0.4ha site which lies within a wider parcel of land bounded by Romney Place, Lower Stone Street and Mote Road/Wat Tyler Way. The site is currently used for surface level car parking for nearby business uses and redevelopment represents an opportunity to make better use of this site. As it is located within the town centre, it is potentially suitable for a mix of uses including offices, residential and leisure uses.</u></p> <p><u>13.b The site has the potential to contribute to the identified need for additional office floorspace (24,000sqm by 2031). This is only likely to be achieved if the scheme includes other, higher value uses, most specifically residential. The site is therefore allocated for residential-led mixed use development which will include a significant component of office floorspace. Substantial new retail development on this site is unlikely to be acceptable as it is at some distance from the primary shopping area and lacks easy, direct walking links.</u></p> <p><u>13.c Whilst the site has previously had a planning consent for a 9 storey office block, an acceptable design solution for the site could also comprise a small number of lower-rise development blocks. Development of the site will need to bring townscape improvements to this part of the town centre, including by establishing an improved frontage to Wat Tyler Way. The scale, siting and design of the development will have particular</u></p>	<p>change from purely an employment allocation to one for mixed uses</p>
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			<p><u>regard to the setting of the Grade II listed Romney Terrace to the north of the site.</u></p> <p><u>13.d The policy does not prescribe amounts of floorspace of different uses as the overall development capacity of the site will be highly dependent on the specific scheme which comes forward. In respect of residential capacity, Policy DM12 sets out the density range acceptable on a town centre site.</u></p>	
PC/92	8.6.1	EMP1	<p>Policy EMP1 (1) <u>RMX1(x)</u> Mote Road, Maidstone</p> <p>Mote Road, as shown on the policies map, is allocated for <u>residential-led mixed use development to include a significant element of office floorspace (B1a). redevelopment of up to 8,000 sqm office floorspace (B1 use class). An element of additional residential development would also be appropriate as a supporting, secondary use [PC/46]. Leisure uses (D2) would also be appropriate as part of the mix of uses on this site.</u> Planning permission will be granted if the following criteria are met.</p>	To reflect the proposed change form purely an employment allocation to one for mixed uses
PC/93	8.6.1	EMP1	<p>Policy EMP1 (1) <u>RMX1(x)</u> Mote Road, Maidstone</p> <p>Design and layout</p> <p>1. Where possible development should be sited to create frontage blocks to Mote Road/Wat Tyler</p>	To reflect the proposed change form purely an employment allocation to one for mixed uses

			<p>Way and to Romney Place.</p> <p>2. The development preserves the setting of the listed properties in Romney Place.</p> <p>3. Development does not exceed 9 storeys in height.</p> <p>Noise</p> <p>4. The submission of a noise assessment and the delivery of appropriate noise attenuation measures as part of the development.</p>	
PC/94	8.12.7	EMP1(5)	<p>Supporting text: proposed change to paragraph 15.9</p> <p>15.9 The flatter area of the site, to the east of the stream, is better able to accommodate larger footprint buildings up to 10,000sqm <u>5,000sqm</u> with heights restricted to a maximum of 12m. To the west of the stream the land rises and is suited to smaller footprint buildings <u>of up to 2,000sqm and up to 8m in height</u>. The siting, scale and detailed design of development within this area must also have particular regard to the setting of Woodcut Farmhouse (Grade II listed). <u>On the highest part of the site to the east of the Woodcut Farm complex, building footprints will be limited to 500sqm.</u></p>	To reflect updated analysis of likely demand
PC/95	8.12.7	EMP1(5)	<p>Policy EMP1(5) Woodcut Farm, Ashford Road, Bearsted: proposed changes</p> <p>Woodcut Farm, as shown on the policies map, is allocated for development for up to 49,000m2 mixed employment floorspace</p>	To reflect updated analysis of likely demand

		<p>(B1c; B2; B1a; <i>B1b</i>; B8) . <u>Office uses (B1a & b) will be a substantial component of the mix of uses with the site expected to make a significant contribution to the borough need for some 24,000sqm of new office floorspace by 2031.</u> In the event of a demand arising, an element of hi-tech and/or research and development (B1(b)) would be appropriate as part of the overall mix of B class uses on the site. The employment, landscaping and infrastructure elements will be delivered in an integrated and co-ordinated manner that respect the site's visual and physical relationship with the Kent Downs AONB.</p> <p>Planning permission will be granted if the following criteria are met.</p> <p>Design & layout</p> <p>1. The proposals create a spacious parkland setting for development through the addition of substantial internal landscaping which <u>will be sympathetic to the site's countryside context and</u> which will help to break up the visual appearance of the development <u>including parking areas</u> in particular in views from the AONB <u>including through the use of substantial tracts of planting extending into the body of the development to achieve clear visual separation between individual buildings and between parking areas;</u> buildings will cover not more than 40% of the</p>	
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		<p>developed site area.</p> <p>2. The development proposals will respect the topography of the site by minimising the need for site excavation.</p> <p>3. Landscape buffers of at least 15m in width are established along the site's boundaries, to M20 and to Musket Lane, which will also to help secure the setting to Woodcut Farmhouse (Grade II listed) and the amenity of residential properties at Chestnuts and White Heath. Development will have a landscaped frontage to A20.</p> <p><u>3. Landscape buffers of at least 35m in depth are established along the site's boundary to the M20 including a new native woodland shaw, at least 15m to Musket Lane, at least 25m to the A20 including a planted bund, and at least 30m along the western boundary, which will also to help secure the setting to Woodcut Farmhouse (Grade II listed) and the amenity of residential properties at Chestnuts and White Heath. Tracts of structural landscaping will extend into development areas of at least 15m in width..</u></p> <p>4. An area of 9ha to the north and north west of Woodcut Farm is secured as an</p>	
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		<p>undeveloped landscape area in the form of open woodland including the addition of a landscape buffer of at least 30m along the eastern boundary. Future management of this area will be secured by means of legal agreement and maintained in perpetuity.</p> <p>5. Larger footprint buildings <i>will be</i> are accommodated in the field to the east of the stream up to a maximum unit size of 10,000sqm <u>5,000sqm</u> with building ridge heights not to exceed 12m. Units should be orientated end-on to predominant views to and from the AONB.</p> <p>6. Development on the field to the west of the stream comprises smaller <u>units of up to 2,000sqm footprint</u> with g. Graded building heights that <u>will</u> take account of the site's topography with building ridge heights not to exceed 8m. <u>On the highest part of the site to the east of the Woodcut Farm complex, building footprints will be limited to 500sqm.</u> The siting, scale and detailed design of development must have regard to the <u>conservation of</u> Woodcut Farmhouse (Grade II) and its setting.</p> <p>[additional criterion] <u>X. The development proposals are designed to limit their visual impact including through the use of curved roofs on buildings, non-reflective materials, sensitive colouring,</u></p>	
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green roofs and walls on smaller footprint buildings (500sqm and below), and sensitive lighting proposals. Buildings should include active frontage elements incorporating glazing, and address both the A20 and M20.

Landscape and ecology

7. The development proposals are designed to take into account the results of a landscape and visual impact assessment (LVIA) undertaken in accordance with the principles of current guidance. The assessment will specifically address the impact of development on views to and from the Kent Downs AONB escarpment. This will include environmental enhancements of the wider landscape beyond the allocation boundaries through financial contributions using the mechanism of a S106 agreement.

8. The development proposals are designed to take account of the results of a phase 1 habitat survey and any species specific surveys that may as a result be necessary, together with any necessary mitigation and significant enhancement measures.

Archaeology

9. The proposals are designed to take account

			<p>of the archaeological interest on the site as revealed through appropriate survey.</p> <p>Access</p> <p>10. Vehicular access to the site will be from A20 Ashford Road.</p> <p>Highways and transportation</p> <p>11. Improvements to capacity at the A20/Willington Street junction.</p> <p>12. Package of measures to provide bus stops, pedestrian refuges and improvements to the footway on the northern side of the A20 Ashford Road.</p> <p>13. Development will contribute, as proven necessary through a Transport Assessment, to improvements at the following junctions:</p> <ul style="list-style-type: none">i. the M20 Junction 8 (including the west-bound on-slip and merge);ii. the A20 Ashford Rd/M20 link road roundabout;iii. the A20 Ashford Rd/Penford Hill junction;iv. the A20 Ashford Rd/Eyhorne Street/Great Danes Hotel access;andv. the Willington Street/A20	
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			Ashford Rd junction.	
			14. Development will deliver a significant package of sustainable transport measures to secure access to the site by a range of sustainable modes, including the provision of a subsidised bus route, and must be supported by the implementation of a Travel Plan.	
PC/96	8.29.1	DM20	<p>Proposed change to re-number Policy DM20 to Policy SP20 to reflect strategic policy status (ED 012)</p> <p>Amend Policy DM20 (vii) to read:</p> <p>vii. Prioritising the commercial re-use of existing rural buildings in the countryside over conversion to residential use, <i>in accordance with Policy DM35</i>; and</p>	To add clarity. Policy DM35 explains the circumstances under which a residential conversion would be acceptable.
PC/97	8.33.1	DM41	<p>Amend Policy DM41 to read:</p> <p>Expansion of existing businesses in rural areas</p> <p>Where significant adverse impacts on the rural environment and amenity would result from expansion, rural businesses requiring expanded premises should look to relocate to one of the Economic Development Areas identified in policy DM21 or to a site within Maidstone urban area or one of the rural service centres. Where it is demonstrated that there would be no significant adverse impacts on the rural environment or</p>	

			<p>amenity or that relocation cannot be achieved, the expansion of existing industrial or business enterprises which are currently located outside of the settlement boundaries as defined on the policies map will be permitted where:</p> <p><u>1. Planning permission will be granted for the sustainable growth and expansion of rural businesses in the rural area where:</u></p> <ol style="list-style-type: none"> 1. There is no significant increase in the site area of the enterprise. Minor increases and rounding off the existing site will be acceptable; 2. There is no significant addition of new buildings. <ol style="list-style-type: none"> (i) New buildings may be permitted, provided they are small in scale and provided the resultant development as a whole is appropriate in scale for the location and can be satisfactorily integrated into the local landscape; 3. (ii) The increase in floorspace would not result in unacceptable traffic levels on nearby roads or a significant increase in use of an existing substandard access; 4. (iii) The new development, together with the existing facilities, will not result in an unacceptable loss in the amenity of the area. In particular the impact on nearby properties and the appearance of the development from public roads will be of importance; and 5. (iv) The <u>No</u> open storage of materials <u>will be permitted unless</u> can be adequately screened from public view throughout the year. 	
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			<u>2. Where significant adverse impacts on the rural environment and amenity would result from expansion, rural businesses requiring expanded premises should look to relocate to one of the Economic Development Areas identified in policy DM21 or to a site within Maidstone urban area or one of the rural service centres. The Council would expect the applicant to demonstrate that the availability and viability of alternative sites in sustainable locations has been fully explored and that relocation cannot be achieved.</u>	
PC/98	8.34.1	DM20	<p>Proposed change to re-number Policy DM20 to Policy SP20 to reflect strategic policy status (reference ED 012);</p> <p>Amend Policy DM20 (viii) to read:</p> <p>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 DM41.</i></p>	To add clarity. Policy DM41 explains the circumstances under which the expansion of rural businesses would be acceptable.
Session 9				
PC/99	9.1.4	DM17	<p>Add 'or' the end of criterion 1(ii) as follows:</p> <p>1(ii) ...of a site allocated for the use proposed. <u>Or</u></p> <p>Include additional criteria 1(iii) and (iv) to state:</p> <p><u>(iii) The development is in the countryside and is in accordance with Policy DM41 or Policy DM44; Or</u></p>	To ensure the Plan more clearly reflects the rural development exemption in the Framework; to ensure that a sequential test is applied proportionately in appropriate circumstances only.

			<i><u>(iv) The development is of purely local significance designed to serve the needs of the immediate neighbourhood</u></i>	
PC/100	9.1.4	DM17	Add a new paragraph after paragraph 17.82 to read; <i><u>17.82a A proposal for small scale rural development related to the expansion of an existing rural business or retail development will not be required to comply with Policy DM17. Such development will be assessed under the terms of Policy DM41 or DM44 respectively.</u></i>	
PC/101	9.1.4	DM17	<i><u>17.83 An impact assessment will be required for proposals above the Framework's specified threshold of 2,500sqm.</u></i> In assessing the impact of proposals...	To clarify that the default threshold in paragraph 26 of the Framework will apply.
PC/102	9.5.10	RMX1(1)	Amend the first sentence of the first paragraph of Policy RMX1(1) to read: Newnham Park, as shown on the policies map, is allocated for a medical centre of up to 100,000sqm, a replacement retail centre of up to 15,000sqm <u>14,300sqm</u> and a nature reserve.	To clarify that the policy does not allocate additional floorspace above that already permitted.
PC/103	9.5.10	RMX1(1)	Amend criterion 2 of Policy RMX1(1) to read: 2. Provision of a replacement garden centre and replacement retail premises of up to 14,300sqm gross retail floorspace and additional provision of retail floorspace not exceeding 700sqm gross retail floorspace which is not to be used for the sale of	To clarify that the policy does not allocate additional floorspace above that already permitted.

			clothing footwear, accessories, jewellery and watches. <i>The</i> retail floorspace shall be confined to the vicinity of the existing footprint of the current retail area as shown on the policies map. New additional non-A1 floorspace will not be appropriate. The retail development should include the provision of a bus interchange and car park management plan.	
PC/104	9.5.10	RMX1(1)	Amend criterion 7 to read: 7. The <i>Any</i> additional retail floorspace <i>and/or leisure uses</i> 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. Large scale retail warehousing style buildings will not be acceptable in this sensitive landscape location.	To confirm that additional floorspace will require a sequential test
PC/105	9.5.10	RMX1(1)	Amend criterion 8 to read: 8. Submission of a retail impact assessment which clearly demonstrates that the <i>additional</i> retail development <i>floorspace and/or leisure uses</i> has no significant adverse impact on town, <i>district</i> [PC/42] and local centres <i>including those in adjoining boroughs</i> [PC/42].	To confirm that additional floorspace will require an impact test
PC/106	9.5.10	RMX1(1)	Amend paragraph 13.8 of the supporting text to read: The regeneration and revitalisation of Maidstone's town centre is a priority and the town centre will continue to be the primary retail and office location in the borough. Development will predominantly	To ensure the supporting text reflects the revised content of the policy.

			<p>comprise replacement premises for the existing garden centre and for the shops already established on-site (equating to some 14,300m²) and a limited amount of additional floorspace at Newnham Court Shopping Village (up to 700m²) within the vicinity of the existing retail footprint, as shown on the policies map. Restrictions on the type of goods sold and the class A and D2 uses operating should ensure that the Village is complementary rather than in conflict with the vitality and viability of the town centre and should ensure that the character and appearance of the area is consistent with its sensitive location. The town centre functions successfully due to the mix of uses in close proximity to each other. Consequently, new additional non-retail floorspace (i.e. that which does not fall within use class A1) at Newnham Park, such as cafés, restaurants and public houses, together with banks and estate agents, are unlikely to be acceptable. Similarly, leisure uses such as cinemas and bowling alleys, and other uses that are likely to conflict with <i>that would undermine the vitality and viability of the town centre, are unlikely to be acceptable. will not be permitted. <u>Proposals for any additional retail floorspace above 14,300sqm and leisure uses will require sequential and impact assessments at the planning application stage. Restrictions on the type of goods sold and the class A and D2 uses operating may be required to further ensure that impacts on the town and other centres can be controlled. The types of goods which may need to be controlled include clothing, footwear,</u></i></p>	
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			accessories, jewellery and watches. Subject to restrictions on the type of goods sold, retail premises that have a unique and recognised "out of town" format, such as 'homeware' offers, could be acceptable on the allocated site provided conflict with town centre uses would be unlikely. The height and bulk of the retail units will need to be controlled in this sensitive landscape location and for this reason conventional retail warehouse style buildings will not be acceptable. In order to assess the impact of proposals on the town centre, a retail impact assessment will be required.	
PC/107	9.13.2	Paragraph 13.9	Amend the second sentence of paragraph 13.9 to read: Vehicular access to the site will be taken from the New cut roundabout, with bus and emergency access from the A249 Sittingbourne Road, <i>if required</i> .	To ensure the supporting text reflects the revised content of the policy.
Session 10				
PC/108	10.4.2	DM16	Policy DM16; Amend section 2 as follows; 2. The development would not result in inappropriate <i>significant</i> harm <i>to</i> (PC/52) the landscape and rural character of the area, in particular the Kent Downs Area of Outstanding Natural Beauty, and the openness of the Metropolitan Green Belt....	To improve the clarity of the Plan.
Session 11				
PC/109	11.3.2	DM1	"... 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...".	To add clarity and reflect the representation

PC/110	11.8.1	DM5	<p>Policy DM 5 Air Quality</p> <p>Proposals that have an impact on air quality that meet the following criteria will be permitted:</p> <ol style="list-style-type: none"> 1. Proposals located within or adjacent to, and potentially have a negative impact on, identified air quality exceedance areas as defined through the Local Air Quality management process will require a full Air Quality Impact Assessment in line with national and local guidance; 2. Proposals within or adjacent to Air Quality Management Areas that are likely to have a negative impact on air quality should identify sources of emissions to air from the development and an Emissions Statement identifying how these emissions will be minimised and mitigated against must be provided; and 3. Proposals in or affecting Air Quality Management Areas or of a sufficient scale to impact local communities should, where necessary, incorporate mitigation measures which are locationally specific and proportionate to the likely impact. 	For consistency
PC/111	11.9.1	DM6	<p>DM 6: Proposals for development which could create, intensify or expand noisy or noxious uses, or which could generate volume or types of traffic unsuited to the local area, will only be permitted where they do not, by way of their operation, cause nuisance to residents or users in the vicinity, and where impacts on the local road network can be mitigated in accordance with Policy DM24.</p>	For clarity

			Proposals will also be required to meet other requirements set out elsewhere in this plan.	
PC/112	11.12.1	DM7	It is proposed to modify Policy DM7 (1) (iii) as follows : iii. The lighting scheme would not be visually detrimental to its immediate or wider setting, <i>particularly intrinsically dark landscapes.</i>	To reflect national policy more clearly
PC/113	11.16.1	DM8	Policy DM8 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>	To make the policy more effective
PC/114	11.29.2	DM24	"3.i. Demonstrate that the impacts of trips generated to and from the development <i>limit the significant impacts of the development and</i> are remedied or mitigated <i>in order to prevent severe residual cumulative impacts of development,</i> including where feasible an exploration of delivering mitigation measures ahead of the development being occupied;"	To reflect national policy more clearly
PC/115	11.30.2	DM28	SUPERSEDES PC/56: "2. The landscape and visual impact of development, with particular regard to any impact development within the on, or the setting of, the Kent Downs AONB or its setting or the setting of the High Weald AONB. "	To reflect national policy more clearly

Session 12				
PC/116	12.5.1	DM25	At the end of DM25 (1) add: "The Infrastructure Delivery Plan will support the implementation of the Local Plan and outlines how and when necessary infrastructure schemes will be delivered."	To add clarity to the Plan and signpost where relevant information on infrastructure delivery can be located
Others				
PC/117	Policies map corrections / amendments	Policies Map	Inset Map SP7 amend OS(12) to read OS(11); See attached schedules	Factual corrections to labelling;
PC/118	Restructuring of Strategic and Non-Strategic Policies	ED 012	As set out in document ED012	For clarity and to aid Neighbourhood Planning in future
PC/119	Amended Policy SP17	ED 025	As set out in document ED 025	To separate out strategic and non-strategic elements
PC/120	Amended Policy DM34	ED 026	As set out in document ED 026	To separate out strategic and non-strategic elements
PC/121	Amended Policy DM3	ED 027	As set out in document ED 027	Consequential amendments resulting from the splitting of Conservation and Heritage matters
PC/122	New Policy DMX	MBC Response to Session 4 Appendix A	As set out in MBC Response to Session 4 Appendix A	Consequential amendment resulting from the splitting of Conservation and Heritage matters and to satisfy the concerns

				of Historic England
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DM21 Sites	Difference between reg18 and reg19 EDA layer	difference between Reg 19 EDA layer and revised EDA layer	Modification to EDA layer
Parkwood Industrial Estate, Maidstone	at Reg 19 addition to east removed	replaced addition to east as rg 18	Replace addition to east of the site boundary as detailed on the regulation 18 EDA layer. To cover existing economic land use.
Tovil Green Business Park/Burial Ground Lane, Tovil; Station Road/Lodge Road/Honeycrest Industrial Park, Staplehurst;	Region to the south included at Reg 19, amendment to eastern protusion make boundary match GVA study	Remove additional land to the south as rg 18, retain amended eastern protusion	Remove parcel land to the south in line with the regulation 18 EDA layer as this parcel of land has no existing economic usage. Retain amended eastern protusion from Regulation 19 EDA layer to cover existing economic land use.
Station Road/Lodge Road/Honeycrest Industrial Park, Staplehurst	Same	Amendment to boundary in the west, parce	Amendment to boundary in the west, the parcel of land does not include existing economic development usage. The parcel is also now a proposed as an additional Local Plan allocated site for housing.
Pattenden Lane, Marden	addition at rg 19	amendment to boundary in SW at rev 19	amendment to boundary in South West corner to cover all existing economic land usage.
Detling Airfield	Same	Amendment to boundary in SE at rev19	Amendment to boundary in South East corner to cover existing economic land usage.
Marley Works, near Lenham	Same	Amendment to boundary in SE at rev 19	Amendment to site boundary in East to cover existing economic land usage.
Barradale Farm, near Headcorn	Not on Reg 18	Not on reg 19,	Additional site to cover existing economic land usage
Hart Street Commercial Centre, Hart Street, Maidstone;	Not on reg 18 or re 19	added to rev EDA	Additional site to cover existing economic land usage
Bearsted Green Business Centre (The Old Forge), Bearsted;	Not on reg 18 or reg 19	added to rev reg 19	Additional site to cover existing economic land usage
Gallants Business Centre, East Farleigh	Not on reg 18 or reg 19	added to rev reg 19	Additional site to cover existing economic land usage
Woodfalls Industrial Estate, Laddingford;	Not on reg 18 or reg 19	added to rev reg 19	Additional site to cover existing economic land usage
Warmlake Business Estate, near Sutton Valence	Not on reg 18 or reg 19	added to rev reg 19	Additional site to cover existing economic land usage
Bredhurst Business Park, Westfield Sole Road, Walderslade	Not on reg 18 or reg 19	added to rev reg 19	Additional site to cover existing economic land usage
Brooklyn Yard, Sandling, Maidstone;	Not on reg 18 or reg 19	added to rev reg 19	Additional site to cover existing economic land usage
South Park Business Village, Maidstone;	Larger at reg 19 than reg 18	smaller site in north east corner at revised E	site boundary amended to cover the north east section of the existing to represent the change of use of the land to the West and South of the site
Turkey Mill Court, Maidstone		Amended site boundary at rev reg 19 at north	site boundary amended to the west North and East to cover existing economic land usage

Erratum: The purpose of this note is to recognise and record relevant errors identified in the Local Plan Regulation 19 Policies Map Booklet. Although the errors identified are only minor ('presentational') this note is prepared to avoid any potential uncertainty and no changes are proposed to the boundaries of allocations.

Map Page		Modification
Open Space Allocations		
17	OS (1)	OS1 (1)
19	OS (9)	OS1 (5)
26	OS (13)	OS1 (12)
26	OS (8)	OS1 (13) – The correct allocation is illustrated on the online policies map
26	OS (15)	OS1 (15)
26	OS (16)	OS1 (16)
27	OS (2)	OS1 (2)
27	OS (3)	OS1 (3)
27	OS (6)	OS1 (4)
27	OS (17)	OS1 (17)
29	OS (4)	OS1 (6)
29	OS (5)	OS1 (5)
32	OS (14)	OS1 (14)
49	OS (7)	OS1 (8)
50	OS (10)	OS1 (9)
51	OS (11)	OS1 (10)
51	OS (12)	OS1 (11)
Gypsy and Traveller Allocations		
7	Gypsy allocation not labelled	GT1(13)
Map Formatting Error		
26	Down arrow incorrectly labelled as Map 24	Down arrow amended to state "map 34"