

ANNEX D - SPATIAL STRATEGY, SPATIAL STRATEGIC POLICIES and POLICIES MAP – Response from Marden Parish Council

Local Plan (2017) Policy	Retain or Delete	Action Details	New LPR SS / SP Policy Reference	Amendments Proposed in Consultation Document	Marden Parish Council Comment
SS1	Retain	Amend	SS1	<p>Maidstone Borough Spatial Strategy 2022-2037</p> <ol style="list-style-type: none"> 1. Between 2022 and 2037 provision is made through the granting of planning permissions and the allocation of sites for: <ol style="list-style-type: none"> i. 18,210 new dwellings; 187 Gypsy and Traveller pitches and 11 Travelling Showpeople plots; 2. Between 2022 and 2037 provision is made through the granting of planning permissions and the allocation of sites for: <ol style="list-style-type: none"> i. 33,430m² floorspace for office use; ii. 27,135m² floorspace for industrial use; iii. 40,990m² floorspace for warehousing use; 100,000m² floorspace for medical use; 3. Between 2022 and 2032 provision is made through the granting of planning permissions and the allocation of sites for: <ol style="list-style-type: none"> i. 4,019 m² floorspace for retail (convenience) use; ii. 107m² floorspace for retail (comparison) use; and iii. 6,712m² floorspace for food and beverage use. 4. New land allocations that contribute towards meeting the above provisions are identified on the policies map. <p>Maidstone Urban Area</p> <ol style="list-style-type: none"> 5. Maidstone urban area will continue to be the main focus for development in the borough. Best use will be made of available sites within the urban area. Renewal is prioritised within the town centre, which will continue to be the primary retail and office location in the borough, and for which further detailed masterplanning is proposed to ensure that the maximum benefit is realised from development in the town centre. 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>Garden Settlement & Strategic Development Locations</p> <ol style="list-style-type: none"> 6. New, sustainable Garden Settlements are identified at Lenham Heath and Lidsing which will provide new homes, jobs and services, all delivered to garden community principles. 7. A Strategic Development Location is identified at Invicta Barracks, with potential for development in the Leeds-Langley corridor to support and enable a possible addition to the highway network linking the A274 with M20 J8. <p>Employment Sites</p> <ol style="list-style-type: none"> 8. 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 2037. The site will make a substantial contribution to the need for new office space in the borough as well as meeting the 'qualitative' need for a new, well serviced and well connected mixed use employment site suitable for offices, industry and warehousing, and will thereby help to diversify the range of sites available to new and expanding businesses in the borough. Redevelopment of the former Syngenta Works site near Yalding will make a significant contribution to the provision of employment uses. A number of new, smaller employment allocations are set out around the borough to assist in the delivery of a range of types of employment across the borough. <p>Rural Service Centres</p> <ol style="list-style-type: none"> 9. 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>Larger Villages</p> <ol style="list-style-type: none"> 10. The larger villages of Boughton Monchelsea, Coxheath, Eyhorne Street (Hollingbourne), Sutton Valence and Yalding will be locations for limited housing development consistent with the scale and role of the villages. <p>Other Locations</p> <p>Broad locations for significant housing growth are identified at Invicta Park Barracks, in the town centre and at Lenham.</p> <ol style="list-style-type: none"> 11. Smaller villages may have the potential to accommodate limited growth which will contribute to ensuring that local services are supported, and sustainable communities are retained. 12. Small scale employment opportunities will be permitted at appropriate locations to support the rural economy. 13. 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. 14. The green and blue network of multi-functional open spaces, rivers and water courses, the Kent Downs Area of Outstanding Natural Beauty and its setting, the setting of the High Weald Area of Outstanding Natural Beauty, and landscapes of local value will be conserved and enhanced. <p>Infrastructure</p> <ol style="list-style-type: none"> 15. Infrastructure schemes that provide for the needs arising from development will be supported. New residential and commercial development will be supported if sufficient infrastructure capacity is either available or can be provided in time to serve it. 	<ul style="list-style-type: none"> • Changes from existing policy not fully highlighted or explained.

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SP5	Retain	No action	SP6	<p>Rural Service Centres</p> <p>Within the designated rural service centres of Harrietsham, Headcorn, Lenham, Marden and Staplehurst, the council will:</p> <ol style="list-style-type: none"> Focus new housing and employment development within the settlements when it is: <ol style="list-style-type: none"> An allocated site in the 2017 Local Plan or Local Plan Review; Minor development such as infilling; or The redevelopment of previously developed land that is of a scale appropriate to the size of the village. 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. 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. 	<ul style="list-style-type: none"> Delete point 3 because repeated in new policies SP6(a) to SP6(e)?
Paragraph 4.82 before policy SP9	Retain	No action	Paragraph 6.108 before policy SP6(d)	<p>Marden is a successful service centre, particularly in terms of employment opportunities, and also has strong key community facilities such as a medical centre, library and village hall. Marden has frequent rail connections to London and other retail and employment centres, which has created a demand for new development. This has to be balanced with the desire to ensure local people have access to affordable housing. Public transport connections to Maidstone are less frequent and require improvement. Flooding is an issue in Marden and the Strategic Flood Risk Assessment advises strict controls on the location of development within Flood Zones 2 and 3.</p>	<ul style="list-style-type: none"> Insert “River, surface water and sewer” before “flooding”.
SP9	Retain	Amend	SP6(d)	<p>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"> In addition to minor development and redevelopment of appropriate sites in accordance with policy SP5-SP6, approximately 237 new dwellings will be delivered on five allocated sites (policies H1(43) to H1(47)-H46, LPRSA295 and LPRSA314). Two pitches are allocated for Gypsy and Traveller accommodation in accordance with policy GT1(9). One existing site is designated as an Economic Development Area in order to maintain employment opportunities in the locality (policy SP22-SP11a), and a further 21,300m²-4,084m² employment floorspace is allocated on two-one sites (policy EMP1(2) and EMP1(3)). Key infrastructure requirements for Marden include: <ol style="list-style-type: none"> Improvements to highway and transport infrastructure including railway station enhancements, a variety of measures to improve sustainable transport infrastructure, and improvements to pedestrian access in accordance with individual site criteria set out in policies H1(43) to H1(47)-H1(46), LPRSA295 and LPRSA314; Provision of 0.6 form entry expansion at Marden Primary School; A minimum of 6.507-1.74 hectares of publicly accessible open space will be provided; and Improvements to health infrastructure including extension and/or improvements at Marden Medical Centre. 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)-SP11c. 	<ul style="list-style-type: none"> Changes from existing policy not fully highlighted. In point 1, “five” should read “three” and “H46” should read “H1(46)”? In points 1 and 4 a), see covering letter about sites LPRSA295 and LPRSA314. In point 4 a), after “pedestrian” insert “and cycle”. In point 4, see covering letter about railway station enhancements and measures required to reduce, manage and mitigate surface water and sewer flooding. In point 5, after “local shops,” insert “pubs, restaurants,”.
SP17	Retain	No action	SP9	<p>Development in the Countryside</p> <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"> Development proposals in the countryside will not be permitted unless they accord with other policies in this plan and they will not result in harm to the character and appearance of the area. Agricultural 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. Great weight should be given to the conservation and enhancement of the Kent Downs Area of Outstanding Natural Beauty. Proposals should not have a significant adverse impact on the settings of the Kent Downs Area of Outstanding Natural Beauty or the High Weald Area of Outstanding Natural Beauty. The Metropolitan Green Belt is shown on the policies map and development there will be managed in accordance with national policy for the Green Belt. The distinctive landscape character of the Greensand Ridge, the Medway Valley, the Len Valley, the Loose Valley, and the Low Weald, as defined on the policies map, will be conserved and enhanced as landscapes of local value. Development in the countryside will retain the separation of individual settlements. <p>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>	<ul style="list-style-type: none"> In point 6, see covering letter about the extent of the Low Weald landscape of local value.

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			SP10		<ul style="list-style-type: none"> Listed in the 'Contents' but not included?
SP19	Retain	No action	SP10(a)	<p>Housing Mix 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> <ol style="list-style-type: none"> 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. 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. 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. Large development schemes will be expected to demonstrate that consideration has been given to custom and self-build plots as part of housing mix. The council will work with partners to support the provision of specialist and supported housing for elderly, disabled and vulnerable people. Gypsy, Traveller and Travelling Showpeople accommodation requirements will form part of the borough need for housing. <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>	<ul style="list-style-type: none"> In point 2, change "2015" to read "(SHMA) 2019"?
SP20	Retain	Amend	SP10(b) [wrongly referenced SP10c on page 128]	<p>Affordable Housing On major development sites or mixed-use development sites where 11-10 or more homes will be provided, or the site has a combined floorspace of greater than 1,000m² (gross internal area), an area of 0.5 hectares or more the council will require the delivery of affordable housing.</p> <ol style="list-style-type: none"> 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"> Maidstone urban area 30%, with the exception of policy H1(11) Springfield, Royal Engineers Road 20%; and Countryside, rural service centres and larger villages 40%. 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"> An identified off-site scheme; The purchase of dwellings off-site; or A financial contribution towards off-site affordable housing. The indicative targets for tenure are: <ol style="list-style-type: none"> 70% rented affordable housing, either social rented housing or a mixture of the two; and 30% affordable home ownership products. <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> <ol style="list-style-type: none"> The council will seek provision of 20% affordable housing for schemes that provide for retirement housing and/or extra care homes. The council has set a zero affordable housing rate for fully serviced residential care homes and nursing homes. 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>The Affordable and Local Needs Housing Supplementary Planning Document contains further detail on how the policy will be implemented.</p>	<ul style="list-style-type: none"> Changes from existing policy not fully highlighted or explained.
GT1	Retain	Amend	SP10(c) [wrongly referenced SP10d on page 130]	<p>Gypsy & Traveller Site Allocations</p> <ol style="list-style-type: none"> The sites allocated under policies GT1(1) to GT1(16) will continue to deliver approximately 41 pitches (22 remaining) for Gypsy and Traveller accommodation to assist in meeting needs during the plan period up to 2031. Development will be permitted provided the criteria for each site set out in the detailed site allocation policies are met. A new Gypsy, Traveller and Travelling Showpeople DPD will be created to manage emerging need. 	<ul style="list-style-type: none"> Changes from existing policy not fully highlighted.

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SP21	Retain	Amend	SP11	<p>Economic Development</p> <p>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:</p> <ol style="list-style-type: none"> 1. The retention, intensification, regeneration of the existing industrial and business estates identified as Economic Development Areas as defined on the policies map; 2. 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; 3. Enhancing the vitality and viability of Maidstone town centre and maintaining the hierarchy of retail centres; 4. Supporting proposals that encourage highly skilled residents to work in the borough to reduce out-commuting; 5. Improving skills in the workforce in particular by supporting further and higher education provision within Maidstone’s urban area; 6. Supporting improvements in information and communications technology to facilitate more flexible working practices; 7. Prioritising the commercial re-use of existing rural buildings in the countryside over conversion to residential use, in accordance with policy DM31-Q&D 5; and 8. 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, in accordance with policy DM37-CD7. 	<ul style="list-style-type: none"> • Changes from existing policy not fully highlighted.
SP22	Retain	Amend	SP11(a)	<p>Retention of Employment Sites</p> <ol style="list-style-type: none"> 1. The following locations, as defined on the policies map, are designated Economic Development Areas for use classes B1, E(g), B2 and B8: <ol style="list-style-type: none"> i. Lordswood Industrial Estate, Walderslade; ii. Aylesford Industrial Estate, Aylesford; iii. 20/20 Business Park, Allington; iv. Park Wood 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 (extended to include EMP1(3) as site is now developed); 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. Bearsted Green Business Centre (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. 	<ul style="list-style-type: none"> • Changes from existing policy not highlighted.

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SP22 (continued)	Retain	Amend	SP11(a) (continued)	<p>2. The following locations, as defined on the policies map, are designated Economic Development Areas for use class E(g) or B1:</p> <ol style="list-style-type: none"> South Park Business Village, Maidstone; Turkey Mill Court, Maidstone; Eclipse Park, Maidstone; County Gate, Staceys Street, Maidstone; Medway Bridge House, Fairmeadow, Maidstone; 23/29 Albion Place, Maidstone; Victoria Court, Ashford Road, Maidstone; and West of Lower Stone Street comprising Gail House, Link House, Kestrel House and Chaucer House. <p>3. Within designated Economic Development Areas, change of use or redevelopment of a site or premises to non B or E(g) 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, based on a viability assessment and a robust marketing exercise.</p> <p>4. Within designated Economic Development Areas, mixed use proposals incorporating an element of non B or E(g) class uses may exceptionally be permitted where such development would facilitate the regeneration of the site to more effectively meet the needs of modern 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 or E(g) class employment premises in Maidstone urban area and the rural service centres for employment-generating uses will be supported.</p> <p>6. Within designated Economic Development Areas, the redevelopment of premises and the infilling of vacant sites for business uses will be permitted.</p> <p>7. Within designated Economic Development Areas located within the countryside proposals should ensure high quality designs of a n appropriate scale and materials are accompanied by significant landscaping within, and at the edge of, the development.</p>	<ul style="list-style-type: none"> Changes from existing policy not highlighted.
DM17	Retain	Amend	SP11(b)	<p>District, and Local Centres and local shops and facilities</p> <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> Mid Kent Centre, Castle Road, Allington; Grovewood Drive, Grove Green; Heath Road, Coxheath; The Square, Lenham; High Street, Headcorn; High Street and Church Green, Marden; and High Street, Staplehurst. 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: <ol style="list-style-type: none"> Ashford Road, Bearsted; The Green/The Street, Bearsted; Marlborough Parade, Beverley Road, Barming; Cherry Tree, Tonbridge Road; Boughton Parade, Loose; Egremont Road, Madginford; Parkwood Parade Sandling Lane, Penenden Heath; Senacre Square, Woolley Road; Northumberland Court, Shepway; Snowdon Parade, Vinters Park; Mangravet, Sutton Road/Mangravet Avenue; High Street/Benover Road, Yalding; and Hermitage Walk, Hermitage Lane A new local centre will be provided as part of a new residential development scheme at Langley Park 	<ul style="list-style-type: none"> Changes from existing policy not highlighted.

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DM17 (continued)	Retain	Amend	SP11(b) (continued)	<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> <p>i. Firm evidence that the existing uses are not now viable and are unlikely to become commercially viable;</p> <p>ii. The availability of comparable alternative facilities in the village or the local area; and</p> <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.</p>	<ul style="list-style-type: none"> Deletion of paragraph 4 not highlighted or explained (but moved to new policy CD1).
EMP1	Retain	Amend	SP11(c)	<p>Employment Allocations</p> <p>The sites allocated under policies EMP1(1), EMP(2), to EMP1(4), LPRSAEmp1, LPRSA260, LPRSA273 and LPRSA285 will deliver approximately 75,800m²-146,967m² 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>	<ul style="list-style-type: none"> Changes from existing policy not highlighted.
SP23	Retain	Amend	SP12	<p>Sustainable Transport</p> <ol style="list-style-type: none"> Working in partnership with Kent County Council (the local highway authority), Highways England, infrastructure providers and public transport operators, the Borough Council will manage any negotiations and agreements regarding schemes for mitigating the impact of development where appropriate on the local and strategic road networks and facilitate the delivery of transport improvements to support the growth proposed by the Local Plan. An Integrated Transport Strategy adopted in September 2016 has An Integrated Transport Strategy will be prepared with 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. In doing so, the council and its partners will: <ol style="list-style-type: none"> Ensure the transport system supports the growth projected by Maidstone’s Local Plan and facilitates economic prosperity; Deliver modal shift through managing demand on the transport network through enhanced public transport and the continued Park and Ride services and walking and cycling improvements; Improve highway network capacity and function at key locations and junctions across the borough; Manage parking provision in the town centre and the wider borough to ensure it is fair and proportionate and supports demand management; Improve transport choice across the borough and seek to influence travel behaviour; Protect and enhance public rights of way; Deliver 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; Work with landowners and public transport operators to secure the provision of a new bus interchange facility that is more accessible, user-friendly and fit for purpose; Work with service providers to improve bus links to the rural service centres and larger villages, including route options and frequency; Improve strategic links to Maidstone across the county and to wider destinations such as London; Ensure the transport network provides inclusive access for all users; and (l) Address the air quality impact of transport; and Support the provision of and improvements to Electric Vehicle charging infrastructure. 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: <ol style="list-style-type: none"> Bus priority measures along radial routes including bus prioritisation at junctions; Prioritisation of sustainable transport modes along radial routes; and/or Enhanced waiting and access facilities and information systems for passengers, including people with disabilities. <p>The Infrastructure Delivery Plan will support the implementation of the Local Plan and outlines how and when necessary infrastructure schemes will be delivered.</p> 	<ul style="list-style-type: none"> Changes from existing policy not highlighted.

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ID1	Retain	Amend	SP13(a)	<p>Infrastructure Delivery</p> <ol style="list-style-type: none"> 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. Detailed specifications of the site specific contributions required are included in the site allocation policies. Development proposals should seek to make provision for all the land required to accommodate any additional infrastructure arising from that development. Dedicated Planning Agreements (S106 of the Town and Country Planning Act,1990) will be used to provide a range of site specific mitigation, in accordance with the S106 tests, which will normally be provided on-site but may where appropriate be provided in an off-site location or via an in-lieu financial contribution. In some cases, separate agreements with utility providers may be required. 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. Where there are competing demands for contributions towards the delivery of infrastructure, secured through section 106 legal agreements, the council will prioritise these demands in the manner listed below: Infrastructure priorities for residential development: <ol style="list-style-type: none"> Affordable housing Transport Open space Public realm Health Education Social services Utilities Libraries Emergency Services Flood defences Infrastructure priorities for business and retail development: <ol style="list-style-type: none"> Transport Public realm Open space Education Utilities 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. The Community Infrastructure Levy will continue to 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. A framework for decision making on the allocation of CIL receipts will be developed alongside the CIL Charging Schedule. The CIL rate will be reviewed to reflect recent changes in development costs and land/floorspace values across the borough. Infrastructure schemes that are brought forward by service providers will be encouraged and supported, where they are in accordance with other policies in the Local Plan. New residential and commercial development will be supported if sufficient infrastructure capacity is either available or can be provided in time to serve it. 	<ul style="list-style-type: none"> Changes from existing policy not highlighted or fully explained – why have health, education, social services, utilities, libraries, emergency services and flood defences been omitted? In last paragraph of point 4, append “(e.g. specific infrastructure measures required to support policies SP1 to SP10)”. For example, see covering letter about the need to prioritise measures required to support policy SP6(d) to reduce river, surface water and sewer flooding in Marden through Section 106 developer contributions or Community Infrastructure Levy payments.
		New	SP13(b)	<p>Open Space Development</p> <ol style="list-style-type: none"> Development which contributes to the creation of, or enhancement of the existing fabric of open spaces within the borough will be supported. All new development should make a contribution, either on site, or where not feasible, offsite to improving the borough’s open spaces. On some strategic sites, open space will be allocated as a part of the land uses required within the site allocation. Existing local open spaces fitting the definition in NPPF Para 100 will be protected. Unless stated in a site allocation new developments should make a contribution towards increasing and improving open space as set out in INF1. 	<ul style="list-style-type: none"> In point 5, insert “policy” before “INF1”?

DM3	Retain	Move to strategic policy section	SP14(a)	<p>Natural Environment</p> <ol style="list-style-type: none"> 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 natural environment by incorporating measures where appropriate to: <ol style="list-style-type: none"> i. Delivering on site Net Biodiversity Gain in new development. ii. Protect positive landscape character, 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 avoid significant adverse impacts as a result of development; iii. Avoid damage to and inappropriate development considered likely to have significant direct or indirect adverse effects on: <ol style="list-style-type: none"> a. Internationally, nationally and locally designated sites of importance for biodiversity; and b. Local Biodiversity Action Plan priority habitats; iv. 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; v. 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; vi. Provide for the long term maintenance and management of all natural assets, including landscape character, associated with the development; vii. Mitigate for and adapt to the effects of climate change; and viii. Positively contribute to the improvement of accessibility of natural green space within walking distance of housing, employment, health and education facilities and to the creation of a wider network of new links between green and blue spaces including links to the Public Rights of Way network. 2. Where appropriate, development proposals will be expected to appraise the value of the borough’s natural environment through the provision of the following: <ol style="list-style-type: none"> 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; ii. Arboricultural assessments to take full account of any natural assets connected with the development and associated sites; and 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. 3. 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 increased physical activity, 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. 4. When significant harm cannot be avoided through consideration of alternative sites or adequate mitigation provided on-site within the immediate locality, compensatory measures will be achieved within the relevant Biodiversity Opportunity Area, or other location as agreed by the local planning authority. 5. Development proposals will give weight to the protection of the following designated sites for biodiversity, as shown on the policies map, which will be equal to the significance of their biodiversity/geological status, their contribution to wider ecological networks and the protection/recovery of priority species as follows: <ol style="list-style-type: none"> i. For internationally designated sites (including candidate sites), the highest level of protection will apply. The council will ensure that plans and projects proceed only when in accordance with relevant Directives, Conventions and Regulations. When the proposed development will have an adverse effect on the integrity of a European site, planning permission will only be granted in exceptional circumstances, where there are no less ecologically damaging alternatives, there are imperative reasons of overriding public interest and damage can be fully compensated. ii. For nationally designated sites (including candidate sites), development will only be permitted where it is not likely to have an adverse effect on the designated site or its interests (either individually or in combination with other developments) unless the benefits of the development at this site clearly outweigh both the impacts that it is likely to have on the features of the designated site that make it of national importance and any broader impacts on the national network of Sites of Special Scientific Interest. Where damage to a nationally designated site cannot be avoided or mitigated, compensatory measures will be sought. Development will also accord with and support the conservation objectives of any biodiversity site management plans. iii. For locally designated sites (including draft published sites), development likely to have an adverse effect will be permitted only where the damage can be avoided or adequately mitigated or when its need outweighs the biodiversity interest of the site. Compensation will be sought for loss or damage to locally designated sites. 	<ul style="list-style-type: none"> • In paragraph 1 and 1 vii – are references to climate change required here because covered by new policy SP14(c)? • Paragraph 1 point i added without explanation?
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ANNEX D - SPATIAL STRATEGY, SPATIAL STRATEGIC POLICIES and POLICIES MAP – Response from Marden Parish Council

Local Plan (2017) Policy	Retain or Delete	Action Details	New LPR SS / SP Policy Reference	Amendments Proposed in Consultation Document	Marden Parish Council Comment
DM3 (continued)	Retain	Move to strategic policy section	SP14(a) (continued)	<p>6. Where a proposed development falls within the Stour Catchment, or where sewage from a development will be treated at a Waste Water Treatment Works that discharges into the river Stour or its tributaries, then applicants shall undertake an Appropriate Assessment to demonstrate that the requirements set out in the advice note on Nutrient Neutrality issued by Natural England have been met.</p> <p>Account should be taken of the Landscape Character Guidelines SPD, the Green and Blue Infrastructure Strategy and the Kent Downs AONB Management Plan.</p>	<ul style="list-style-type: none"> Change from existing policy not highlighted or explained.
SP18	Retain	No action	SP14(b)	<p>The Historic Environment</p> <p>To ensure their continued contribution to the quality of life in Maidstone Borough, the characteristics, distinctiveness, diversity and quality of heritage assets will be protected and, where possible, enhanced. This will be achieved by the council encouraging and supporting measures that secure the sensitive restoration, reuse, enjoyment, conservation and/or enhancement of heritage assets, in particular designated assets identified as being at risk, to include:</p> <ol style="list-style-type: none"> Collaboration with developers, landowners, parish councils, groups preparing neighbourhood plans and heritage bodies on specific heritage initiatives including bids for funding; Through the development management process, securing the sensitive management and design of development which impacts on heritage assets and their settings; Through the incorporation of positive heritage policies in neighbourhood plans which are based on analysis of locally important and distinctive heritage; and Ensuring relevant heritage considerations are a key aspect of site master plans prepared in support of development allocations and broad locations identified in the Local Plan. 	<ul style="list-style-type: none"> Existing policy SP18 not mentioned in consultation document, but no change.
		New	SP14(c)	<p>Climate Change</p> <p>To ensure that development in the borough mitigates and adapts to climate change, the council will seek to:</p> <ol style="list-style-type: none"> Adopt a strategy for growth which delivers development in sustainable locations well supported by or capable of delivering better services and public transport which will minimise the need to travel. Encourage the delivery of sustainable buildings and a reduction of CO2 emissions in new development, having regard to the Kent and Medway Energy and Low Emissions Strategy. Encourage and support the delivery of low carbon energy and low carbon heat networks in new developments. Require the integration of blue-green infrastructure into new development in order to mitigate urban heat islands, enhance urban biodiversity and to contribute to reduced surface water runoff through SuDS. Require new development to encourage a shift towards sustainable travel through: <ol style="list-style-type: none"> prioritising active travel by ensuring good provision and connectivity of walking and cycling routes; ensuring public transport accessibility, and; through the provision of electric vehicle infrastructure. Require high levels of water efficiency in new development. Require new development to plan for and respond to the impacts of climate change. 	<ul style="list-style-type: none"> A welcome addition
DM1	Retain	Move to strategic policy section	SP15	<p>Principles of Good Design</p> <p>Proposals which would create high quality design and meet the following criteria will be permitted:</p> <ol style="list-style-type: none"> 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; 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; Create high quality public realm and, where opportunities permit, provide improvements, particularly in town centre locations; 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, or is exposed to, excessive noise, vibration, odour, air pollution, activity or vehicular movements, overlooking, or visual intrusion, or loss of light; 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. Particular attention should be paid in rural and semi-rural areas where the retention and addition of native vegetation appropriate to local landscape character around the site boundaries should be used as positive tool to help assimilate development in a manner which reflects and respects the local and natural character of the area; Provide a high quality design which responds to areas of heritage, townscape and landscape value or uplifts an area of poor environmental quality; Orientate development, where possible, in such a way as to maximise the opportunity for sustainable elements to be incorporated, including optimising access to sustainable transport modes, and to reduce the reliance upon less sustainable energy sources; 	<ul style="list-style-type: none"> Original point ii wrongly split into new points II and II in the consultation document

ANNEX D - SPATIAL STRATEGY, SPATIAL STRATEGIC POLICIES and POLICIES MAP – Response from Marden Parish Council

Local Plan (2017) Policy	Retain or Delete	Action Details	New LPR SS / SP Policy Reference	Amendments Proposed in Consultation Document	Marden Parish Council Comment
DM1 (continued)	Retain	Move to strategic policy section	SP15 (continued)	<p>VIII. Protect and enhance any on-site biodiversity and geodiversity features where appropriate, or provide sufficient mitigation measures;</p> <p>IX. Safely accommodate the vehicular and pedestrian movement generated by the proposal on the local highway network and through the site access;</p> <p>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;</p> <p>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;</p> <p>XII. Incorporate measures for the adequate storage of waste, including provision for increasing recyclable waste;</p> <p>XIII. Provide adequate vehicular and cycle parking to meet adopted council standards; and</p> <p>XIV. Be flexible towards future adaptation in response to changing life needs.</p> <p>Account should be taken of Conservation Area Appraisals and Management Plans, Character Area Assessments, the Maidstone Borough Landscape Character Guidelines SPD, the Kent Design Guide and the Kent Downs Area of Natural Beauty Management Plan.</p>	<ul style="list-style-type: none"> Original point xi omitted without explanation – is this because MBC considers flooding fully covered by the NPPF? See covering letter about further action on page 19 of the Marden Neighbourhood Plan in respect of a Conservation Area Appraisal and Management Plan for Marden.
Policies Map	Retain	Amend	Policies Map	[To be confirmed]	<ul style="list-style-type: none"> See covering letter about further actions on pages 36, 42 and 43 in the Marden Neighbourhood Plan in respect of the policies map.