

## Appendix C. Habitats Regulations Assessment Policy Screening Tables

The following Tables contain the Policy Screening exercise. Those policies identified in green have been screened out from further consideration. This policies identified in orange contain impact pathways that have potential to link to internationally designated sites. It is these impact pathways that are discussed within the HRA document.

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**Table 8: Screening of Spatial Strategy, and Spatial Policies**

Policy Name	Policy Description	HRA Screening Outcome
<i>Spatial Strategy</i>		
Policy SS 1: Maidstone Borough spatial strategy	<p>Between 2011 and 2031 provision is made through the granting of planning permissions and the allocation of sites for:</p> <ol style="list-style-type: none"> <li>i. 18,560 new dwellings;</li> <li>ii. 187 Gypsy and Traveller pitches and 11 Travelling Showpeople plots;</li> <li>iii. 39,830m<sup>2</sup> floorspace for office use;</li> <li>iv. 20,290m<sup>2</sup> floorspace for industrial use;</li> <li>v. 49,911m<sup>2</sup> floorspace for warehousing use;</li> <li>vi. 98,000m<sup>2</sup> floorspace for medical use;</li> <li>vii. 6,100m<sup>2</sup> floorspace for retail use (convenience goods); and</li> <li>viii. 23,700m<sup>2</sup> floorspace for retail use (comparison goods).</li> </ol> <p>2. New land allocations that contribute towards meeting the above provisions are identified on the policies map.</p> <p>3. An expanded Maidstone urban area will be the principal focus for development in the borough. Best use will be made of available sites within the urban area. Regeneration is prioritised within the town centre, which will continue to be the primary retail and office location in the borough. Strategic locations to the north west and south east of the urban area provide for substantial residential development and junction 7 of the M20 motorway is identified as a strategic location for additional business provision in association with a new medical campus.</p> <p>4. A prestigious business park at Junction 8 of the M20 that is well connected to the motorway network will provide for a range of job needs up to 2031, and will help to diversify the range of sites available to new and expanding businesses in the borough to help accommodate future demand.</p> <p>2. Coxheath, Harrietsham, Headcorn, Lenham, Marden and Staplehurst rural service centres will be the secondary focus for housing development with the emphasis on maintaining and enhancing their role and the provision of services to meet the needs of the local community. Suitably scaled employment opportunities will also be permitted.</p> <p>3. The larger villages of Boughton Monchelsea, Eythorne Street (Hollingbourne), Sutton Valence and Yalding will be locations for limited housing development consistent with the scale and role of the villages.</p> <p>4. Broad locations for significant housing growth likely to come forward in the later phases of the plan period, are identified at Invicta Park Barracks, in the town centre and at Lenham.</p> <p>5. Suitably scaled employment opportunities will be permitted at appropriate locations to support the rural economy (in accordance with policy DM43).</p> <p>6. In other locations, protection will be given to the rural character of the borough avoiding coalescence between settlements, including Maidstone and surrounding villages, and Maidstone and the Medway Gap/Medway Towns conurbation.</p> <p>7. The green and blue network of multi-functional open spaces, rivers and water courses will generally be maintained; and the Kent Downs Area</p>	<p>HRA implications:</p> <p>This policy provides for new residential, industrial, warehousing and retail use.</p> <p>Impact pathways present include:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Air quality</li> </ul>

	<p>of Outstanding Natural Beauty and its setting and landscapes of local value will be protected and maintained.</p> <p>8. Supporting infrastructure will be brought forward in a timely way to provide for the needs arising from development.</p>	
<i>Spatial Policies</i>		
<p>Policy SP 1 Maidstone urban area</p>	<p>As the largest and most sustainable location, Maidstone town will be the focus for new development. Outside of the town centre boundary identified in policy SP2, Maidstone will continue to be a good place to live and work. This will be achieved by:</p> <ol style="list-style-type: none"> <li>1. Allocating sites at the edge of the town for housing and business development;</li> <li>2. The development and redevelopment or infilling of appropriate urban sites in a way that contributes positively to the locality's distinctive character;</li> <li>3. Retaining well located business areas;</li> <li>4. Maintaining the network of district and local centres, supporting enhancements to these centres in accordance with the overall hierarchy of centres;</li> <li>5. Retaining the town's green spaces and ensuring that development positively contributes to the setting, accessibility, biodiversity and amenity value of these areas as well as the River Medway and the River Len; and</li> <li>6. Supporting development that improves the social, environmental and employment well-being of those living in identified named areas of deprivation.</li> </ol> <p>The boundary of the urban area is defined on the policies map.</p>	<p>HRA implications</p> <p>At its closest, Maidstone Urban Area is located 1.5km from North Downs Woodlands SAC. This policy provides for both residential and business development.</p> <p>Impact pathways present include:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Air quality</li> </ul>
<p>Policy SP 2 Maidstone urban area: north west strategic development location</p>	<p>As the most sustainable location in the settlement hierarchy, new development over the plan period will be focused at the Maidstone urban area. Land to the north west of the urban area is identified as a strategic development location for housing growth with supporting infrastructure.</p> <ol style="list-style-type: none"> <li>1. In addition to development, redevelopment and infilling of appropriate sites in accordance with policy SP1, approximately 1,157 new dwellings will be delivered on four allocated sites (policies H1(1) to H1(4)).</li> <li>2. In the region of 11.5 hectares of strategic open space will be provided (policy OS1).</li> <li>3. The existing 20/20 site at Allington is designated as an Economic Development Area in order to maintain employment opportunities (policy DM21).</li> <li>4. Improvements to highway and transport infrastructure will be made in accordance with individual site criteria set out in policies H1(1) to H1(4). Key schemes include improvements to: the M20 junction 5 roundabout; junctions of Hermitage Lane/London Road and Fountain Lane/Tonbridge Road; pedestrian and cycle access; and public transport, including provision of a new bus loop.</li> <li>5. A new primary school, community centre and local shopping facilities will be provided to serve new development.</li> </ol>	<p>HRA implications</p> <p>At its closest this policy area is located 3.2km from North Downs Woodlands SAC. This policy provides for approximately 1,157 new dwellings</p> <p>Impact pathways present include:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Air quality</li> </ul>
<p>Policy SP 3 Maidstone urban area: south east strategic development location</p>	<p>As the most sustainable location in the settlement hierarchy, new development over the plan period will be focused at the Maidstone urban area. Land to the south east of the urban area is allocated as a strategic development location for housing growth with supporting infrastructure.</p> <ol style="list-style-type: none"> <li>1. In addition to development, redevelopment and infilling of appropriate sites in accordance with policy SP1, approximately 2,651 new dwellings will be delivered on six allocated sites (policies H1(5) to H1(10)).</li> <li>2. In the region of 35 hectares of strategic open space will be provided (policy OS1).</li> </ol>	<p>HRA implications</p> <p>At its closest this policy area is located 4.5km from North Downs Woodlands SAC. This policy provides</p>

	<p>3. The existing Parkwood Industrial Estate is designated as an Economic Development Area in order to maintain employment opportunities (policy DM21).</p> <p>4. Improvements to highway and transport infrastructure will be made in accordance with individual site criteria set out in policies H1(5) to H1(10). Key schemes include junction improvements, a new roundabout and widening of Sutton Road; improved pedestrian and cycle access; and bus prioritisation measures.</p> <p>5. A new primary school, community centre and local shopping facilities will be provided to serve new development.</p>	<p>for approximately 2,651 new dwellings</p> <p>Impact pathways present include:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Air quality</li> </ul>
<p>Policy SP 4 Maidstone town centre</p>	<p>1. The regeneration of Maidstone town centre, as defined on the policies map, is a priority. This will be achieved by:</p> <ol style="list-style-type: none"> <li>i. Retaining and enhancing a variety of well integrated attractions for all ages including shopping, service sector-based businesses, leisure and cultural facilities;</li> <li>ii. The retail-led redevelopment of Maidstone East/Royal Mail Sorting Office site;</li> <li>iii. For the medium to longer term, promoting a comprehensive retail redevelopment centred on The Mall;</li> <li>iv. The retention of the best quality office stock whilst allowing for the redevelopment of lower quality offices;</li> <li>v. The protection and consolidation of retail uses in the primary shopping frontages;</li> <li>vi. Outside the primary shopping frontages, allowing for a wider range of supporting uses including those that contribute to the night time economy;</li> <li>vii. Select opportunities for residential redevelopment;</li> <li>viii. The retention of the best environmental features, including the riverside, and delivery of the public realm improvements as identified in the Infrastructure Delivery Plan; and</li> <li>ix. Achieving improved accessibility to the town centre through the measures in the Integrated Transport Strategy.</li> </ol> <p>2. Development in the town centre should:</p> <ol style="list-style-type: none"> <li>i. Demonstrate a quality of design that responds positively to the townscape, including ensuring the conservation and enhancement of the town centre's historic fabric. Additionally for sites adjacent to the River Medway, development should: <ol style="list-style-type: none"> <li>a. Respond positively to the river's setting as seen in both short range views and in longer range views from the river valley sides; and</li> <li>b. Ensure public access to the riverside is secured and maintained either through on-site measures or off-site contributions.</li> </ol> </li> <li>ii. Contribute to the priority public realm and accessibility improvement schemes for the town centre identified in the Infrastructure Delivery Plan.</li> </ol>	<p>HRA implications</p> <p>At its closest this policy area is located 3.2km from North Downs Woodlands SAC. This policy provides for shopping, service sector-based businesses, leisure and cultural facilities.</p> <p>Impact pathways present include:</p> <ul style="list-style-type: none"> <li>• Air quality</li> </ul>
<p>Policy SP 5 Rural service centres</p>	<p>Within the designated rural service centres of Coxheath, Harrietsham, Headcorn, Lenham, Marden and Staplehurst, as shown on the policies map, the council will:</p> <ol style="list-style-type: none"> <li>1. Focus new housing and employment development within the settlements when it is: <ol style="list-style-type: none"> <li>i. An allocated site in the local plan;</li> <li>ii. Minor development such as infilling; or</li> <li>iii. The redevelopment of previously developed land that is of a scale appropriate to the size of the village.</li> </ol> </li> </ol>	<p>No HRA implications</p> <p>This policy provides a broad area for development within the settlements of Coxheath,</p>

	<p>2. Retain and improve existing employment sites and encourage new employment opportunities provided the site is in an appropriate location for, and suited to, the use; and</p> <p>3. Resist the loss of local shops, community facilities and green spaces, whilst supporting new retail development, community services and green spaces to meet local need.</p>	<p>Harrietsham, Headcorn, Lenham, Marden and Staplehurst. These are not located within close proximity to any internationally designated sites. As such there are no impact pathways present.</p>
<p>Policy SP 6 Coxheath Rural Service Centre</p>	<p>Outside the Maidstone urban area, rural service centres are the second most sustainable settlements in the hierarchy to accommodate growth. At the rural service centre of Coxheath, as shown on the policies map, key services will be retained and supported.</p> <p>1. In addition to minor development and redevelopment of appropriate sites in accordance with policy SP5, approximately 506 new dwellings will be delivered on five allocated sites (policies H1(33) to H1(37)).</p> <p>2. In the region of 2.34 hectares of strategic open space will be provided (policy OS1).</p> <p>3. Six pitches are allocated for Gypsy and Traveller accommodation in accordance with policy GT1(4).</p> <p>4. The loss of local shops, community facilities and green spaces will be resisted, and new retail development, community services and open space will be supported to meet local needs in accordance with policy SP5(3).</p> <p>5. Improvements to highway and transport infrastructure will be made in accordance with individual site criteria set out in policies H1(33) to H1(37). Key schemes include junction improvements at Linton Crossroads, a package of measures to improve sustainable transport infrastructure, and improvements to pedestrian access.</p>	<p>No HRA implications.</p> <p>Located south of Maidstone. The nearest site allocation [GT1(4)] is located 7.75km south of the nearest internationally designated site (North Downs Woodlands SAC).</p> <p>There are no impact pathways present.</p>
<p>Policy SP 7 Harrietsham Rural Service Centre</p>	<p>Outside the Maidstone urban area, rural service centres are the second most sustainable settlements in the hierarchy to accommodate growth. At the rural service centre of Harrietsham, as shown on the policies map, key services will be retained and supported.</p> <p>1. In addition to minor development and redevelopment of appropriate sites in accordance with policy SP5, approximately 242 new dwellings will be delivered on three allocated sites (policies H1(38) to H1(40)).</p> <p>2. In the region of 5.89 hectares of strategic open space will be provided (policy OS1).</p> <p>3. Two existing sites are designated as Economic Development Areas in order to maintain employment opportunities in the locality (policy DM21).</p> <p>4. The loss of local shops, community facilities and green spaces will be resisted, and new retail development, community services and open space will be supported to meet local needs in accordance with policy SP5(3).</p> <p>5. Improvements to highway and transport infrastructure will be made in accordance with individual site criteria set out in policies H1(38) to H1(40). Key schemes include improvements to the A20 Ashford Road, a package of measures to improve sustainable transport infrastructure, and improvements to pedestrian access.</p>	<p>No HRA implications.</p> <p>Located south east of Maidstone. The nearest site allocation [H1(38)] is located 9.2km south of the nearest internationally designated site (North Downs Woodlands SAC).</p> <p>There are no impact pathways present.</p>
<p>Policy SP 8 Headcorn Rural Service Centre</p>	<p>Outside the Maidstone urban area, rural service centres are the second most sustainable settlements in the hierarchy to accommodate growth. At the rural service centre of Headcorn, as shown on the policies map, key services will be retained and supported.</p>	<p>No HRA implications.</p> <p>Located south of</p>

	<ol style="list-style-type: none"> <li>1. In addition to minor development and redevelopment of appropriate sites in accordance with policy SP5, approximately 425 new dwellings will be delivered on six allocated sites (policies H1(41) to H1(46)).</li> <li>2. In the region of 3.9 hectares of strategic open space will be provided (policy OS1).</li> <li>3. Two existing sites are designated as Economic Development Areas in order to maintain employment opportunities in the locality (policy DM21), and a further 5,500m<sup>2</sup> employment floorspace is allocated (policy EMP1(2)).</li> <li>4. Three pitches are allocated for Gypsy and Traveller accommodation in accordance with policy GT1(5) to GT1(6).</li> <li>5. The loss of local shops, community facilities and green spaces will be resisted, and new retail development, community services and open space will be supported to meet local needs in accordance with policy SP5(3).</li> <li>6. Improvements to highway and transport infrastructure will be made in accordance with individual site criteria set out in policies H1(41) to H1(46). Key schemes include junction improvements, a package of measures to improve sustainable transport infrastructure, and improvements to pedestrian and cycle access.</li> </ol>	<p>Maidstone. The nearest site allocation to an internationally designated site is EMP1(2), located 13.2km south of North Downs Woodlands SAC.</p> <p>There are no impact pathways present.</p>
<p>Policy SP 9 Lenham Rural Service Centre</p>	<p>Outside the Maidstone urban area, rural service centres are the second most sustainable settlements in the hierarchy to accommodate growth. At the rural service centre of Lenham, as shown on the policies map, key services will be retained and supported.</p> <ol style="list-style-type: none"> <li>1. In addition to minor development and redevelopment of appropriate sites in accordance with policy SP5, approximately 165 new dwellings will be delivered on two allocated sites (policies H1(47) to H1(48)).</li> <li>2. Three existing sites are designated as Economic Development Areas in order to maintain employment opportunities in the locality (policy DM21).</li> <li>3. Two pitches are allocated for Gypsy and Traveller accommodation in accordance with policy GT1(8).</li> <li>4. The loss of local shops, community facilities and green spaces will be resisted, and new retail development, community services and open space will be supported to meet local needs in accordance with policy SP5(3).</li> <li>5. Improvements to highway and transport infrastructure will be made in accordance with individual site criteria set out in policies H1(47) to H1(48). Key schemes include junction improvements, a package of measures to improve sustainable transport infrastructure, and improvements to pedestrian access.</li> <li>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). Master planning of the area will be essential to ensure appropriate provision of supporting infrastructure.</li> </ol>	<p>No HRA implications.</p> <p>Located south east of Maidstone. The nearest site allocation [GT1(8)] is located 11.22km south east of the nearest internationally designated site (North Downs Woodlands SAC).</p> <p>There are no impact pathways present.</p>
<p>Policy SP 10 Marden Rural Service Centre</p>	<p>Outside the Maidstone urban area, rural service centres are the second most sustainable settlements in the hierarchy to accommodate growth. At the rural service centre of Marden, as shown on the policies map, key services will be retained and supported.</p> <ol style="list-style-type: none"> <li>1. In addition to minor development and redevelopment of appropriate sites in accordance with policy SP5, approximately 447 new dwellings will be delivered on five allocated sites (policies H1(49) to H1(53)).</li> <li>2. In the region of 3.2 hectares of strategic open space will be provided (policy OS1).</li> <li>3. One existing site site is designated as an Economic Development Area in order to maintain employment opportunities in the locality (policy DM21), and a further 21,300m<sup>2</sup> employment floorspace is allocated on two sites (policies EMP1(3) and EMP1(4)).</li> </ol>	<p>No HRA implications.</p> <p>Located south east of Maidstone. The nearest site allocation [GT1(9)] is located 13.6km south of the nearest internationally designated site (North Downs Woodlands SAC).</p>

	<p>4. Two pitches are allocated for Gypsy and Traveller accommodation in accordance with policy GT1(9)</p> <p>5. The loss of local shops, community facilities and green spaces will be resisted, and new retail development, community services and open space will be supported to meet local needs in accordance with policy SP5(3).</p> <p>6. Improvements to highway and transport infrastructure will be made in accordance with individual site criteria set out in policies H1(49) to H1(53). Key schemes include railway station improvements, a package of measures to improve sustainable transport infrastructure, and improvements to pedestrian access.</p>	<p>There are no impact pathways present.</p>
<p>Policy SP 11 Staplehurst Rural Service Centre</p>	<p>Outside the Maidstone urban area, rural service centres are the second most sustainable settlements in the hierarchy to accommodate growth. At the rural service centre of Staplehurst, as shown on the policies map, key services will be retained and supported.</p> <p>1. In addition to minor development and redevelopment of appropriate sites in accordance with policy SP5, approximately 710 new dwellings will be delivered on three allocated sites (policies H1(54) to H1(56)).</p> <p>2. In the region of 16.68 hectares of strategic open space will be provided (policy OS1).</p> <p>3. One existing site is designated as an Economic Development Area in order to maintain employment opportunities in the locality (policy DM21).</p> <p>4. Four pitches are allocated for Gypsy and Traveller accommodation in accordance with policies GT1(10) and GT1(11).</p> <p>5. The loss of local shops, community facilities and green spaces will be resisted, and new retail development, community services and open space will be supported to meet local needs in accordance with policy SP5(3).</p> <p>6. Improvements to highway and transport infrastructure will be made in accordance with individual site criteria set out in policies H1(54) to H1(56). Key schemes include junction improvements, a package of measures to improve sustainable transport infrastructure, and improvements to pedestrian and cycle access.</p>	<p>No HRA implications.</p> <p>Located south of Maidstone. The nearest site allocation [GT1(11)] is located 13.7km south of the nearest internationally designated site (North Downs Woodlands SAC).</p> <p>There are no impact pathways present.</p>
<p>Policy SP 12 Larger villages</p>	<p>Within the designated larger villages of Boughton Monchelsea, Eyhorne Street (Hollingbourne), Sutton Valence and Yalding defined on the policies map the council will:</p> <p>1. Focus new development within the settlements when it is:</p> <ul style="list-style-type: none"> <li>i. An allocated site in the local plan;</li> <li>ii. Minor development such as infilling; or</li> <li>iii. The redevelopment of previously developed land that is of a size appropriate to the role, character and scale of the village.</li> </ul> <p>2. Resist the loss of local shops, community facilities and green spaces, whilst supporting new retail development, community services and green spaces to meet local need.</p>	<p>No HRA implications</p> <p>This policy provides a broad area for development within the larger villages of Boughton Monchelsea, Eyhorne Street (Hollingbourne), Sutton Valence and Yalding. These are not located within close proximity to any internationally designated sites. As such there are no impact pathways present.</p>
<p>Policy SP 13</p>	<p>Outside the Maidstone urban area and rural service centres, which are the most sustainable settlements in</p>	<p>No HRA implications.</p>

<p>Boughton Monchelsea Larger Village</p>	<p>the hierarchy, the third tier larger villages can accommodate limited growth. At the larger village of Boughton Monchelsea, as shown on the policies map, key services will be retained and supported.</p> <ol style="list-style-type: none"> <li>1. In addition to minor development and redevelopment of appropriate sites in accordance with policy SP12, approximately 193 new dwellings will be delivered on six allocated sites (policies H1(57) to H1(62)).</li> <li>2. In the region of 11.9 hectares of strategic open space will be provided (policy OS1).</li> <li>3. Two pitches are allocated for Gypsy and Traveller accommodation in accordance with policies GT1(1) and GT1(2).</li> <li>4. The loss of local shops, community facilities and green spaces will be resisted, and new retail development, community services and open space will be supported to meet local needs in accordance with policy SP12(2).</li> <li>5. Improvements to highway and transport infrastructure will be made in accordance with individual site criteria set out in policies H1(57) to H1(62). Key schemes include junction improvements and a package of measures to improve sustainable transport infrastructure.</li> </ol>	<p>Located south of Maidstone. The nearest site allocation [H1(61)] is located 7.3km south of the nearest internationally designated site (North Downs Woodlands SAC).</p> <p>There are no impact pathways present.</p>
<p>Policy SP 14 Eyhorne Street (Hollingbourne) Larger Village</p>	<p>Outside the Maidstone urban area and rural service centres, which are the most sustainable settlements in the hierarchy, the third tier larger villages can accommodate limited growth. At the larger village of Eyhorne Street, as shown on the policies map, key services will be retained and supported.</p> <ol style="list-style-type: none"> <li>1. In addition to minor development and redevelopment of appropriate sites in accordance with policy SP12, approximately 39 new dwellings will be delivered on three allocated sites (policies H1(63) to H1(65)).</li> <li>2. The loss of local shops, community facilities and green spaces will be resisted, and new retail development, community services and open space will be supported to meet local needs in accordance with policy SP12(2).</li> </ol>	<p>No HRA implications.</p> <p>Located east of Maidstone. The nearest site allocation [H1(65)] is located 5.4km south east of the nearest internationally designated site (North Downs Woodlands SAC).</p> <p>There are no impact pathways present.</p>
<p>Policy SP 15 Sutton Valence Larger Village</p>	<p>Outside the Maidstone urban area and rural service centres, which are the most sustainable settlements in the hierarchy, the third tier larger villages can accommodate limited growth. At the larger village of Sutton Valence, as shown on the policies map, key services will be retained and supported.</p> <ol style="list-style-type: none"> <li>1. In addition to minor development and redevelopment of appropriate sites in accordance with policy SP12, approximately 40 new dwellings will be delivered on one allocated sites (policy H1(66)).</li> <li>2. The loss of local shops, community facilities and green spaces will be resisted, and new retail development, community services and open space will be supported to meet local needs in accordance with policy SP12(2).</li> </ol>	<p>No HRA implications.</p> <p>Located east of Maidstone. The site allocation [H1(66)] is located 10.1km south of the nearest internationally designated site (North Downs Woodlands SAC).</p> <p>There are no impact pathways present.</p>
<p>Policy SP 16 Yalding Larger</p>	<p>Outside the Maidstone urban area and rural service centres, which are the most sustainable settlements in the hierarchy, the third tier larger villages can accommodate limited growth. At the larger village of Yalding,</p>	<p>No HRA implications.</p>

Village	<p>as shown on the policies map, key services will be retained and supported.</p> <ol style="list-style-type: none"> <li>1. In addition to minor development and redevelopment of appropriate sites in accordance with policy SP12, approximately 265 new dwellings will be delivered on two allocated sites (policies H1(67) and RMX1(4)).</li> <li>2. In the region of 26.2 hectares of strategic open space will be provided (policy OS1).</li> <li>3. The loss of local shops, community facilities and green spaces will be resisted, and new retail development, community services and open space will be supported to meet local needs in accordance with policy SP12(2).</li> <li>4. Improvements to highway and transport infrastructure will be made in accordance with individual site criteria set out in policies H1(67) and RMX1(4). Key schemes include junction improvements, a package of measures to improve sustainable transport infrastructure, and improvements to pedestrian access.</li> </ol>	<p>Located east of Maidstone. The site allocation [H1(67)] is located 12.2km south west of the nearest internationally designated site (North Downs Woodlands SAC).</p> <p>There are no impact pathways present.</p>
Policy SP17 The Countryside	<p>The countryside is defined as all those parts of the plan area outside the settlement boundaries of the Maidstone urban area, rural service centres and larger villages defined on the policies map.</p> <ol style="list-style-type: none"> <li>1. Provided proposals do not harm the character and appearance of an area, the following types of development will be permitted in the countryside: <ol style="list-style-type: none"> <li>i. Small-scale economic development, including development related to tourism and open-air recreation, through: <ol style="list-style-type: none"> <li>a. The re-use or extension of existing buildings except in isolated locations;</li> <li>b. The expansion of existing businesses; or</li> <li>c. Farm diversification schemes;</li> </ol> </li> <li>ii. Small-scale residential development necessary to: <ol style="list-style-type: none"> <li>a. Meet a proven essential need for a rural worker to live permanently at or near their place of work;</li> <li>b. Meet a proven need for Gypsy and Traveller accommodation; or</li> <li>c. Meet local housing needs;</li> </ol> </li> <li>iii. The winning of minerals; and</li> <li>iv. Development demonstrated to be necessary for agriculture or forestry.</li> </ol> </li> <li>2. Where proposals meet criterion 1, development in the countryside will be permitted if: <ol style="list-style-type: none"> <li>i. The type, siting, materials and design, mass and scale of development and the level of activity maintains, or where possible, enhances local distinctiveness including landscape features; and</li> <li>ii. Impacts on the appearance and character of the landscape can be appropriately mitigated. Suitability and required mitigation will be assessed through the submission of Landscape and Visual Impact Assessments to support development proposals in appropriate circumstances.</li> </ol> </li> <li>3. The loss of local shops and community facilities which serve villages will be resisted. In all cases, another beneficial community use should be sought before permission is granted for the removal of these facilities;</li> <li>4. Proposals will be supported which facilitate the efficient use of the borough's significant agricultural land and soil resource provided any adverse impacts on the appearance and character of the landscape can be appropriately mitigated;</li> </ol>	<p>No HRA implications.</p> <p>This policy provides for 'small scale residential development', and 'small scale economic development'. It is noted that this policy does not contain any specific locations for development.</p> <p>As no specific sites are detailed, and any development must be 'small scale' it is possible to screen this policy out.</p>

	<p>5. The distinctive character of the Kent Downs Area of Outstanding Natural Beauty and its setting, the setting of the High Weald Area of Outstanding Natural Beauty and the extent and openness of the Metropolitan Green Belt will be rigorously protected, maintained and enhanced where appropriate;</p> <p>6. The Greensand Ridge, Medway Valley, Len Valley, Loose Valley, and Low Weald as defined on the policies map, will be protected, maintained and enhanced where appropriate as landscapes of local value;</p> <p>7. Development in the countryside will retain the setting of and separation of individual settlements; and</p> <p>8. Natural assets, including characteristic landscape features, wildlife and water resources, will be protected from damage with any unavoidable impacts mitigated. Account should be taken of the Kent Downs Area of Outstanding Natural Beauty Management Plan and the Maidstone Borough Landscape Character Guidelines supplementary planning document.</p>										
<i>Housing Site Allocations</i>											
<p>Policy H 1 Housing allocations</p>	<p>The sites allocated under policies H1(1) to H1(68) and policies RMX1(2) to RMX1(4) will deliver a total of approximately 8,707 homes to contribute towards meeting the borough's housing need. These sites will deliver a range of developments of varying sizes, types and densities. In addition to the site specific requirements set out in the detailed site allocation policies, all sites should meet the following criteria.</p> <ol style="list-style-type: none"> <li>1. Development proposals will be subject to the results and recommendations of a phase one ecological survey as determined by the council.</li> <li>2. Appropriate surface water and robust flood mitigation measures will be implemented where the site coincides with identified flood zones 2 and 3 and shall be subject to a flood risk assessment, including sites in Flood Zone 1 greater than 1ha in area, and shall incorporate sustainable drainage systems.</li> <li>3. Provision of, or contributions towards, publicly accessible open space should be made in accordance with policy DM22.</li> <li>4. Provision of affordable housing and a suitable mix of dwelling sizes should be made in accordance with policies DM11 and DM13.</li> <li>5. An 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 and Highways England, where appropriate, will demonstrate how proposed mitigation measures address the cumulative impacts of all sites taken together.</li> <li>6. Contributions towards strategic infrastructure requirements will be collected through the Community Infrastructure Levy. Site specific requirements where it is appropriate to use planning obligations under section 106 are set out under individual site policies.</li> </ol>	<p>HRA implications:</p> <p>This policy provides for 8,707 new homes within Maidstone Borough within the Plan period. .</p> <p>Potential impact pathways present include:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Air quality</li> </ul>									
<i>Open Space Allocations</i>											
<p>Policy OS1 Strategic open space allocations</p>	<p>The following sites, as shown on the policies map, are identified for provision of strategic natural and/or semi-natural open space to complement the growth identified in the key settlements.</p> <table border="1" data-bbox="407 1276 1417 1428"> <thead> <tr> <th>Policy Reference</th> <th>Site Name, Address</th> <th>Approx. ha.</th> </tr> </thead> <tbody> <tr> <td>(1)</td> <td>East of Hermitage Lane, Maidstone</td> <td>10.00</td> </tr> <tr> <td>(2)</td> <td>Oakapple Lane, Barming</td> <td>1.50</td> </tr> </tbody> </table>	Policy Reference	Site Name, Address	Approx. ha.	(1)	East of Hermitage Lane, Maidstone	10.00	(2)	Oakapple Lane, Barming	1.50	<p>No HRA implications.</p> <p>The provision of open space allocations is a positive policy. If publicly accessible, open space allocations can be used to</p>
Policy Reference	Site Name, Address	Approx. ha.									
(1)	East of Hermitage Lane, Maidstone	10.00									
(2)	Oakapple Lane, Barming	1.50									

	(3)	Langley Park, Sutton Road, Boughton Monchelsea	5.00	draw recreational activity away from internationally designated sites.  There are no impact pathways present.	
	(4)	Bicknor Farm, Sutton Road, Otham	16.00		
	(5)	South of Sutton Road, Langley	14.00		
	(6)	South of Ashford Road, Harrietsham	1.37		
	(7)	Church Road, Harrietsham	1.22		
	(8)	Tongs Meadow, West Street, Harrietsham	3.30		
	(9)	The Parsonage, Goudhurst Road, Marden	3.20		
	(10)	Hen & Duckhurst Farm, Marden Road, Staplehurst	4.66		
	(11)	Fishers Farm, Fishers Road, Staplehurst	6.24		
	(12)	North of Henhurst Farm, Staplehurst	5.78		
	(13)	Ulcombe Road and Mill Bank, Headcorn	1.50		
	(14)	South of Grigg Lane, Headcorn	2.40		
	(15)	North of Heath Road (Older's Field), Coxheath	2.34		
	(16)	Former Syngenta Works, Hampstead Lane, Yalding	26.20		
	(17)	Boughton Lane, Loose and Boughton Monchelsea	7.10		
	(18)	Boughton Mount, Boughton Monchelsea	2.80		
	(19)	Lyewood Farm, Boughton Monchelsea	2.00		
<i>Broad locations for housing growth</i>					
Policy H 2 Broad locations for housing growth	<p>The broad locations for future housing growth allocated under policies H2(1) to H2(3) have the potential to deliver up to 3,500 homes to meet the borough's housing need post 2026. These locations will deliver a range of developments of varying sizes, types and densities. In addition to the specific requirements set out in the detailed policies for the broad locations, all sites should meet the following criteria.</p> <ol style="list-style-type: none"> <li>1. Development will be subject to the results and recommendations of a phase one ecological survey as determined by the council.</li> <li>2. Appropriate surface water and robust flood mitigation measures will be implemented where the site coincides with identified flood zones 2 and 3 and shall be subject to a flood risk assessment, including sites in Flood Zone 1 greater than 1ha in area, and shall incorporate sustainable drainage systems.</li> <li>3. Provision of, or contributions towards, publicly accessible open space should be made in accordance with policy DM22.</li> <li>4. Provision of affordable housing and a suitable mix of dwelling sizes should be made in accordance with policies DM11 and DM13.</li> <li>5. An 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 and Highways England, where appropriate, will demonstrate how proposed mitigation measures address the cumulative impacts of all sites taken together.</li> </ol>				<p>HRA implications.</p> <p>This policy refers to Policies H2(1), and H2(2), which provide for residential development within 3.5km and 2.9km from the North Downs Woodlands SAC.</p> <p>Impact pathways present include:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Air quality</li> </ul>

	6. Appropriate contributions towards strategic and local infrastructure will be provided where proven necessary.	
<i>Detailed policies for broad housing growth</i>		
Policy H2(1) Maidstone town centre broad location for housing growth	Maidstone town centre, as defined on the policies map, is identified as a broad location in accordance with policy H2 for approximately 700 dwellings towards the end of the local plan period (post 2026). In accordance with the requirements of policy SP4, the council will prepare a master plan to develop the vision for the town centre and to guide development proposals.	HRA implications  This site provides for approximately 700 new dwellings. It is located 3.5km south west of North Downs Woodlands SAC.  Potential impact pathways present include: <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Air quality</li> </ul>
Policy H2(2) Invicta Park Barracks, Maidstone broad location for housing growth	Invicta Park Barracks is identified as a broad location in accordance with policy H2 for up to 1,300 dwellings towards the end of the local plan period (post 2026). Should the site come forward within the growth location, as defined on the policies map, before the local plan is reviewed, the following criteria must be met in addition to other policies of this local plan: <ol style="list-style-type: none"> <li>1. Preparation and submission of a development brief and a master plan prepared in conjunction with and for approval by the council to guide development;</li> <li>2. Integration of new development within the existing landscape structure of the site (supported by ecological, arboricultural, and landscape and visual impact assessments together with the identification of detailed mitigation measures where appropriate);</li> <li>3. Ensuring requisite community facilities, which may include neighbourhood shopping and health and education facilities, are delivered in conjunction with housing;</li> <li>4. Provision of publicly accessible open space, including natural and semi-natural open space, as proven necessary, and/or contributions;</li> <li>5. Off site highway improvements as necessary to mitigate the impact of development;</li> <li>6. Securing a network of public footpath and cycling routes through the site;</li> <li>7. Preservation of features of ecological importance, including the retention and enhancement of wildlife corridors, and ensuring that connection with ecological features and corridors outside the site is maintained/enhanced;</li> <li>8. Enhanced walking, cycling and public transport connections to the town centre and local area;</li> <li>9. Preservation of Park House (Grade II*) and its setting, in particular the parkland to the north and east of Park House to include removal of existing built development at 1-8 (consecutive) The Crescent to enhance/restore the parkland setting; and</li> <li>10. Development proposals must demonstrate that the necessary sewerage infrastructure is either available, or can be delivered in parallel with the development.</li> </ol>	HRA implications  This site provides for approximately 1,300 new dwellings in addition to neighbourhood shopping and health and education facilities and open space. It is located 2.9km south west of North Downs Woodlands SAC.  Potential impact pathways present include: <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Air quality</li> </ul>
Policy H2 (3)	The rural service centre of Lenham is identified as a broad location in accordance with policy H2 for up to	No HRA implications.

<p>Lenham broad location for housing growth</p>	<p>1,500 dwellings towards the end of the local plan period (post 2026). Should sites come forward within the growth location, as illustrated on the inset plan, before the local plan is reviewed, the following criteria must be met in addition to other policies of this local plan:</p> <ol style="list-style-type: none"> <li>1. Preparation and submission of a master plan prepared in conjunction with and for approval by the Council to guide development;</li> <li>2. Submission of necessary ecological, arboricultural, and landscape and visual impact assessments with detailed mitigation schemes where appropriate;</li> <li>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 the cumulative impacts of all the sites taken together;</li> <li>4. Provision of, or contributions towards infrastructure improvements that benefits public transport users, pedestrians and cyclists in and around the village;</li> <li>5. Provision of, or contributions towards community infrastructure (e.g. schools, medical facilities, youth facilities), where proven necessary;</li> <li>6. Provision of publicly accessible open space, including natural and semi-natural open space, as proven necessary, and/or contributions;</li> <li>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;</li> <li>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 9. Development proposals must demonstrate that the necessary sewerage infrastructure is either available, or can be delivered in parallel with the development.</li> </ol>	<p>Whilst this policy does provide for 1,500 new dwellings, it is located 11.4km from the nearest designated site (North Downs Woodlands SAC).</p> <p>There are no impact pathways present.</p>
<p><i>Gypsy and Traveller site allocations</i></p>		
<p>Policy GT 1 Gypsy and Traveller site allocations</p>	<p>The sites allocated under policies GT1(1) to GT1(16) will deliver approximately 41 pitches for Gypsy and Traveller accommodation to assist in meeting needs during the plan period. Development will be permitted provided the criteria for each site set out in the detailed site allocation policies are met.</p>	<p>HRA implications.</p> <p>This provides for new dwellings within less than 6km of the Medway Estuary and Marshes SPA and Ramsar site (GT1(12) and GT1(14)). In addition (GT1(12), GT1(13) and GT1(14) are within close proximity to Queendown Warren SAC. Potential impact pathways present include:</p> <ul style="list-style-type: none"> <li>• Recreational</li> </ul>

		<p>pressure</p> <ul style="list-style-type: none"> <li>• Air quality.</li> </ul>
<i>Retail and mixed use site allocations</i>		
Policy RMX 1 Retail and mixed use allocations	The sites allocated under policies RMX1(1) to RMX1(4) will deliver a mix of retail, employment and housing development to meet the borough's needs. The sites provide for approximately 480 dwellings (accounted for in the total housing land supply under policy H1), 26,400m <sup>2</sup> retail floorspace and 108,600m <sup>2</sup> employment floorspace. Development will be permitted provided the criteria for each site set out in the detailed site allocation policies are met.	<p>HRA implications. This policy provides for mixed use development, including that provided within Policies RMX1(1), RMX1(2), AND RMX1(3). Potential impact pathways present include:</p> <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Air quality</li> </ul>
<i>Employment site allocations</i>		
Policy EMP 1 Employment allocations	The sites allocated under policies EMP1(1) to EMP1(5) will deliver approximately 83,800m <sup>2</sup> employment floorspace to help meet employment needs during the plan period. Development will be permitted provided the criteria for each site set out in the detailed site allocation policies are met.	<p>HRA implications. This policy provides for increases in employment floorspace. In-combination these new employment allocations could result in likely significant effects via the following impact pathway:</p> <ul style="list-style-type: none"> <li>• Air quality</li> </ul>

**Table 9: Screening of Housing Site Allocations**

Site Allocation	Proposed Use	Screening Outcome
<i>North west strategic development location</i>		
H1(1) Bridge Nursery, London Road, Maidstone	Approximately 140 dwellings	HRA implications. Located 3.2km from North Downs Woodlands SAC. Potential impact pathway present: <ul style="list-style-type: none"> <li>Recreational pressure.</li> </ul>
H1(2) East of Hermitage Lane, Maidstone	Approximately 500 dwellings; Primary education; Multi-functional community use	HRA implications. Located 4.3km from North Downs Woodlands SAC. Potential impact pathway present: <ul style="list-style-type: none"> <li>Recreational pressure.</li> </ul>
H1(3) West of Hermitage Lane, Maidstone	Approximately 330 dwellings	No HRA implications. The site is located 5.7km from North Downs Woodlands SAC. There are no impact pathways present.
H1(4) Oakapple Lane, Barming	Approximately 187 dwellings; Approximately 1.5 hectares of publicly accessible open space in accordance with policy OS1(2).	No HRA implications. The site is located 5.6km from North Downs Woodlands SAC. There are no impact pathways present.
<i>South east strategic development location</i>		
H1(5) Langley Park, Sutton Road, Boughton Monchelsea	Approximately 600 dwellings; Approximately 5 hectares of publicly accessible open space in accordance with policy OS1(3).; 2FE primary school; shopping facilities	No HRA implications. The site is located 8.3km from North Downs Woodlands SAC. There are no impact pathways present.
H1(6) North of Sutton Road, Otham	Approximately 286 dwellings	No HRA implications. The site is located 8.0km from North Downs Woodlands SAC. There are no impact pathways present.
H1(7) North of Bicknor Wood, Gore Court Road, Otham	Approximately 190 dwellings	No HRA implications. The site is located 7.8km from North Downs Woodlands SAC. There are no impact pathways present.
H1(8) West of Church Road, Otham	Approximately 440 dwellings	No HRA implications. The site is located 6.4km from North Downs Woodlands SAC. There are no impact pathways present.
H1(9) Bicknor Farm, Sutton Road, Otham	Approximately 335 dwellings	No HRA implications. The site is located 8.2km from North Downs Woodlands SAC. There are no impact pathways present.
H1(10) South of Sutton Road, Langley	Approximately 800 dwellings; Approximately 14 hectares of publicly accessible open space in accordance with policy OS1(5).;	No HRA implications. The site is located 8.7km from North Downs Woodlands SAC. There are no impact pathways present.
<i>Other urban area locations</i>		
H1(11) Springfield, Royal Engineers Road and Mill Lane, Maidstone	Approximately 500 dwellings; Publicly accessible open space to include the provision of a pocket park to the rear (west) of the existing Springfield Mansion on the former tennis court/car park area in addition to the existing area of public open space	HRA implications. Located 3.2km from North Downs Woodlands SAC. Potential impact pathway present: <ul style="list-style-type: none"> <li>Recreational pressure.</li> </ul>
H1(12) 180-188 Union Street,	Approximately 30 dwellings	HRA implications. Located 4.1km from North Downs Woodlands

Maidstone		SAC. Potential impact pathway present: <ul style="list-style-type: none"> <li>• Recreational pressure.</li> </ul>
H1(13) Medway Street, Maidstone	Approximately 40 dwellings	HRA implications. Located 4.3km from North Downs Woodlands SAC. Potential impact pathway present: <ul style="list-style-type: none"> <li>• Recreational pressure.</li> </ul>
H1(14) American Golf, Tonbridge Road, Maidstone	Approximately 60 dwellings	HRA implications. Located 4.8km from North Downs Woodlands SAC. Potential impact pathway present: <ul style="list-style-type: none"> <li>• Recreational pressure.</li> </ul>
H1(15) 6 Tonbridge Road, Maidstone	Approximately 15 dwellings	HRA implications. Located 4.6km from North Downs Woodlands SAC. Potential impact pathway present: <ul style="list-style-type: none"> <li>• Recreational pressure.</li> </ul>
H1 (16)Slencrest House, 3 Tonbridge Road, Maidstone	Approximately 10 dwellings	HRA implications. Located 4.8km from North Downs Woodlands SAC. Potential impact pathway present: <ul style="list-style-type: none"> <li>• Recreational pressure.</li> </ul>
H1(17) Laguna, Hart Street, Maidstone	Approximately 76 dwellings	No HRA implications. The site is located 5.1km from North Downs Woodlands SAC. There are no impact pathways present.
H1(18) Dunning Hall (off Fremlin Walk), Week Street, Maidstone	Approximately 14 dwellings	HRA implications. Located 4.1km from North Downs Woodlands SAC. Potential impact pathway present: <ul style="list-style-type: none"> <li>• Recreational pressure.</li> </ul>
H1(19) 18-21 Foster Street, Maidstone	Approximately 5 dwellings	HRA implications. Located 4.8km from North Downs Woodlands SAC. Potential impact pathway present: <ul style="list-style-type: none"> <li>• Recreational pressure.</li> </ul>
H1(20)Wren's Cross, Upper Stone Street, Maidstone	Approximately 60 dwellings	HRA implications. Located 4.7km from North Downs Woodlands SAC. Potential impact pathway present: <ul style="list-style-type: none"> <li>• Recreational pressure.</li> </ul>
H1(21) Barty Farm, Roundwell, Thurnham	Approximately 122 dwellings	No HRA implications. The site is located 6.2km from North Downs Woodlands SAC. There are no impact pathways present.
H1(22) Whitmore Street, Maidstone	Approximately 5 dwellings	No HRA implications. The site is located 5.4km from North Downs Woodlands SAC. There are no impact pathways present.
H1(23) North Street, Barming	Approximately 35 dwellings	No HRA implications. The site is located 6.2km from North Downs Woodlands SAC. There are no impact pathways present.
H1(24) Postley Road, Tovil	Approximately 62 dwellings	No HRA implications. The site is located 6.2km from North Downs Woodlands SAC. There are no impact pathways present.
H1(25) Bridge Industrial Centre, Wharf Road, Tovil	Approximately 15 dwellings	No HRA implications. The site is located 5.3km from North Downs Woodlands SAC. There are no impact pathways present.
H1(26) Tovil Working Men's Club, Tovil Hill, Tovil	Approximately 20 dwellings	No HRA implications. The site is located 5.5km from North Downs Woodlands SAC. There are no impact pathways present.

H1(27) Kent Police HQ, Sutton Road, Maidstone	Approximately 112 dwellings	No HRA implications. The site is located 7.3km from North Downs Woodlands SAC. There are no impact pathways present.
H1(28) Kent Police training school, Sutton Road, Maidstone	Approximately 90 dwellings	No HRA implications. The site is located 7.6km from North Downs Woodlands SAC. There are no impact pathways present.
H1(29) New Line Learning, Boughton Lane, Loose	Approximately 220 dwellings	No HRA implications. The site is located 7.3km from North Downs Woodlands SAC. There are no impact pathways present.
H1(30) West of Eclipse, Maidstone	Approximately 35 dwellings	HRA implications. Located 1.8km from North Downs Woodlands SAC. Potential impact pathway present: <ul style="list-style-type: none"> <li>Recreational pressure.</li> </ul>
H1(31) Bearsted Station Goods Yard, Bearsted	Approximately 20 dwellings	No HRA implications. The site is located 5.3km from North Downs Woodlands SAC. There are no impact pathways present.
H1(32) Cross Keys, Bearsted	Approximately 50 dwellings	No HRA implications. The site is located 6.2km from North Downs Woodlands SAC. There are no impact pathways present.
<i>Coxheath Rural Service Centre</i>		
H1(33) Linden Farm, Stockett Lane, Coxheath	Approximately 74 dwellings	No HRA implications.
H1(34) Heathfield, Heath Road, Coxheath	Approximately 110 dwellings	Whilst this provides for new residential development, the nearest site is located 8.2km south from North Downs Woodlands SAC.
H1(35) Forstal Lane, Coxheath	Approximately 195 dwellings	There are no impact pathways present
H1(36) North of Heath Road, (Older's Field), Coxheath	Approximately 55 dwellings	
H1(37) Clockhouse Farm, Heath Road, Coxheath	Approximately 72 dwellings and 43 care home bedspaces	
<i>Harrietsham Rural Service Centre</i>		
H1(38) South of Ashford Road, Harrietsham	Approximately 113 dwellings; Approximately 1.36 hectares of publicly accessible open space in accordance with policy OS1(6).	No HRA implications.
H1(39) Mayfield Nursery, Ashford Road, Harrietsham	Approximately 49 dwellings	Whilst this provides for new residential development, the nearest site allocation [H1(38)] is located 9.2km south from North Downs Woodlands SAC.
H1(40) Church Road, Harrietsham	Approximately 80 dwellings; Approximately 1.22 hectares of publicly accessible open space in accordance with policy OS1(7).	There are no impact pathways present
<i>Headcorn Rural Service Centre</i>		
H1(41) Old School Nursery, Station Road, Headcorn	Approximately 9 dwellings	No HRA implications.
H1(42) Ulcombe Road and Mill	Approximately 220 dwellings; Approximately 1.5 hectares	Whilst this provides for new residential development, the nearest

Bank, Headcorn	of publicly accessible open space in accordance with policy OS1(13).	site allocation [H1(42)] is located 14.1km south from North Downs Woodlands SAC.  There are no impact pathways present
H1(43) Grigg Lane and Lenham Road, Headcorn	Approximately 86 dwellings	
H1(44) South of Grigg Lane, Headcorn	Approximately 55 dwellings; Approximately 2.4 hectares of publicly accessible open space in accordance with policy OS1(14).	
H1(45) Knaves Acre, Headcorn	Approximately 5 dwellings	
H1(46) North of Lenham Road, Headcorn	Approximately 48 dwellings	
<i>Lenham Rural Service Centre</i>		
H1(47) Tanyard Farm, Old Ashford Road, Lenham	Approximately 155 dwellings	No HRA implications.
H1(48) Glebe Gardens, Lenham	Approximately 10 dwellings	Whilst this provides for new residential development, the nearest site allocation [H1(47)] is located 12.3km south from North Downs Woodlands SAC.  There are no impact pathways present
<i>Marden Rural Service Centre</i>		
H1(49) Howland Road, Marden	Approximately 44 dwellings	No HRA implications.
H1(50) Stanley Farm, Plain Road, Marden	Approximately 85 dwellings	Whilst this provides for new residential development, the nearest site allocation [H1(49)] is located 14.4km south from North Downs Woodlands SAC.  There are no impact pathways present
H1(51) The Parsonage, Goudhurst Road, Marden	Approximately 144 dwellings; Approximately 3.2 hectares of publicly accessible open space in accordance with policy OS1(9).	
H1(52) Marden Cricket and Hockey Club, Stanley Road, Marden	Approximately 124 dwellings	
H1(53) South of The Parsonage, Goudhurst Road, Marden	Approximately 50 dwellings	
<i>Staplehurst Rural Service Centre</i>		
H1(54) Hen and Duckhurst Farm, Marden Road, Staplehurst	Approximately 250 dwellings; Approximately 4.66 hectares of publicly accessible open space in accordance with policy OS1(10).	No HRA implications.
H1(55) Fishers Farm, Fishers Road, Staplehurst	Approximately 400 dwellings; Approximately 6.24 hectares of publicly accessible open space in accordance with policy OS1(11).	Whilst this provides for new residential development, the nearest site allocation [H1(54)] is located 14.0km south from North Downs Woodlands SAC.

H1(56) North of Henhurst Farm, Staplehurst	Approximately 60 dwellings; Approximately 5.78 hectares of publicly accessible open space in accordance with policy OS1(12).	There are no impact pathways present
H1(57) Hubbards Lane and Haste Hill Road, Boughton Monchelsea	Approximately 20 dwellings	No HRA implications.
H1(58) Boughton Lane, Boughton Monchelsea and Loose	Approximately 75 dwellings; Approximately 7.1 hectares of publicly accessible open space in accordance with policy OS1(17).	Whilst this provides for new residential development, the nearest site allocation [H1(61)] is located 7.3km south from North Downs Woodlands SAC.
H1(59) Boughton Mount, Boughton Lane, Boughton Monchelsea	Approximately 25 dwellings; Approximately 2.8 hectares of publicly accessible open space in accordance with policy OS1(18).	There are no impact pathways present
H1(60) Junction of Church Street and Heath Road, Boughton Monchelsea	Approximately 40 dwellings	
H1(61) Lyewood Farm, Green Lane, Boughton Monchelsea	Approximately 25 dwellings; Approximately 2.0 hectares of publicly accessible open space in accordance with policy OS1(19).	
H1(62) Hubbards Lane, Loose	Approximately 8 dwellings	
<i>Eyhorne Street (Hollingbourne) Larger Village</i>		
H1(63) East of Eyhorne Street, Eyhorne Street, Hollingbourne	Approximately 10 dwellings	No HRA implications.
H1(64) West of Eyhorne Street, Eyhorne Street, Hollingbourne	Approximately 14 dwellings	Whilst this provides for new residential development, the nearest site allocation [H1(65)] is located 5.4km south east from North Downs Woodlands SAC.
H1(65) Adjacent to The Windmill PH, Eyhorne Street, Hollingbourne	Approximately 15 dwellings	There are no impact pathways present
<i>Sutton Valence Larger Village</i>		
H1(66) Brandy's Bay, South Lane, Sutton Valence	Approximately 40 dwellings	No HRA implications.  Whilst this provides for new residential development, the site allocation [H1(66)] is located 10.1km south from North Downs Woodlands SAC.  There are no impact pathways present
<i>Yalding Larger Village</i>		
H1(67) Vicarage Road, Yalding	Approximately 65 dwellings	No HRA implications.  Whilst this provides for new residential development, the site

		allocation [H1(67)] is located 12.2km south west rom North Downs Woodlands SAC.  There are no impact pathways present
<i>Other rural area</i>		
H1(68) Bentletts Yard, Claygate Road, Laddingford	Approximately 10 dwellings	No HRA implications.  Whilst this provides for new residential development, the site allocation [H1(68)] is located 14.2km south west rom North Downs Woodlands SAC.  There are no impact pathways present

**Table 10: Screening of Gypsy and Traveller Site Allocations**

Site Allocation	Number of Pitches	Screening outcome
Policy GT1(1) The Kays, Heath Road, Boughton Monchelsea	1	No HRA implications: Located 8.3km from the nearest internationally designated site (North Downs Woodlands SAC). There are no impact pathways present
Policy GT1(2) Greenacres (Plot 5), Church Hill, Boughton Monchelsea	1	No HRA implications: Located 8.3km from the nearest internationally designated site (North Downs Woodlands SAC). There are no impact pathways present
Policy GT1(3) Chart View, Chart Hill Road, Chart Sutton	2	No HRA implications: Located 11.5km from the nearest internationally designated site (North Downs Woodlands SAC). There are no impact pathways present
Policy GT1(4) Land at Blossom Lodge, Stockett Lane, Coxheath	6	No HRA implications: Located 7.8km from the nearest internationally designated site (North Downs Woodlands SAC). There are no impact pathways present
Policy GT1(5) Little Boarden, Boarden Lane, Headcorn	2	No HRA implications: Located 13.4km from the nearest internationally designated site (North Downs Woodlands SAC). There are no impact pathways present
Policy GT1(6) Rear of Granada, Lenham Road, Headcorn	1	No HRA implications: Located 13.4km from the nearest internationally designated site (North Downs Woodlands SAC). There are no impact pathways present
Policy GT1(7) The Chances, Lughorse Lane, Hunton	4	No HRA implications: Located 10.8km from the nearest internationally designated site (North Downs Woodlands SAC). There are no impact pathways present
Policy GT1(8) Kilnwood Farm, Old Ham Lane, Lenham	2	No HRA implications: Located 14km from the nearest internationally designated site (North Downs Woodlands SAC). There are no impact pathways present
Policy GT1(9) 1 Oak Lodge, Tilden Lane, Marden	2	No HRA implications: Located 13.9km from the nearest internationally designated site (North Downs Woodlands SAC). There are no impact pathways present
Policy GT1(10) The Paddocks, George Street, Staplehurst	2	No HRA implications: Located 13.8km from the nearest internationally designated site (North Downs Woodlands SAC). There are no impact pathways present
Policy GT1(11) Bluebell Farm, George Street, Staplehurst	2	No HRA implications: Located 13.7km from the nearest internationally designated site (North Downs Woodlands SAC). There are no impact pathways present
Policy GT1(12) Cherry Tree Farm, West Wood Road, Stockbury	2	Potential HRA implications. This site is located 1km from Queendown Warren SAC and 5.3km from the Medway Estuary and Marshes SPA and Ramsar site. Impact pathways present include: <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Air quality</li> </ul>
Policy GT1(13) Flips Hole, South Street Road, Stockbury	5	Potential HRA implications. This site is located 1.7km from Queendown Warren SAC. Impact pathways present include: <ul style="list-style-type: none"> <li>• Recreational pressure</li> <li>• Air quality</li> </ul>
Policy GT1(14) The Ash, Yelsted Road, Stockbury	5	Potential HRA implications. This site is located 1.1km from Queendown Warren SAC and 5.4km from the Medway Estuary and Marshes SPA and Ramsar site. Impact pathways present include: <ul style="list-style-type: none"> <li>• Recreational pressure</li> </ul>

		<ul style="list-style-type: none"><li>Air quality</li></ul>
Policy GT1(15) Hawthorn farm, Pye Corner, Ulcombe	3	No HRA implications: Located 12.0km from the nearest internationally designated site (North Downs Woodlands SAC). There are no impact pathways present
Policy GT1(16) Neverend Lodge, Pye Corner, Ulcombe	1	No HRA implications: Located 11.6km from the nearest internationally designated site (North Downs Woodlands SAC). There are no impact pathways present

**Table 11: Screening of Detailed Site Allocation Policies for Retail and Mixed Use**

Site Allocation	Proposed Use	Screening outcome
RMX1(1) Newnham Park, Bearsted Road, Maidstone	<ul style="list-style-type: none"> <li>Education: medical campus of up to 100,000m2,</li> <li>A replacement retail centre of up to 15,000m2</li> <li>Creation of a parkland nature reserve of approximately 3 hectares.</li> </ul>	HRA implications. Located 1.6km from North Downs Woodlands SAC. Potential impact pathways present include: <ul style="list-style-type: none"> <li>Recreational pressure</li> <li>Air quality</li> </ul>
RMX1(2) Maidstone East and Sorting Office, Sandling, Road, Maidstone	<ul style="list-style-type: none"> <li>Approximately 210 dwellings.</li> <li>Up to 10,000m2 comparison and convenience retail</li> </ul>	HRA implications. Located 3.3km from North Downs Woodlands SAC. Potential impact pathways present include: <ul style="list-style-type: none"> <li>Recreational pressure</li> <li>Air quality</li> </ul>
RMX1(3) King Street car park and former AMF Bowling site, Maidstone	<ul style="list-style-type: none"> <li>Approximately 53 dwellings</li> <li>Up to 1,400m2 comparison and/or convenience retail floorspace</li> </ul>	HRA implications. Located 3.8km from North Downs Woodlands SAC. Potential impact pathways present include: <ul style="list-style-type: none"> <li>Recreational pressure</li> <li>Air quality</li> </ul>
RMX1(4) Former Syngenta works, Hampstead Lane, Yalding	<ul style="list-style-type: none"> <li>Approximately 8,600m2 of employment floorspace</li> <li>Approximately 200 dwellings.</li> <li>Approximately 26.2 hectares of publicly accessible open space in accordance with policy OS1(16).</li> </ul>	No HRA implications. Located 13.2km south west from North Downs Woodlands SAC. There are no impact pathways present.

**Table 12: Screening of Employment Site Allocations**

Site Allocation	Provision	Screening outcome
EMP1(1) Mote Road, Maidstone	Redevelopment of up to 8,000 m <sup>2</sup> office floorspace (B1 use class).	No HRA implications: Located 4.2km from the nearest internationally designated site (North Downs Woodlands SAC). There are no impact pathways present
EMP1(2) West of Barradale Farm, Maidstone Road, Headcorn	Development of 5,500m <sup>2</sup> employment floorspace (B1, B2, B8 use classes)	No HRA implications: Located 13.2km from the nearest internationally designated site (North Downs Woodlands SAC). There are no impact pathways present
EMP1(3) South of Claygate, Pattenden Lane, Marden	6,800m <sup>2</sup> employment floorspace (B1, B2, B8 use classes).	No HRA implications: Located 13.4km from the nearest internationally designated site (North Downs Woodlands SAC). There are no impact pathways present
EMP1(4) West of Wheelbarrow Industrial Estate, Pattenden Lane, Marden	Development of 14,500m <sup>2</sup> employment floorspace (B1, B2, B8 use classes).	No HRA implications: Located 13.3km from the nearest internationally designated site (North Downs Woodlands SAC). There are no impact pathways present
Policy EMP1(5) Woodcut Farm, Ashford Road, Bearsted	Development for up to 49,000m <sup>2</sup> mixed employment floorspace (B1c; B2; B1a; B8).	No HRA implications: Located 3.9km from the nearest internationally designated site (North Downs Woodlands SAC). There are no impact pathways present

**Table 13: Screening of Development Management Polices including Delivery Framework.**

Policy Name	Policy Description	HRA Screening Outcome
<i>Development management policies for Maidstone Borough</i>		
DM1 Principles of Good Design	<p>Proposals which would create high quality design and meet the following criteria will be permitted:</p> <ul style="list-style-type: none"> <li>i. Create designs and layouts that are accessible to all, and maintain and maximise opportunities for permeability and linkages to the surrounding area and local services;</li> <li>ii. Respond positively to and where possible enhance the local, natural or historic character of the area. Particular regard will be paid to scale, height, materials, detailing, mass, bulk, articulation and site coverage - incorporating a high quality, modern design approach and making use of vernacular materials where appropriate;</li> <li>iii. Create high quality public realm and, where opportunities permit, provide improvements, particularly in town centre locations;</li> <li>iv. 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 excessive noise, vibration, odour, air pollution, activity or vehicular movements, overlooking or visual intrusion, and that the built form would not result in an unacceptable loss of privacy or light enjoyed by the occupiers of nearby properties;</li> <li>v. Respect the topography and respond to the location of the site and sensitively incorporate natural features such as trees, hedges and ponds worthy of retention within the site;</li> <li>vi. Provide a high quality design which responds to areas of heritage, townscape and landscape value or uplifts an area of poor environmental quality;</li> <li>vii. Orientate development, where possible, in such a way as to maximise the opportunity for sustainable elements to be incorporated and to reduce the reliance upon less sustainable energy sources;</li> <li>viii. Protect and enhance any on site biodiversity and geodiversity features where appropriate, or provide sufficient mitigation measures;</li> <li>ix. Safely accommodate the vehicular and pedestrian movement generated by the proposal on the local highway network and through the site access;</li> <li>x. Create a safe and secure environment and incorporate adequate security measures and features to deter crime, fear of crime, disorder and anti-social behaviour;</li> <li>xi. Avoid inappropriate new development within areas at risk from flooding, or mitigate any potential impacts of new development within such areas whereby mitigation measures are integral to the design of buildings;</li> <li>xii. Incorporate measures for the adequate storage of waste, including provision for increasing recyclable waste;</li> <li>xiii. Provide adequate vehicular and cycle parking to meet adopted council standards; and</li> <li>xiv. Be flexible towards future adaptation in response to changing life needs. Account should be taken of Conservation Area Appraisals and Management Plans, Character Area</li> </ul>	<p>No HRA implications.</p> <p>This is a development management policy relating to design.</p> <p>There are no impact pathways present.</p>

	<p>Assessments, the Maidstone Borough Landscape Character Guidelines SPD, the Kent Design Guide and the Kent Downs Area of Natural Beauty Management Plan.</p>	
<p>DM2 Sustainable Design</p>	<ol style="list-style-type: none"> <li>1. New dwellings, where technically feasible and viable, should meet the Building Regulations optional requirement for tighter water efficiency.</li> <li>2. Non-residential development, where technically feasible and viable, should meet BREEAM Very Good including addressing maximum water efficiencies under the mandatory water credits.</li> <li>3. In order to maximise carbon efficiency, all homes will be required to meet the strengthened on-site energy performance standards of Building Regulations.</li> <li>4. Proposals for new non-domestic buildings should achieve BREEAM Very Good for energy credits where technically and financially viable.</li> <li>5. Should BREEAM be replaced, or any national standards increased, then this requirement will also be replaced by any tighter standard appropriate to the Borough.</li> </ol>	<p>No HRA implications</p> <p>By default sustainable development would not result in likely significant effects upon any internationally designated site.</p> <p>There are no impact pathways present</p>
<p>DM3 Historic and Natural Environment</p>	<ol style="list-style-type: none"> <li>1. To enable Maidstone borough to retain a high quality of living and to be able to respond to the effects of climate change, developers will ensure that new development protects and enhances the historic and natural environment, where appropriate, by incorporating measures to:       <ol style="list-style-type: none"> <li>i. Protect positive historic and landscape character, heritage assets and their settings, areas of Ancient Woodland, veteran trees, trees with significant amenity value, important hedgerows, features of biological or geological interest, and the existing public rights of way network from inappropriate development and ensure that these assets do not suffer any adverse impacts as a result of development;</li> <li>ii. Avoid damage to and inappropriate development within or adjacent to:           <ol style="list-style-type: none"> <li>a. Cultural heritage assets protected by international, national or local designation and other non-designated heritage assets recognised for their archaeological, architectural or historic significance, or their settings;</li> <li>b. Internationally, nationally and locally designated sites of importance for biodiversity; and</li> <li>c. Local Biodiversity Action Plan priority habitats.</li> </ol> </li> <li>iii. Control pollution to protect ground and surface waters where necessary and mitigate against the deterioration of water bodies and adverse impacts on Groundwater Source Protection Zones, and/or incorporate measures to improve the ecological status of water bodies as appropriate;</li> <li>iv. Enhance, extend and connect designated sites of importance for biodiversity, priority habitats and fragmented Ancient Woodland; support opportunities for the creation of new Biodiversity Action Plan priority habitats; create, enhance, restore and connect other habitats, including links to habitats outside Maidstone Borough, where opportunities arise;</li> <li>v. Provide for the long term maintenance and management of all heritage and natural assets, including landscape character, associated with the development;</li> <li>vi. Mitigate for and adapt to the effects of climate change; and</li> <li>vii. Positively contribute to the improvement of accessibility of natural green space within walking distance of housing, employment, health and education facilities and to the</li> </ol> </li> </ol>	<p>No HRA implications.</p> <p>This is a positive policy providing protection to the natural environment, including internationally designated sites of importance.</p> <p>In addition, this policy provides of publicly accessible open space for recreational use.</p> <p>There are no impact pathways present.</p>

	<p>creation of a wider network of new links between green and blue spaces including links to the Public Rights of Way network.</p> <p>2. Protect and enhance the character, distinctiveness, diversity and quality of Maidstone's landscape and townscape by the careful, sensitive management and design of development.</p> <p>3. Where appropriate, development proposals will be expected to appraise the value of the borough's historic and natural environment through the provision of the following:</p> <ul style="list-style-type: none"> <li>i. An ecological evaluation of development sites and any additional land put forward for mitigation purposes to take full account of the biodiversity present, including the potential for the retention and provision of native plant species;</li> <li>ii. Heritage and arboricultural assessments to take full account of any past or present heritage and natural assets connected with the development and associated sites; and</li> <li>iii. A landscape and visual impact assessment to take full account of the significance of, and potential effects of change on, the landscape as an environmental resource together with views and visual amenity.</li> </ul> <p>4. Publicly accessible open space should be designed as part of the overall green and blue infrastructure and layout of a site, taking advantage of the potential for multiple benefits including enhanced play, wildlife, sustainable urban drainage, tree planting and landscape provision. The form and function of green infrastructure will reflect a site's characteristics, nature, location and existing or future deficits.</p> <p>5. Development proposals will not be permitted where they lead to adverse impacts on natural and heritage assets for which mitigation measures or, as a last resort, compensation appropriate to the scale and nature of the impacts cannot be achieved. Account should be taken of the Landscape Character Guidelines SPD, the Green and Blue Infrastructure Strategy and the Kent Downs AONB Management Plan.</p>	
DM4 Development on Brownfield Land	<p>Proposals for development on previously developed land (brownfield land) that make effective and efficient use of land and which meet the following criteria will be encouraged and permitted:</p> <ul style="list-style-type: none"> <li>1. The site is not of high environmental value; and</li> <li>2. If the proposal is for residential development, the density of new housing proposals reflects the character and appearance of individual localities, and is consistent with policy DM12 unless there are justifiable planning reasons for lower density development.</li> </ul>	<p>No HRA implications.</p> <p>This is a positive policy that provides protection of brownfield sites of high environmental value.</p> <p>There are no impact pathways present</p>
DM5 Air Quality	<p>Proposals that have an impact on air quality that meet the following criteria will be permitted:</p> <ul style="list-style-type: none"> <li>1. Proposals located close to identified air quality exceedence 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;</li> <li>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</li> </ul>	<p>No HRA implications.</p> <p>This policy is a positive policy providing for mitigation where required.</p> <p>There are no impact pathways</p>

	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.	present.
DM6 Non-conforming Uses	Proposals for development which could create, intensify or expand noisy or noxious uses or which would generate volumes or types of traffic unsuited to the local area, will only be permitted if they meet such other exceptions as indicated by policies elsewhere in this plan.	No HRA implications.  This policy relates to noisy or noxious users.  There are no impact pathways present.
DM7 External Lighting	1. Proposals for external lighting which meet the following criteria will be permitted: i. It is demonstrated that the minimum amount of lighting necessary to achieve its purpose is proposed; ii. The design and specification of the lighting would minimise glare and light spillage and would not dazzle or distract drivers or pedestrians using nearby highways; and iii. The lighting scheme would not be visually detrimental to its immediate or wider setting. 2. Lighting proposals that neighbour or are near enough to significantly affect areas of nature conservation importance, e.g. Sites of Special Scientific Interest, National Nature Reserves and County Wildlife Sites will only be permitted in exceptional circumstances.	No HRA implications.  This is a positive policy for ecology as Point 2 provides for protection of areas of nature conservation importance.  There are no impact pathways present.
DM8 Residential Extensions, Conversions and Redevelopment within the built up area	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. The scale, height, form, appearance and siting of the proposal would fit unobtrusively with the existing building where retained and the character of the street scene and/or its context; ii. The traditional boundary treatment of an area would be retained and, where feasible, reinforced; iii. The privacy, daylight, sunlight and maintenance of a pleasant outlook of adjoining residents would be safeguarded; and iv. Sufficient parking would be provided within the curtilage of the dwelling without diminishing the character of the street scene. 2. Within the defined boundaries of the urban area, rural service centres and larger villages, proposals for the conversion or redevelopment of a dwelling to self-contained flats or the use of a building as a house in multiple occupation which also meet the following criterion will be permitted: i. The intensified use of the building and its curtilage would not significantly harm the appearance of the building or the character and amenity of the surrounding area.	No HRA implications.  This policy provides for an increase in population and new dwellings.  Potential impact pathways present: <ul style="list-style-type: none"> <li>• Air quality</li> <li>• Recreational pressure</li> </ul> It is assumed that development will be in line with the Maidstone's Spatial Strategy and Policies. As such this policy can be screened out.
DM9	1. The council will permit 'living over the shop' projects in all suitable premises in the town	No HRA implications.

Residential Premises Above Shops and Businesses	<p>centre, district and local centres, and village shops.</p> <p>2. Change of use from residential accommodation in premises where the ground floor is (or last was) in class A retail or class B1 business uses within town, district or local centres will be permitted, provided it can be shown that the accommodation is no longer suitable or is potentially unsuitable for residential occupation because of location or design.</p>	<p>This policy provides for an increase in new dwellings, however no location or quantum is defined.</p> <p>It is assumed that development will be in line with the Maidstone's Spatial Strategy and Policies. As such this policy can be screened out.</p>
DM10 Residential Garden Land	<p>Within the defined boundaries of the urban area, rural service centres and larger villages, development of domestic garden land to create new buildings which meet the following criteria will be permitted provided:</p> <ul style="list-style-type: none"> <li>i. The higher density resulting from the development would not result in significant harm to the character and appearance of the area;</li> <li>ii. There is no significant loss of privacy, light or outlook for adjoining properties and/or their curtilages;</li> <li>iii. Access of an appropriate standard can be provided to a suitable highway; and</li> <li>iv. There would be no significant increase in noise or disturbance from traffic gaining access to the development.</li> </ul>	<p>No HRA implications.</p> <p>This policy provides for an increase in new dwellings, however no location or quantum is defined.</p> <p>It is assumed that development will be in line with the Maidstone's Spatial Strategy and Policies. As such this policy can be screened out.</p>
DM11 Housing Mix	<p>Maidstone Borough Council will seek to ensure the delivery of sustainable mixed communities across new housing developments and within existing housing areas throughout the borough.</p> <ul style="list-style-type: none"> <li>1. In considering proposals for new housing development, the council will seek a sustainable range of house sizes, types and tenures (including plots for custom and self-build) that reflect the needs of those living in Maidstone Borough now and in years to come.</li> <li>2. Accommodation profiles detailed in the Strategic Housing Market Assessment 2015 (or any future updates) will be used to help inform developers to determine which house sizes should be delivered in urban and rural areas to meet the objectively assessed needs of the area. In relation to affordable housing, the council will expect the submission of details of how this information has been used to justify the proposed mix.</li> <li>3. Where affordable housing is to be provided, developers should also take into consideration the needs of households on the council's housing register and discuss affordable housing requirements with the Council's housing team at the pre-submission stage of the planning process.</li> <li>4. Large development schemes will be expected to demonstrate that consideration has been given to custom and self-build plots as part of housing mix.</li> </ul>	<p>No HRA implications.</p> <p>This is a development management policy relating to housing mix.</p> <p>There are no impact pathways present.</p>

	<p>5. The council will work with partners to facilitate the provision of specialist and supported housing for elderly, disabled and vulnerable people.</p> <p>6. Gypsy, Traveller and Travelling Showpeople accommodation requirements will form part of the borough need for housing.</p> <p>An affordable and local needs housing supplementary planning document will be produced to expand on how the proposals in this policy will be implemented.</p>	
<p>DM12 Density of Housing Development</p>	<p>All new housing will be developed at a density that is consistent with achieving good design and does not compromise the distinctive character of the area in which it is situated.</p> <p>Subject to this overriding consideration:</p> <ol style="list-style-type: none"> <li>1. At sites within and close to the town centre new residential development will be expected to achieve densities of between 45 and 170 dwellings per hectare.</li> <li>2. At sites adjacent to the urban area new residential development will be expected to achieve a density of 35 dwellings per hectare.</li> <li>3. At sites within or adjacent to the rural service centres and larger villages as defined under policies SP3 and SP4 respectively new residential development will be expected to achieve a density of 30 dwellings per hectare.</li> </ol> <p>In other settlements not listed above new residential development will be expected to achieve a density of 30 dwellings per hectare. Development proposals that fail to make efficient use of land for housing, having regard to the character and location of the area, will be refused permission.</p>	<p>No HRA implications.</p> <p>This policy defines expected density of housing delivery.</p> <p>There are no impact pathways present.</p>
<p>DM13 Affordable Housing</p>	<p>On housing sites or mixed use development sites of five residential units or more, the council will require the delivery of affordable housing.</p> <ol style="list-style-type: none"> <li>1. The target rates for affordable housing provision within the following geographical areas, as defined on the policies map, are: <ol style="list-style-type: none"> <li>i. Maidstone urban area 30%, with the exception of policy H1(11) Springfield, Royal Engineers Road 20%; and</li> <li>ii. Countryside, rural service centres and larger villages 40%.</li> </ol> </li> <li>2. Affordable housing provision should be appropriately integrated within the site. In exceptional circumstances, and where proven to be necessary, off-site provision will be sought in the following order of preference: <ol style="list-style-type: none"> <li>i. An identified off site scheme;</li> <li>ii. The purchase of dwellings off site; or</li> <li>iii. A financial contribution towards off site affordable housing.</li> </ol> </li> <li>3. The indicative targets for tenure are: <ol style="list-style-type: none"> <li>i. 70% affordable rented housing, social rented housing or a mixture of the two; and</li> <li>ii. 30% intermediate affordable housing (shared ownership and/or intermediate rent).</li> </ol> </li> </ol> <p>Developers are required to enter into negotiations with the council's Housing department, in consultation with registered providers, at the earliest stage of the application process to determine an appropriate tenure split, taking account of the evidence available at that time.</p>	<p>No HRA implications.</p> <p>This is development management policy relating to the provision of affordable housing.</p> <p>There are no impact pathways present.</p>

	<p>4. The council will seek provision of 20% affordable housing for schemes that provide for retirement housing and/or extra care homes.</p> <p>5. The council has set a zero affordable housing rate for fully serviced residential care homes and nursing homes.</p> <p>6. Where it can be demonstrated that the affordable housing targets cannot be achieved due to economic viability, the tenure and mix of affordable housing should be examined prior to any variation in the proportion of affordable housing.</p> <p>The affordable and local needs housing supplementary planning document will contain further detail on how the policy will be implemented.</p>	
DM14 Local Needs Housing	<p>The council will work with parish councils and local stakeholders to bring forward sustainably located local needs housing at its rural communities. The council will grant planning permission subject to the following criteria.</p> <p>1. Development has been proven necessary by a local needs housing survey approved by the council which has been undertaken by or on behalf of the parish council(s) concerned. In consultation with the parish council and registered provider of social housing, the council will determine the number, size, type and tenure of homes to be developed after assessing the results of the survey. The council will also use the housing register to determine where there may be unmet housing needs.</p> <p>2. People meeting the relevant occupation criteria will be given priority to occupy local needs housing (under the council's housing allocation scheme).</p> <p>3. Local needs housing will remain available in perpetuity to meet the need for which it was permitted. This will be secured by planning conditions and/or legal agreements as appropriate.</p> <p>4. Sustainability of the site and its settlement will be a prime consideration in decision making. The council will give preference to settlements and communities where a range of community facilities and services, in particular school, health, and shopping are accessible from the site preferably on foot, by cycle or on public transport. The site must also be safely accessed to and from the public highway by all vehicles using the site at all times.</p> <p>5. The scale of development must be in proportion to the context of the settlement where it is located.</p> <p>6. Where national landscape, ecological and heritage designations are affected by the proposed development, the necessity for development must be proven to outweigh the purpose for which the designation is made.</p> <p>An affordable and local needs housing supplementary planning document will be produced to expand on how the proposals in this policy will be implemented.</p>	<p>No HRA implications.</p> <p>This is development management policy relating to the provision of local needs housing.</p> <p>There are no impact pathways present.</p>
DM15 Nursing and Care Homes	<p>Within the defined boundaries of the urban area, rural service centres and larger villages, proposals for new nursing and residential care homes through new build, conversion or redevelopment and for extensions to existing nursing and residential care homes which meet the following criteria will be permitted:</p> <p>1. The proposal will not adversely affect the character of the locality or the amenity of</p>	<p>No HRA implications.</p> <p>This is development management policy relating to the provision of nursing and care</p>

	<p>neighbouring properties by means of noise disturbance or intensity of use; or by way of size, bulk or overlooking; and</p> <p>2. Sufficient visitor and staff vehicle parking is provided in a manner which does not diminish the character of the street scene.</p>	<p>homes.</p> <p>There are no impact pathways present.</p>
<p>DM16 Gypsy, Traveller and Travelling Showpeople Accommodation</p>	<p>Planning permission for Gypsy and Traveller and Travelling Showpeople accommodation will be permitted if the site is allocated for that use or if the following criteria are met:</p> <ol style="list-style-type: none"> <li>1. Local services, in particular school, health and shopping facilities, are accessible from the site preferably on foot, by cycle or on public transport;</li> <li>2. The development would not result in inappropriate harm 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. Impact on these aspects will be assessed with particular regard to: <ol style="list-style-type: none"> <li>i. Local landscape character;</li> <li>ii. Cumulative effect - the landscape impact arising as a result of the development in combination with existing caravans; and</li> <li>iii. Existing landscape features - development is well screened by existing landscape features and there is a reasonable prospect of such features' long term retention. Additional planting should be used to supplement existing landscaping but should not be the sole means of mitigating the impact of the development.</li> </ol> </li> <li>3. The site can be safely accessed to and from the highway by all vehicles using the site on a regular basis;</li> <li>4. The site is not located in an area at risk from flooding (zones 3a and 3b) based on the latest information from the Environment Agency or a specific Flood Risk Assessment which has been agreed by the Environment Agency; and</li> <li>5. The ecological impact of the development has been assessed through appropriate survey and a scheme for any necessary mitigation and enhancement measures confirmed.</li> <li>6. In addition to the above criteria the following applies to Travelling Showpeople accommodation only: <ol style="list-style-type: none"> <li>i. The site should be suitable for the storage and maintenance of show equipment and associated vehicles.</li> </ol> </li> </ol>	<p>No HRA implications.</p> <p>This is development management policy relating to the provision of accommodation for Traveller and Travelling Showpeople accommodation. It does not define any quantity or location.</p> <p>There are no impact pathways present.</p>
<p>DM17 Town Centre Uses</p>	<ol style="list-style-type: none"> <li>1. Proposals for main town centre uses should be located in an existing centre unless: <ol style="list-style-type: none"> <li>i. By means of a sequential approach, it is demonstrated that the proposal could not be accommodated first on a site within an existing centre and the proposal is located at the edge of an existing centre, or second it is demonstrated that the proposal could not be accommodated on a site within or at the edge of an existing centre and the proposal is located on an accessible out of centre site; and</li> <li>ii. By means of an impact assessment it is demonstrated that a retail, office or leisure proposal would not result in a significant adverse impact, cumulative or otherwise, on the vitality and viability of an existing centre or undermine the delivery of a site allocated for the use proposed.</li> </ol> </li> </ol>	<p>No HRA implications.</p> <p>This is a development management policy outlining town centre uses.</p> <p>There are no impact pathways present.</p>

	<p>2. Proposals located at the edge of an existing centre or out of centre should ensure the provision of specific measures which will improve the quality and function of sustainable connections to the centre, in particular walking and cycling routes and public transport links and specific measures which will mitigate the impact of the proposal on the identified centre or centres. The nature, extent and permanence of the measures will be directly related to the scale of the proposal.</p>	
<p>DM18 District Centres, Local Centres and Local Shops and Facilities</p>	<p>1. The council will seek to maintain and enhance the existing retail function and supporting community uses in the following district centres, as defined on the policies map:</p> <ul style="list-style-type: none"> <li>i. Mid Kent Centre, Castle Road, Allington;</li> <li>ii. Grovewood Drive, Grove Green;</li> <li>iii. Heath Road, Coxheath;</li> <li>iv. The Square, Lenham;</li> <li>v. High Street, Headcorn;</li> <li>vi. High Street and Church Green, Marden; and</li> <li>vii. High Street, Staplehurst.</li> </ul> <p>2. The council will seek to maintain and enhance the existing retail function and supporting community uses in the following local centres, as defined on the policies map:</p> <ul style="list-style-type: none"> <li>i. Ashford Road, Bearsted;</li> <li>ii. The Green/The Street, Bearsted;</li> <li>iii. Marlborough Parade, Beverley Road, Barming;</li> <li>iv. Cherry Tree, Tonbridge Road;</li> <li>v. Boughton Parade, Loose;</li> <li>vi. Egremont Road, Madginford;</li> <li>vii. Parkwood Parade;</li> <li>viii. Sandling Lane, Penenden Heath;</li> <li>ix. Senacre Square, Woolley Road;</li> <li>x. Northumberland Court, Shepway;</li> <li>xi. Snowdon Parade, Vinters Park;</li> <li>xii. Mangravet, Sutton Road/Mangravet Avenue;</li> <li>xiii. High Street/Benover Road, Yalding; and</li> <li>xiv Hermitage Walk, Hermitage Lane.</li> </ul> <p>3. A new local centre will be provided as part of a new residential development scheme at Langley Park.</p> <p>4. In considering planning proposals which would involve or require the loss of existing post offices, pharmacies, banks, public houses or class A1 shops selling mainly convenience goods outside local and district centres, consideration will be given to the following:</p> <ul style="list-style-type: none"> <li>i. Firm evidence that the existing uses are not now viable and are unlikely to become commercially viable;</li> <li>ii. The availability of comparable alternative facilities in the village or the local area; and</li> </ul>	<p>No HRA implications.</p> <p>This development management policy seeks to maintain and enhance existing retail function in defined areas.</p> <p>There are no impact pathways present.</p>

	iii. The distance to such facilities, the feasibility of alternative routes being used, and the availability of travel modes other than by private motor vehicle.	
DM19 Signage and Shop Fronts	Proposals for new signage and for shop (A1) or other commercial (A2-A5) fronts which meet the following criteria will be permitted: i. The size, design, positioning, materials, colour and method of illumination of signage would not be detrimental to the character and appearance of the building or the surrounding area; ii. The proposal would not result in the loss of a traditional shop front or features and details of architectural or historic interest; iii. The proposal would be in sympathy with the architectural style, materials and form of the building(s) of which it would form part and the character of the neighbouring properties; and iv. Where a fascia is to be applied, it would be of an appropriate height which would be in scale with the overall height of the shop front and other elements of the building.	No HRA implications.  This is a development management policy relating to signage and shop fronts.  There are no impact pathways present.
DM20 Economic Development	1. The council is committed to supporting and improving the economy of the borough and providing for the needs of businesses. This will be achieved through the allocation of specific sites and through: i. The retention, intensification, regeneration of the existing industrial and business estates identified as Economic Development Areas as defined on the policies map; ii. The retention, intensification, regeneration and expansion of the existing economic development premises in Maidstone urban area and the rural service centres provided the site is in an appropriate location and suited to the economic development use in terms of scale, impacts and economic viability; iii. Enhancing the vitality and viability of Maidstone town centre and maintaining the hierarchy of retail centres; iv. Supporting proposals that encourage highly skilled residents to work in the borough to reduce out-commuting; v. Improving skills in the workforce in particular by supporting further and higher education provision within Maidstone's urban area; vi. Supporting improvements in information and communications technology to facilitate more flexible working practices; vii. Prioritising the commercial re-use of existing rural buildings in the countryside over conversion to residential use; and 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.	This policy supports economic development. Impact pathways linked to this type of development include air quality impact pathways. However, providing the level of provision is in line with Maidstone's Spatial Strategy and Policies, this policy can be screened out.
DM21 Retention of Employment Sites	1. The following locations, as defined on the policies map, are designated Economic Development Areas for use classes B1, B2 and B8: i. Lordswood Industrial Estate, Walderslade; ii. Aylesford Industrial Estate, Aylesford;	Whilst this policy supports the retention of employment sites, this policy also supports economic development. This

- iii. 20/20 Business Park, Allington;
  - iv. Parkwood Industrial Estate, Maidstone;
  - v. Tovil Green Business Park/Burial Ground Lane, Tovil;
  - vi. Station Road/Lodge Road/Honeycrest Industrial Park, Staplehurst;
  - vii. Pattenden Lane, Marden;
  - viii. Detling Airfield, Detling;
  - ix. Lenham Storage, Lenham;
  - x. Marley Works, near Lenham;
  - xi. Barradale Farm, near Headcorn;
  - xii. Station Road, Harrietsham;
  - xiii. Viewpoint, Boxley;
  - xiv. Ashmills Business Park, Lenham;
  - xv. Tenacre Court/Roebuck Business Park, Ashford Road, Harrietsham;
  - xvi. Hart Street Commercial Centre, Hart Street, Maidstone;
  - xvii. Hermitage Mills, Hermitage Lane, Maidstone;
  - xviii. The Old Forge, Bearsted;
  - xix. Gallants Business Centre, East Farleigh;
  - xx. Headcorn South, Biddenden Road, near Headcorn;
  - xxi. Woodfalls Industrial Estate, Laddingford;
  - xxii. Warmlake Business Estate, near Sutton Valence;
  - xxiii. Bredhurst Business Park, Westfield Sole Road, Walderslade;
  - xxiv. The Old Brewery, London Road, Maidstone; and
  - xxv. Brooklyn Yard, Sandling, Maidstone.
2. The following locations, as defined on the policies map, are designated Economic Development Areas for use class B1:
- i. South Park Business Village, Maidstone;
  - ii. Turkey Mill Court, Maidstone;
  - iii. Eclipse Park, Maidstone;
  - iv. County Gate, Staceys Street, Maidstone;
  - v. Medway Bridge House, Fairmeadow, Maidstone;
  - vi. 23/29 Albion Place, Maidstone;
  - vii. Victoria Court, Ashford Road, Maidstone;
  - viii. West of Lower Stone Street comprising Gail House, Link House, Kestrel House and Chaucer House.
3. Within designated Economic Development Areas, change of use or redevelopment of a site or premises to non B class uses will not be permitted unless it can be demonstrated that there is no reasonable prospect of their take up or continued use for the designated uses in the medium term.
4. Within designated Economic Development Areas, mixed use proposals incorporating an element of non B class uses may exceptionally be permitted where such development would facilitate the regeneration of the site to more effectively meet the needs of modern

policy does not identify the type of employment these sites will support. Impact pathways linked to this type of development include air quality impact pathways. However, providing the level of provision is in line with Maidstone's Spatial Strategy and Policies, this policy can be screened out.

	<p>business and where the overall employment capacity of the site is maintained.</p> <p>5. Outside the designated Economic Development Areas, the redevelopment and expansion of existing B class employment premises in Maidstone urban area and the rural service centres for employment-generating uses will be supported.</p>																
<p>DM22 Publicly Accessible Open Space and Recreation</p>	<p>1. For new housing or mixed use development sites, the council will seek to deliver the following categories of publicly accessible open space provision in accordance with the specified standards:</p> <p>i. Quantity standards</p> <table border="1" data-bbox="591 416 1541 1410"> <thead> <tr> <th data-bbox="591 416 909 579">Open space type</th> <th data-bbox="909 416 1227 579">Draft standard (ha/1000 population)</th> <th data-bbox="1227 416 1541 579">Minimum size of facility (ha)</th> </tr> </thead> <tbody> <tr> <td data-bbox="591 579 909 805">Amenity green space (e.g. informal recreation spaces, recreation grounds, village greens, urban parks, formal gardens and playing fields)</td> <td data-bbox="909 579 1227 805">0.7</td> <td data-bbox="1227 579 1541 805">0.1</td> </tr> <tr> <td data-bbox="591 805 909 1061">Provision for children and young people (e.g. equipped play areas, ball courts, outdoor basketball hoop areas, skateboard parks, teenage shelters and "hangouts")</td> <td data-bbox="909 805 1227 1061">0.25</td> <td data-bbox="1227 805 1541 1061">0.25 excluding a buffer zone (16)</td> </tr> <tr> <td data-bbox="591 1061 909 1252">Publicly accessible outdoor sports (e.g. outdoor sports pitches, tennis, bowls, athletics and other sports)</td> <td data-bbox="909 1061 1227 1252">1.6</td> <td data-bbox="1227 1061 1541 1252">To meet the technical standards produced by Sport England or the relevant governing bodies of sport</td> </tr> <tr> <td data-bbox="591 1252 909 1410">Allotments and community gardens 0.66 (e.g. land used for the growing of own produce, including</td> <td data-bbox="909 1252 1227 1410">0.2</td> <td data-bbox="1227 1252 1541 1410">0.66</td> </tr> </tbody> </table>	Open space type	Draft standard (ha/1000 population)	Minimum size of facility (ha)	Amenity green space (e.g. informal recreation spaces, recreation grounds, village greens, urban parks, formal gardens and playing fields)	0.7	0.1	Provision for children and young people (e.g. equipped play areas, ball courts, outdoor basketball hoop areas, skateboard parks, teenage shelters and "hangouts")	0.25	0.25 excluding a buffer zone (16)	Publicly accessible outdoor sports (e.g. outdoor sports pitches, tennis, bowls, athletics and other sports)	1.6	To meet the technical standards produced by Sport England or the relevant governing bodies of sport	Allotments and community gardens 0.66 (e.g. land used for the growing of own produce, including	0.2	0.66	<p>No HRA implications.</p> <p>This policy details the requirement for publically accessible open space and recreation provision. Open space can draw people away from using internationally designated sites for recreational use, thus reducing recreational pressures upon a site.</p> <p>There are no impact pathways present.</p>
Open space type	Draft standard (ha/1000 population)	Minimum size of facility (ha)															
Amenity green space (e.g. informal recreation spaces, recreation grounds, village greens, urban parks, formal gardens and playing fields)	0.7	0.1															
Provision for children and young people (e.g. equipped play areas, ball courts, outdoor basketball hoop areas, skateboard parks, teenage shelters and "hangouts")	0.25	0.25 excluding a buffer zone (16)															
Publicly accessible outdoor sports (e.g. outdoor sports pitches, tennis, bowls, athletics and other sports)	1.6	To meet the technical standards produced by Sport England or the relevant governing bodies of sport															
Allotments and community gardens 0.66 (e.g. land used for the growing of own produce, including	0.2	0.66															

urban farms. Does not include private gardens)		
Natural/semi-natural areas of open space (e.g. woodlands, urban forestry, scrub, grasslands, wetlands, open and running water, banks to rivers, land and ponds, wastelands, closed cemeteries and graveyards)	6.5	0.2

ii. Quality Standards -

All new open spaces should meet the following general standards:

- a. Be designed as part of the green infrastructure network in a locality, contributing to local landscape character, connecting with local routes and green corridors for people and wildlife as well as providing multi-functional benefits such as addressing surface water management priorities;
- b. Provide a location and shape for the space which allows for meaningful and safe recreation and be sufficiently overlooked by active building frontages;
- c. Be easily found and accessible by road, cycleway, footpaths and public transport including by those with disabilities, with pedestrian crossings on roads where appropriate;
- d. Make the entrances accessible for all users, of appropriate size and inviting with a welcoming sign where appropriate;
- e. Provide clearly defined boundaries with fences or hedges where needed to ensure safety of users;
- f. Where appropriate provide interest and activities for a wide range of users in particular meeting the needs of elderly and less able users as well as children, young people and families;
- g. Where appropriate provide seats, litter bins and appropriate lighting to ensure safety of users without adversely affecting wildlife;
- h. Provide a range of planting, with appropriate mix of predominantly indigenous species, maintained to a good standard;
- i. Promote biodiversity on site through design, choice of species and management practices;
- j. Submit an Open Space Layout and Design statement, to incorporate ecological management measures for approval by the Council; and
- k. Provide a Management Plan with adequate resources identified for on-going management and maintenance.

In improving existing open space provision, the council will have regard to these standards.

### iii. Accessibility Standards

If open space cannot be provided in full on development sites, due to site constraints, housing delivery expectations on allocated sites, or location, then provision should be provided off-site where it is within the distance from the development site identified in the accessibility standard.

Open Space Type	Accessibility standard (radius from open space)
Amenity green space (e.g. informal recreation spaces, recreation grounds, village greens, urban parks, formal gardens and playing fields)	400m
Provision for children and young people (e.g. equipped play areas, ball courts, outdoor basketball hoop areas, skateboard parks, teenage shelters and "hangouts")	600m
Publicly accessible outdoor sports (e.g. outdoor sports pitches, tennis, bowls, athletics and other sports)	1000m
Allotments and community gardens (e.g. land used 1000m for the growing of own produce, including urban farms. Does not include private gardens)	1000m
Natural/semi-natural areas of open space (e.g. woodlands, urban forestry, scrub, grasslands, wetlands, open and running water, banks to rivers, land and ponds, wastelands, closed cemeteries and graveyards)	300m (2ha site) 2km (20ha site) 5km (100ha site) 10km (500ha site)

2. A financial contribution in lieu of open space provision will be acceptable, provided:
- i. The proposed development site would be of insufficient size in itself to make the

	<p>appropriate new provision; or</p> <p>ii. The open space cannot be accommodated on site due to site constraints, housing delivery expectations on allocated sites or location, and alternative appropriate off-site provision cannot be identified.</p> <p>3. Where it can be demonstrated that existing open space provision can either wholly or partially mitigate the impacts of development in accordance with the above standards, the Council may seek a reduced contribution.</p> <p>4. Proposals for, and including, new publicly accessible open space and recreation will, where feasible, seek to reinforce existing landscape character, as defined in the Maidstone Landscape Character Assessment.</p> <p>5. Proposals for, and including, new publicly accessible open space and recreation provision shall respect the amenities of neighbouring occupiers, by ensuring that development does not result in excessive levels of noise or light pollution. New lighting relating to such development will also preserve the character and visual amenity of the countryside.</p> <p>6. Proposals for new development which would result in the net loss of open space or sport and recreation facilities will not be permitted unless there is a proven overriding need for the development. In addition, the development will only be permitted if:</p> <p>i. There is no resulting deficiency in open space or recreation facilities in the locality; or</p> <p>ii. An alternative provision, determined to be of an equivalent community benefit by officers of the Council and community representatives can be provided to replace the loss.</p> <p>7. In dealing with applications to develop existing open areas within the urban area, rural service centres, larger villages and other locations, the Borough Council will have regard to the impact of the loss of the contribution that the existing site makes to the character, amenity and biodiversity of the area.</p> <p>The Open Space supplementary planning document will contain further detail on how the policy will be implemented.</p>	
DM23 Community Facilities	<p>The adequate provision of community facilities, including social, education and other facilities, is an essential component of new residential development.</p> <p>1. 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 by planning conditions or through legal agreements unless the specific facilities are identified for delivery through the Community Infrastructure Levy</p> <p>2. Proposals which would lead to a loss of community facilities will not be permitted unless demand within the locality no longer exists or a replacement facility acceptable to the council is provided.</p> <p>3. The council will seek to ensure, where appropriate, that providers of education facilities make provision for dual use of facilities in the design of new schools, and will encourage the dual use of education facilities (new and existing) for recreation and other purposes.</p>	<p>No HRA implications.</p> <p>This is a development management policy relating to the provision of community facilities.</p> <p>There are no impact pathways present.</p>
DM24	1. Working in partnership with Kent County Council (the local highway authority),	No HRA implications.

Sustainable Transport	<p>Highways England, infrastructure providers and public transport operators, the borough council will facilitate the delivery of transport improvements to support the growth proposed by the local plan. An Integrated Transport Strategy, prepared by the council and its partners, will have the aim of facilitating economic prosperity and improving accessibility across the borough and to Maidstone town centre, in order to promote the town as a regionally important transport hub.</p> <p>2. In doing so, the council and its partners will:</p> <ol style="list-style-type: none"> <li>i. Ensure the transport system supports the growth projected by Maidstone's Local Plan and facilitates economic prosperity;</li> <li>ii. Manage demand on the transport network through enhanced public transport and the continued Park and Ride services and walking and cycling improvements;</li> <li>iii. Improve highway network capacity and function at key locations and junctions across the borough;</li> <li>iv. Manage parking provision in the town centre and the wider borough to ensure it is fair and proportionate and supports demand management;</li> <li>v. Improve transport choice across the borough and seek to influence travel behaviour;</li> <li>vi. Develop the strategic and public transport links to and from Maidstone, including increased bus service frequency along the radial routes into the town centre and its railway stations, particularly in the morning and evening peak travel times;</li> <li>vii. Work with service providers to improve bus links to the rural service centres and larger villages, including route options and frequency;</li> <li>viii. Improve strategic links to Maidstone across the county and to wider destinations such as London;</li> <li>ix. Ensure the transport network provides inclusive access for all users; and</li> <li>x. Address the air quality impact of transport.</li> </ol> <p>3. Development proposals must:</p> <ol style="list-style-type: none"> <li>i. Demonstrate that the impacts of trips generated to and from the development are remedied or mitigated, including where feasible an exploration of delivering mitigation measures ahead of the development being occupied;</li> <li>ii. Provide a satisfactory Transport Assessment and a satisfactory Travel Plan in accordance with the threshold levels set by Kent County Council's Guidance on Transport Assessments and Travel Plans; and</li> <li>iii. Demonstrate that development complies with the requirements of policy DM5 for air quality.</li> </ol>	<p>Whilst this policy details requirements for transportation, it is of a sustainable type. By definition, any sustainable development (such as transport) will not result in likely significant effects upon any internationally designated sites.</p> <p>There are no impact pathways present.</p>
DM25 Public Transport	<p>1. Within the bus and hackney carriage corridors, as defined on the policies map, the council and the highway authority will develop preference measures to improve journey times and reliability and make public transport more attractive, particularly on park and ride routes and the radial routes into the town centre. Such measures will include:</p> <ol style="list-style-type: none"> <li>i. Dedicated bus lanes, including contraflow lanes where appropriate;</li> <li>ii. Bus priority measures at junctions;</li> <li>iii. Prioritisation within traffic management schemes; and/or</li> <li>iv. Enhanced waiting and access facilities and information systems for passengers,</li> </ol>	<p>No HRA implications.</p> <p>This policy outlines provision for public transport. Any increased use in public transport and a move away from private methods of travel (e.g. private car), is a positive policy as it has</p>

	<p>including people with disabilities.</p> <p>2. Proposals for major development will be permitted if adequate provision is made, where necessary and appropriate, within the overall design and site layout for the following facilities for public transport secured through legal agreements:</p> <ul style="list-style-type: none"> <li>i. Priority or exclusive provision for public service vehicle access to or through the proposed development area;</li> <li>ii. Safe and convenient passenger waiting facilities, information systems and signed pedestrian access routes;</li> <li>iii. Suitable provision for disabled access to the waiting facilities from all parts of the development area; and</li> <li>iv. Suitable provision for disabled access onto buses from the waiting facilities.</li> </ul>	<p>potential to result in improvements to air quality.</p>
<p>DM26 Park and Ride Sites</p>	<p>1. The following sites, as defined on the policies map, are designated bus Park and Ride sites:</p> <ul style="list-style-type: none"> <li>i. London Road (to serve the A20 west corridor);</li> <li>ii. Willington Street (to serve the A20 east corridor);</li> </ul> <p>2. The provision of new or replacement Park and Ride facilities should meet the following criteria:</p> <ul style="list-style-type: none"> <li>i. Satisfactory access, layout, design, screening and landscaping;</li> <li>ii. Provision of suitable waiting and access facilities and information systems for passengers, including people with disabilities; and</li> <li>iii. The implementation of complementary public transport priority measures both to access the site and moreover along the route. Measures will include dedicated bus lanes (including contraflow lanes where appropriate), together with bus priority measures at junctions.</li> </ul>	<p>No HRA implications.</p> <p>This policy is likely to reduce congestion within Maidstone town centre, thus reducing air pollution.</p> <p>There are no impact pathways present</p>
<p>Policy DM 27 Parking standards</p>	<p>1. Car parking standards for residential development (as set out in Appendix B) will:</p> <ul style="list-style-type: none"> <li>i. Take into account the type, size and mix of dwellings and the need for visitor parking; and</li> <li>ii. Secure an efficient and attractive layout of development whilst ensuring that appropriate provision for vehicle parking is integrated within it.</li> </ul> <p>2. Vehicle parking for non-residential uses will take into account:</p> <ul style="list-style-type: none"> <li>i. The accessibility of the development and availability of public transport;</li> <li>ii. The type, mix and use of the development proposed;</li> <li>iii. The need to maintain an adequate level of car parking within town centres to ensure that viability of the centres is not compromised; and</li> <li>iv. That development proposals do not exacerbate on street car parking to an unacceptable degree.</li> </ul> <p>3. Cycle parking facilities on new developments will be of an appropriate design and sited in a convenient, safe, secure and sheltered location.</p> <p>4. New developments should ensure that proposals incorporate electric vehicle charging infrastructure.</p>	<p>No HRA implications.</p> <p>This policy is likely to reduce congestion within Maidstone town centre, thus reducing air pollution.</p> <p>There are no impact pathways present</p>

	A parking standards supplementary planning document will be produced to expand on how the policy will be implemented.	
DM28 Renewable and Low Carbon Energy Schemes	<p>Applications for larger scale renewable or low carbon energy projects will be required to demonstrate that the following have been taken into account in the design and development of the proposals.</p> <ol style="list-style-type: none"> <li>1. The cumulative impact of such proposals in the local area.</li> <li>2. The landscape and visual impact of development, with particular regard to any impact on, or the setting of, the Kent Downs AONB.</li> <li>3. The impact on heritage assets and their setting.</li> <li>4. The impact of proposals on the amenities of local residents, e.g. noise generated.</li> <li>5. The impact on the local transport network.</li> <li>6. The impact on ecology and biodiversity including the identification of measures to mitigate impact and provide ecological or biodiversity enhancement.</li> </ol>	<p>This policy does not define type of energy schemes. As an example, this could imply burning of biofuels which could result in a reduction in air quality. However, this policy contains the following text that provides protection against likely significant effects: <i>'The impact on ecology and biodiversity including the identification of measures to mitigate impact and provide ecological or biodiversity enhancement'</i></p>
DM29 Electronic Communications	<p>The council supports the expansion of electronic communications networks, including the provision of high speed broadband. Proposals for new masts and antennae by telecommunications and code systems operators will be permitted provided:</p> <ol style="list-style-type: none"> <li>1. It has been demonstrated that mast or site sharing is not feasible and that the apparatus cannot be sited on an existing building or other appropriate structure that would provide a preferable environmental solution;</li> <li>2. It has been demonstrated that an alternative, less environmentally harmful means of providing the same service is not feasible;</li> <li>3. Every effort has been made to minimise the visual impact of the proposal;</li> <li>4. Proposals adhere to current Government advice on the health effects of exposure to radio waves; and</li> <li>5. Consideration has been given to the future demands of network development, including that of other operators.</li> </ol>	<p>No HRA implications.</p> <p>This is a development management policy relating to the provision of electronic communications. It could be argued that this is a positive policy. As electronic communications infrastructure improves, so the requirement to make journey by vehicles is likely to be reduced, thus improving air quality.</p> <p>This policy does not provide any location for this type of development.</p> <p>There are no impact pathways present.</p>
DM30	1. Further small scale and short term mooring facilities will be permitted at the following	Whilst the River Medway flows

Mooring Facilities and Boat Yards	<p>locations subject to the views of the Environment Agency:</p> <ul style="list-style-type: none"> <li>i. Allington</li> <li>ii. Maidstone town centre`</li> <li>iii. Watringbury</li> <li>iv. East Farleigh</li> <li>v. Yalding</li> <li>vi. Stoneham</li> </ul> <p>And provided that all of the following criteria are met:</p> <ul style="list-style-type: none"> <li>vii. There is no loss of flood plain or land raising;</li> <li>viii. The impact, including cumulative impact, shall preserve landscape quality, ecology and uses of the river and valley in the locality;</li> <li>ix. Proposals create no operational problems for other river users, including fishermen;</li> <li>x. Facilities are provided for disposal of boat toilet contents;</li> <li>xi. The site is capable of being adequately screened and it being possible to provide appropriate landscaping with indigenous species; and</li> <li>xii. The presence of any similar uses in the locality and the combined effect of any such concentration would be acceptable in terms of environmental impact and highway safety.</li> </ul> <p>2. The council will not permit the redevelopment to other uses of boat yards that are in use, or have the potential to be used, in connection with water-based recreation.</p>	<p>into the Medway Estuary and Marshes SPA and Ramsar site, this is at least 23km downstream from the Borough boundary. Whilst the impact pathway of increased recreational pressure within the designated site is present, this policy provides for 'small scale and short term mooring facilities'. Due to the distances involved and the scale and type of development, this impact pathway can be screened out.</p>
<i>Development management policies for the town centre</i>		
DM31 Primary Shopping Frontages	<p>The primary shopping frontages in Maidstone town centre are shown on the policies map. To ensure that retail (A1) remains the predominant use within the primary shopping frontages, development will be permitted where:</p> <ul style="list-style-type: none"> <li>i. The proposal is for retail (A1) use; or</li> <li>ii. The proposal is for a professional and financial services use (A2), a café and restaurant use (A3), a drinking establishment (A4), a community use (D1) or a leisure use (D2) and would not result in the percentage of ground floor retail (A1) floorspace in the frontage block in which the development would be located falling below 85%.</li> </ul>	<p>No HRA implications.</p> <p>This is a development management policy relating to primary shop frontages in town centres.</p> <p>There are no impact pathways present.</p>
DM32 Secondary Shopping Frontages	<p>The secondary shopping frontages in Maidstone town centre are shown on the policies map. Development within the secondary frontages will be permitted where:</p> <ul style="list-style-type: none"> <li>i. The proposal is for a retail use (A1), a professional and financial services use (A2), or a café and restaurant (A3); or</li> <li>i. The proposal is for a drinking establishment (A4) or hot food takeaway (A5) provided the development, either alone or cumulatively with other A4 and A5 uses in the frontage, does not have an adverse impact on local amenity, including as a result of fumes, noise, hours of operation or the visual impact of ducting ; or</li> <li>ii. The proposal is for a leisure or community use which accords with policy DM32. In all cases, proposals should establish or retain an 'active frontage' to the street.</li> </ul>	<p>No HRA implications.</p> <p>This is a development management policy relating to secondary shop frontages in town centres.</p> <p>There are no impact pathways present.</p>
DM33	Proposals for leisure uses (Class D2) and community uses (Class D1) in the town centre	No HRA implications.

Leisure and Community Uses in the Town Centre	<p>which meet the following criteria will be permitted:</p> <p>i. The development, including in combination with any similar uses in the locality, should not have a significant impact on local amenity, including as a result of noise and hours of operation; and</p> <p>ii. The proposal establishes or retains an 'active frontage' to the street.</p>	<p>This is a development management policy relating leisure and community uses in town centres.</p> <p>There are no impact pathways present.</p>
<i>Development management policies for the countryside</i>		
DM34 Design Principles in the Countryside	<p>Outside of the settlement boundaries as defined on the policies map, proposals which would create high quality design and meet the following criteria will be permitted:</p> <ol style="list-style-type: none"> <li>1. Conserve and enhance the landscape and scenic beauty of the Kent Downs AONB and its setting;</li> <li>2. Outside of the Kent Downs AONB, not result in harm to the identified landscapes of local value, landscapes which have been shown to have a low capacity to accommodate change, and in all other locations respect the landscape character of the locality;</li> <li>3. Outside the Kent Downs AONB, not result in harm to landscape of highest value and respect the landscape character of the locality;</li> <li>4. Not result in unacceptable traffic levels on nearby roads; unsympathetic change to the character of a rural lane which is of landscape, amenity, nature conservation, or historic or archaeological importance or the erosion of roadside verges;</li> <li>5. Where built development is proposed, there would be no existing building or structure suitable for conversion or re-use to provide the required facilities. Any new buildings should, where practicable, be located adjacent to existing buildings or be unobtrusively located and well screened by existing or proposed vegetation which reflect the landscape character of the area; and</li> <li>6. Where an extension or alteration to an existing building is proposed, it would be of a scale which relates sympathetically to the existing building and the rural area; respect local building styles and materials; have no significant adverse impact on the form, appearance or setting of the building, and would respect the architectural and historic integrity of any adjoining building or group of buildings of which it forms part.</li> </ol> <p>Account should be taken of the Kent Downs AONB Management Plan and the Maidstone Borough Landscape Character Guidelines SPD.</p>	<p>No HRA implications.</p> <p>This is a development management policy relating to design principles within the countryside.</p> <p>This can be seen as a positive policy as it states: <i>'Not result in unacceptable traffic levels on nearby roads; unsympathetic change to the character of a rural lane which is of landscape, amenity, nature conservation, or historic or archaeological importance or the erosion of roadside verges'</i></p> <p>There are no impact pathways present.</p>
DM35 Conversion of Rural Buildings	<p>Outside of the settlement boundaries as defined on the policies map, proposals for the re-use and adaptation of existing rural buildings which meet the following criteria will be permitted:</p> <ol style="list-style-type: none"> <li>1. The building is of a form, bulk, scale and design which takes account of and reinforces landscape character;</li> <li>2. The building is of permanent, substantial and sound construction and is capable of conversion without major or complete reconstruction;</li> </ol>	<p>No HRA implications.</p> <p>Whilst this policy provides for increases in new residential development, no location or quantum is identified. It is assumed that development will</p>

	<p>3. Any alterations proposed as part of the conversion are in keeping with the landscape and building character in terms of materials used, design and form;</p> <p>4. There is sufficient room in the curtilage of the building to park the vehicles of those who will live there without detriment to the visual amenity of the countryside; and</p> <p>5. No fences, walls or other structures associated with the use of the building or the definition of its curtilage or any sub-division of it are erected which would harm landscape character and visual amenity.</p> <p>In addition to the criteria above, proposals for the re-use and adaptation of existing rural buildings for commercial, industrial, sport, recreation or tourism uses which meet the following criteria will be permitted:</p> <p>6. The traffic generated by the new use would not result in the erosion of roadside verges, and is not detrimental to the character of the landscape;</p> <p>7. In the case of a tourist use, the amenity of future users would not be harmed by the proximity of farm uses or buildings; and</p> <p>8. In the case of self-catering accommodation a holiday occupancy condition will be attached, preventing their use as a sole or main residence.</p> <p>Proposals for the re-use and adaptation of existing rural buildings for residential purposes will not be permitted unless the following additional criteria to the above are met:</p> <p>9. Every reasonable attempt has been made to secure a suitable business re-use for the building;</p> <p>10. Residential conversion is the only means of providing a suitable re-use for a listed building, an unlisted building of quality and traditional construction which is grouped with one or more listed buildings in such a way as to contribute towards the setting of the listed building(s), or other buildings which contribute to landscape character or which exemplify the historical development of the Kentish landscape; and</p> <p>11. There is sufficient land around the building to provide a reasonable level of outdoor space for the occupants, and the outdoor space provided is in harmony with the character of its setting.</p>	<p>be in line with the Maidstone's Spatial Strategy and Policies.</p> <p>This policy can be screened out.</p>
<p>DM36 Rebuilding and Extending Dwellings in the Countryside</p>	<p>Outside of the settlement boundaries as defined on the policies map, proposals for the replacement of a dwelling in the countryside which meet the following criteria will be permitted:</p> <ol style="list-style-type: none"> <li>1. The present dwelling has a lawful residential use;</li> <li>2. The present dwelling is not the result of a temporary planning permission;</li> <li>3. The building is not listed;</li> <li>4. The mass and volume of the replacement dwelling is no more visually harmful than the original dwelling;</li> <li>5. The replacement dwelling would result in a development which individually or cumulatively is visually acceptable in the countryside; and</li> <li>6. The replacement dwelling is sited to preclude retention of the dwelling it is intended to replace, or there is a condition or a planning obligation to ensure the demolition of the latter on completion of the new dwelling.</li> </ol>	<p>No HRA implications.</p> <p>Whilst this policy provides for increases in new residential development, no location or quantum is identified. It is assumed that development will be in line with the Maidstone's Spatial Strategy and Policies.</p> <p>This policy can be screened out.</p>

	<p>Proposals to extend dwellings in the countryside which meet the following criteria will be permitted:</p> <p>7. The proposal is well designed and is sympathetically related to the existing dwelling without overwhelming or destroying the original form of the existing dwelling;</p> <p>8. The proposal would result in a development which individually or cumulatively is visually acceptable in the countryside;</p> <p>9. The proposal would not create a separate dwelling or one of a scale or type of accommodation that is capable of being used as a separate dwelling; and</p> <p>10. Proposals for the construction of new or replacement outbuildings (e.g. garages) should be subservient in scale, location and design to the host dwelling and cumulatively with the existing dwelling remain visually acceptable in the countryside.</p>	
<p>DM37 Change of Use of Agricultural Land to Domestic Garden Land</p>	<p>Planning permission will be granted for the change of use of agricultural land to domestic garden if there would be no harm to the character and appearance of the countryside and/or the loss of the best and most versatile agricultural land.</p>	<p>No HRA implications.</p> <p>This is a development management policy relating to the change in use from agricultural land to domestic garden.</p> <p>There are no impact pathways present.</p>
<p>DM38 Accommodation for Agricultural and Forestry Workers</p>	<p>Proposals to site a caravan or other form of temporary housing accommodation for an agricultural or forestry worker outside of the settlement boundaries as defined on the policies map which meet the following criteria will be permitted:</p> <p>1. The dwelling and its siting on an agricultural or forestry holding are essential for the efficient development and running of the enterprise there;</p> <p>2. The need is for accommodation for a full time worker;</p> <p>3. There is clear evidence that the enterprise has been planned on a sound financial basis and that there is a firm intention and ability to develop it;</p> <p>4. No other housing accommodation is already available locally to meet the need;</p> <p>5. The necessary accommodation cannot be provided by the conversion of a building on the holding; and</p> <p>6. The necessary accommodation would be sited with any farmstead or other group of rural buildings on the holding.</p> <p>Where a temporary planning permission is granted for a dwelling, the council will:</p> <p>7. Limit the permission to a term of no more than 3 years;</p> <p>8. Limit the occupation of the accommodation to a person solely or mainly working, or last working in the locality in agriculture or forestry, or a widow or widower of such a person and to any resident dependants;</p> <p>9. Require the removal of the temporary accommodation within 3 months after the expiry of the permission; and</p>	<p>This is a development management policy relating to the provision of accommodation for agricultural and forestry workers. Whilst this policy does provide for an increase in new dwellings, no quantum or location is identified. In addition, by definition this type of development will be small scale. It is assumed that development will be in line with the Maidstone's Spatial Strategy and Policies.</p> <p>This policy can be screened out.</p>

	<p>10. Require the restoration of the site within 12 months after the expiry of the permission in accordance with a scheme agreed with the local planning authority unless a permission is granted for a permanent dwelling there.</p> <p>Proposals for a new permanent agricultural or forestry dwelling in the countryside outside defined settlement boundaries in support of existing agricultural or forestry activities on well-established units which meet the following criteria will be permitted:</p> <p>11. There is a clearly established existing functional need for the dwelling;</p> <p>12. The need relates to a full time worker or one who is primarily employed in agriculture and does not relate to a part time requirement;</p> <p>13. The unit and the agricultural or forestry activity have been established for at least 3 years, have been profitable for at least one of them, are currently financially sound, and have a clear prospect of remaining so;</p> <p>14. The functional need could not be fulfilled by another dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the worker(s) concerned; and</p> <p>15. The new dwelling is no larger in size than is justified by the needs of the enterprise or more expensive to construct than the income of the enterprise can sustain.</p> <p>The council will limit the occupation of any dwelling to a person solely or mainly working, or last working, in the locality in agriculture or forestry, or a widow of such a person, and to any resident dependents.</p> <p>In addition to the above criteria, account should be taken of the Kent Farmsteads Guidance and the Kent Downs AONB Farmstead Guidance.</p>	
DM39 Live-work Units	<p>1. The construction of new-build live-work units will be restricted to the defined urban area and settlement boundaries of the rural service centres and larger villages. New-build live-work units outside of the settlement boundaries as defined on the policies map will not be permitted.</p> <p>2. Proposals for the conversion of rural buildings to employment generating uses with ancillary living accommodation which meet the following criteria will be permitted:</p> <p>i. The building is of a form, bulk and general design which is in keeping with its rural surroundings;</p> <p>ii. The building is of permanent, substantial and sound construction and is capable of conversion without major or complete reconstruction;</p> <p>iii. Any alterations proposed as part of the conversion are in keeping with the rural character of the building in terms of detailed design, form and materials;</p> <p>iv. There is sufficient room in the curtilage of the building to park the vehicles of those who will live there without detriment to the visual amenity of the countryside;</p> <p>v. No fences, walls or other structures associated with the use of the building or the definition of its curtilage or any sub-division of it are erected which would harm the visual amenity of the countryside;</p> <p>vi. The proposals are well related to the existing road network with direct access off a</p>	<p>No HRA implications</p> <p>This is a development management policy relating to live-work units. Whilst this does provide for an increase in both residential development (recreational pressure and air quality impact pathway) and economic development (air quality impact pathway). It is assumed that development will be small scale and development will be in line with the Maidstone's Spatial Strategy and Policies</p> <p>This policy can be screened out.</p>

	<p>public road, and will not require construction of a new long track to serve the building;</p> <p>vii. The proposals will not create conditions prejudicial to highway safety;</p> <p>viii. The building is not situated in an isolated location, relative to local services such as shops, schools and public transport;</p> <p>ix. The domestic curtilage is minimal, unobtrusive and capable of being screened;</p> <p>x. The building is of sufficient size to accommodate a genuine business use and that any residential accommodation will be ancillary to that use; The workspace element of the conversion should comprise at least 30% of the total floorspace; and</p> <p>xi. The development is not situated in the farmyard of a working farm where conversion would prejudice the future operation of a farming business.</p> <p>3. The council will impose a condition prohibiting occupation of the living accommodation until after the works necessary for the establishment of an employment generating use have been completed. The council will also impose a condition which retains the workspace.</p>	
<p>DM40 New Agricultural Buildings and Structures</p>	<p>Proposals for new agricultural buildings or structures on land in use for agricultural trade or business which meet the following criteria will be permitted:</p> <ol style="list-style-type: none"> <li>1. The proposal is necessary for the purposes of agriculture;</li> <li>2. The proposal would not have an adverse impact on the amenity of existing residents;</li> <li>3. The building or structure would be located within or adjacent to an existing group of buildings, in order to mitigate against the visual impact of development, unless it can be demonstrated that a more isolated location is essential to meet the needs of the holding. Where an isolated location is essential the site should be chosen to minimise the impact of the building or structure on the character and appearance of the countryside; and</li> <li>4. In the case of polytunnel development in addition to the above, the council will expect proposals to address the following issues: <ol style="list-style-type: none"> <li>i. How surface water run-off will be dealt with and controlled;</li> <li>ii. The inclusion of a rotation programme for the covering/uncovering of the structures/frames, which explores the possibility of following the seasons; and</li> <li>iii. The inclusion of a programme for the maintenance and enhancement of existing field margins in the interests of encouraging biodiversity.</li> </ol> </li> </ol>	<p>No HRA implications.</p> <p>This is a development management policy relating to new agricultural buildings and structures.</p> <p>There are no impact pathways present.</p>
<p>DM41 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 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> <ol style="list-style-type: none"> <li>1. There is no significant increase in the site area of the enterprise. Minor increases and rounding off the existing site will be acceptable;</li> <li>2. There is no significant addition of new buildings. New buildings may be permitted,</li> </ol>	<p>There are no impact pathways present.</p> <p>This is a development management policy relating to the expansion of existing businesses in rural areas. Whilst there is potential for impact pathways to be present (air quality), this policy includes the following phrase, which should</p>

	<p>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;</p> <p>3. 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;</p> <p>4. 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</p> <p>5. The open storage of materials can be adequately screened from public view throughout the year.</p>	<p>ensure no likely significant effects arise: <i>'would not result in unacceptable traffic levels on nearby roads'</i>. This policy provides for small scale development. It is assumed that development will be small scale and development will be in line with the Maidstone's Spatial Strategy and Policies.</p> <p>This policy can be screened out.</p>
DM42 Holiday Caravan and Camp Sites	<p>1. Proposals for sites for the stationing of holiday caravans and/or holiday tents outside of the settlement boundaries as defined on the policies map will be permitted where;</p> <p>i. The proposal would 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;</p> <p>ii. The site would be unobtrusively located and well screened by existing or proposed vegetation and would be landscaped with indigenous species.</p> <p>2. A holiday occupancy condition will be attached to any permission, preventing use of any unit as a permanent encampment.</p>	<p>No HRA implications</p> <p>Whilst it this policy does provide for increases in recreational pressure via tourism provision, no location or quantum is identified.</p> <p>There are no impact pathways present.</p>
DM43 Caravan Storage in the Countryside	<p>Proposals for the open storage of private caravans outside of the settlement boundaries as defined on the policies map which meet the following criteria will be permitted where:</p> <p>1. The site lies outside the Kent Downs Area of Outstanding Natural Beauty and its setting;</p> <p>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;</p> <p>3. Security arrangements would not be intrusive. In the case of lighting this will be used only where demonstrably required and will be directional so as to minimise light pollution;</p> <p>4. The proposal would not result in a concentration of sites; and</p> <p>5. The proposal is situated close to existing built development, including residential accommodation.</p>	<p>No HRA implications.</p> <p>This is a development management policy relating to the storage of caravans within the countryside.</p> <p>There are no impact pathways present.</p>
DM44 Retail Units in the Countryside	<p>1. Proposals involving retail sales of fresh produce at the point of production (or originating from the farm holding) outside defined settlement boundaries as defined on the policies map which meet the following criteria will be permitted:</p> <p>i. A significant proportion, based on annual turnover, of the range of goods offered for sale continues to be fresh produce grown and sold on the farm holding in question;</p>	<p>This policy provides for retail units within the countryside. No location or size of development is identified.</p>

	<p>ii. The range of any additional sale goods would be restricted to agricultural produce and the offer for sale of other goods, including packaged or preserved food products, would not exceed a minimal level;</p> <p>iii. The proposal would not demonstrably damage the viability of district centres and village shops; and</p> <p>iv. Re-use or adapt appropriate farm buildings where they are available, new buildings will only be considered exceptionally.</p> <p>2. In granting planning permission for farm shops, the council may impose conditions to restrict the amount of produce which originates outside the farm holding in which the proposed development is located and also to restrict the proportion of non-food and other items to be sold, unless the proposal provides for a more sustainable alternative for the local community.</p>	<p>Whilst this policy has potential to result in increases in air pollution, it is assumed that development will be small scale and the development will be in line with the Maidstone's Spatial Strategy and Policies. This policy can be screened out.</p>
DM45 Equestrian Development	<p>Proposals for domestic or commercial stables or associated equestrian development which meet the following criteria will be permitted:</p> <ol style="list-style-type: none"> <li>1. The conversion of existing buildings would be used in preference to new built development;</li> <li>2. New stables and associated buildings would be grouped with existing buildings on the site wherever possible, and are not of a degree of permanence that could be adapted for other use in the future;</li> <li>3. The cumulative impact of the proposed equestrian development has been shown to be considered, and where appropriate this has been mitigated;</li> <li>4. All new development is of a design which is sympathetic to its surroundings in terms of scale, materials, colour and details;</li> <li>5. Proposals will include lighting only where it can be proven to be necessary;</li> <li>6. The proposal is accompanied by an integral landscaping scheme including boundary treatments which reflect the landscape character of the area;</li> <li>7. The proposal contains an appropriately sited and designed area for the reception of soiled bedding materials and provision for foul and surface water drainage;</li> <li>8. Adequate provision is made for the safety and comfort of horses in terms of size of accommodation and land for grazing and exercising;</li> <li>9. The site would have easy access to bridleways and/or the countryside; and</li> <li>10. For proposals of 10 stables or more, adequate provision is made for the security of the site in terms of the location of the proposed development in relation to the manager or owner of the animals.</li> </ol>	<p>No HRA implications.</p> <p>This policy is a development management policy relating to equestrian development. Whilst this policy has the potential to result in increases recreational pressure, no location or quantum is identified. It is assumed that development will be small scale and the development will be in line with the Maidstone's Spatial Strategy and Policies. This policy can be screened out.</p>
<i>Delivery Framework</i>		
Policy ID1 Infrastructure Delivery	<ol style="list-style-type: none"> <li>1. Where development creates a requirement for new or improved infrastructure beyond existing provision, developers will be expected to provide or contribute towards the additional requirement being provided to an agreed delivery programme. In certain circumstances where proven necessary, the council may require that infrastructure is delivered ahead of the development being occupied.</li> </ol>	<p>No HRA implications.</p> <p>This policy provides details for how to deliver new infrastructure.</p>

2. Detailed specifications of the site specific contributions required are included in the site allocation policies. Development proposals should make provision for all the land required to accommodate any additional infrastructure arising from that development. Dedicated Planning Agreements (S.106 of the Town and Country Planning Act, 1990) will be used to provide the range of site specific facilities which will normally be provided on site but may in exceptional circumstances be provided in an off site location or as a last resort via an in-lieu financial contribution. In some cases, separate agreements with utility providers may be required.

3. Where developers consider that providing or contributing towards the infrastructure requirement would have serious implications for the viability of a development, the council will require an "open book" approach and, where necessary, will operate the policy flexibly.

4. Where there are competing demands for developer contributions towards the delivery of infrastructure for new development proposals, the council will prioritise these demands in the manner listed below, which ranks infrastructure types in order of importance:  
 Infrastructure priorities for residential development:

- i. Affordable housing
- ii. Transport
- iii. Open space
- iv. Public realm
- v. Health
- vi. Education
- vii. Social services
- viii. Utilities
- ix. Libraries
- x. Emergency Services
- xi. Flood defences

Infrastructure priorities for business and retail development:

- xi. Transport
- xii. Public realm
- xiii. Open space
- xiv. Education
- xv. Utilities
- xvi. Flood defences

This list serves as a guide to the council's prioritisation process, although it is recognised that each site and development proposal will bring with it its own issues that could mean an alternate prioritisation is used.

5. The Community Infrastructure Levy will be used to secure contributions to help fund the strategic infrastructure needed to support the sustainable growth proposed in Maidstone Borough set out in the Infrastructure Delivery Plan. Once the levy is set, it will be applied to all development that meets the qualifying criteria. Following viability testing, the

There are no impact pathways present

	Community Infrastructure Levy rate(s) will be set out in the Charging Schedule to accompany the Publication version of the local plan.	
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## About AECOM

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