

Proposed change reference number	MIQ paragraph	Policy/paragraph number/site reference	Proposed change	Reason for proposed change
<b>Session 1A</b>				
PC/60	1.12.2	Policy H2	Amend key diagram to include two symbols showing the broad location regions identified within Policy H2(3) Lenham.	To show the location of the broad locations.
<b>Session 2B</b>				
PC/73	2.16.4	SP17	<p>Amend Policy SP17 criteria 5: to read:</p> <p><i><u>'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 conserved and enhanced where appropriate;</u></i></p> <p>Amend Policy SP17 criterion 6 to read:</p> <p><i>'The <u>distinctive landscape character of</u> the Greensand Ridge, Medway Valley, Len Valley, Loose Valley, and Low Weald as defined on the policies map, will be conserved, <del>maintained</del> and enhanced where appropriate as landscapes of local value;'</i></p>	To ensure the policy is consistent with the NPPF.
PC/61	2.17.1	Policy DM13	<p>Amend supporting text and policy to read:</p> <p>"17.60 The Maidstone Strategic Housing Market Assessment supports the approach of seeking a proportion of dwellings to be provided on-site for affordable housing needs. The council has a net affordable housing need of 5,800 homes from 2013 to 2031<sup>1</sup>, equivalent to 322 households each year. This is a</p>	To reflect alterations to the NPPFG requirements.

<sup>1</sup> Maidstone Strategic Housing Market Assessment (June 2015)

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			<p>significant need for the borough and a clear justification for the council to seek affordable dwellings through new development schemes.</p> <p><del>17.61 Viability testing indicates that affordable housing is achievable across the borough on sites of five or more dwellings. The NPPG refers to circumstances where infrastructure contributions through planning obligations should not be sought from developers: affordable housing should not be sought from developments of 10 units or less, and which have a maximum combined floorspace of 1,000m<sup>2</sup>. The viability testing has assumed the national threshold of 11 dwellings for affordable housing.</del> To support community integration, affordable housing will be provided on-site, and alternative provision will not be accepted unless there are exceptional circumstances that justify it. Any proposals for off-site or financial provision must be made at the time of the application.</p> <p>17.62 Affordable housing targets will differentiate across the borough by geographical area and existing land use; this is due to relative issues such as sales values and policy considerations. Further viability testing has confirmed that the rural areas in Maidstone are more viable than urban locations, and brownfield sites (previously developed land) within urban areas are less viable than greenfield sites. Viability testing demonstrates that a 40% affordable housing rate can be achieved in the rural areas and a 30% rate within the redefined urban area. A 30% affordable housing requirement</p>	

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			<p>for the strategic urban brownfield site allocation at Springfield (policy H1(11)), which is important for the delivery of the local plan would result in limited capacity to provide for necessary supporting infrastructure because of site constraints. The Springfield residential site allocation can accommodate a rate of 20% affordable housing which allows for an appropriate balance of affordable housing with the need to provide for infrastructure.</p> <p>17.63 In order to respond to the identified need for affordable housing of different tenures through the period of the plan, the council will seek an indicative target of 70% affordable rented or social rented housing, or a mixture of the two, and 30% intermediate affordable housing (shared ownership and/or intermediate rent). This ratio was used for strategic viability testing purposes and has been shown to be viable. Specific site circumstances may affect the viability of individual proposals and the council recognises that the need for different tenures may also vary over time<sup>2</sup>.</p> <p>17.64 To ensure proper delivery of affordable housing, developers are required to discuss proposals with the council's housing department at the earliest stage of the application process, to ensure the size, type and tenure of new affordable housing is appropriate given the identified needs. Where economic viability affects the capacity of a</p>	

<sup>2</sup> Through the new Housing and Planning Bill 2015 Act 2016, the Government has signalled its intention to place *is placing* a duty on local planning authorities to require a proportion of Starter Homes on all reasonably-sized sites. Secondary legislation is expected autumn 2016 and the The council will maintain a watching brief and respond as appropriate.

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			<p>scheme to meet the stated targets for affordable housing provision, the council will expect developers to examine the potential for variations to the tenure and mix of provision, prior to examining variations to the overall proportion of affordable housing.</p> <p>17.65 Retirement homes (sheltered housing) and extra care homes (assisted living) are not as viable as other residential uses in Maidstone. A 20% affordable housing rate will be sought for such developments, which will allow for an appropriate balance between affordable housing need and supporting infrastructure provision.</p> <p>17.66 Residential care homes or nursing homes, where 24 hour personal care and/or nursing care are provided, are shown to be even less viable than retirement homes. Population projections predict that 18% of the borough's residents will be over 70 years of age by 2031, compared with 12% in 2011, resulting in a need for 980 additional care home places in the borough. Despite significant investment in recent years, the care homes market shows weak prospects in terms of providing any affordable housing so a zero rate is set.</p> <p>17.67 Developers will be required to pay for viability assessments and any cost of independent assessment. The council will only consider reducing planning obligations if fully justified through a financial appraisal model or other appropriate evidence.</p>	

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			<p><u>17.68 The Government has introduced a vacant building credit to incentivise brownfield development on sites containing vacant buildings. In considering how the vacant building credit should apply to a particular development, the council will consider whether the building has been made vacant for the sole purposes of redevelopment and whether the building is covered by an extant or recently expired planning permission for the same or substantially the same development.</u></p> <p><del>17.68</del> 17.69 The affordable and local needs housing supplementary planning document will contain further detail on how the policy will be implemented.</p> <p><b>Policy DM13</b></p> <p><b>Affordable Housing</b></p> <p>On housing sites or mixed use development sites of <del>five</del> <u>11</u> residential units or more, <u>and which have a combined floorspace of greater than 1,000m<sup>2</sup></u>, 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> </ol> </li> </ol>	

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			<ul style="list-style-type: none"> <li>ii. Countryside, rural service centres and larger villages 40%.</li> </ul> <p>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:</p> <ul 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> </ul> <p>3. The indicative targets for tenure are:</p> <ul 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> </ul> <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> <ul style="list-style-type: none"> <li>4. The council will seek provision of 20% affordable housing for schemes that provide for retirement housing and/or extra care homes.</li> <li>5. The council has set a zero affordable housing rate for</li> </ul>	

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			<p>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>	
PC/62	2.30.1	Policy DM14	<p>Amend supporting text and policy to read:</p> <p>“17.73 Local needs housing seeks to address the lack of general supply by allowing the development of exception sites under agreed local needs, sustainability and environmental criteria. <i>Exception sites are small sites in locations where sites would not normally be released for housing development.</i> The housing must remain affordable in perpetuity and priority will be given to occupants who have a specified connection to the settlement – often being residential, employment or family.</p> <p>Policy DM14 Local needs housing <u>on rural exception sites”</u></p>	To add clarity to the Plan
PC/63	2.34.1	Policy DM14	<p>Amend policy to read:</p> <p>“The council will work with parish councils and local stakeholders to bring forward <del>sustainably located</del> local needs housing at its rural communities.”</p>	To add clarity to the Plan
PC/64	2.35.1	Policy DM14	Amend policy to read:	To add clarity to the

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			<i><u>"Outside of Maidstone, the five rural service centres and the five larger villages, the council will work with parish councils and local stakeholders to bring forward sustainably located local needs housing at its rural communities"</u></i>	Plan
PC/65	2.36.1	Policy DM14	Amend supporting text to read:  "17.73 Local needs housing seeks to address the lack of general supply by allowing the development of exception sites under agreed local needs, sustainability and environmental criteria. <i>Exception sites are small sites in locations where sites would not normally be released for housing development.</i> The housing must remain affordable in perpetuity and priority will be given to occupants <i>who meet relevant criteria, i.e.</i> those who have a specified connection to the settlement – often being residential, employment or family."	To add clarity to the Plan
<b>Session 3B</b>				
PC/66	3.16.2	Policy DM21	Additional criterion 3 to read:  <i><u>"3. Within designated Economic Development Areas, the redevelopment of premises and the infilling of vacant sites for business uses will be permitted."</u></i>	To add clarity to the Plan
PC/67	3.16.4	Policy DM21	Additional criterion 6 to read:  <i><u>"6. Within designated Economic Development Areas located within the countryside proposals should ensure high quality designs of an appropriate scale and materials are accompanied by significant landscaping within, and at the</u></i>	To reflect the NPPF

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			<i>edge of, the development.”</i>	
PC/68	3.16.4	Policy SP17	Additional criterion 1.i(d) to read:  <i>“d. Development within designated Economic Development Areas located within the countryside.”</i>	To reflect the NPPF
<b>Session 4</b>				
PC/69	4.1.3	Introduction	Amend paragraph 2.4 to delete the final sentence:  <del><i>“The Kent Minerals and Waste Local Plans that are prepared by Kent County Council also form part of the development plan.”</i></del>  And provide additional paragraph 2.5 to read:  <i>“The Kent Minerals and Waste Local Plan 2013 – 2030 also forms part of the development plan and was adopted by the County Council in July 2016. The Minerals and Waste Local Plan identifies Mineral Safeguarding Areas whose purpose is to avoid the unnecessary sterilisation of any mineral resources through incompatible development. Development proposals coming forward within the Minerals Safeguarding Areas located within Maidstone Borough will therefore need to comply with minerals safeguarding policies in the Minerals and Waste Local Plan. The extent of the Minerals Safeguarding Areas is shown on the policies map.”</i>	To explain the relationship between the MBLP and the KMWLP and to highlight the potential implications of minerals safeguarding policies in the KMWLP.
PC/70	4.1.3	Policies Map	To include a “Minerals Safeguarding Areas” layer on the policies map.	To add clarity to PC/ 69 and PC/ 70.
PC/71	4.1.3	Policies	Additional criterion to read:	To ensure adequate

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		H1 (2), (11), (17), (21), (30), (31), (32), (33), (34), (35), (37), (45), (46), (47), (48), (51), (65), H2 (2), RMX (1), RMX (4), EMP1 (2), EMP1 (5)	<i><u>"Minerals Safeguarding – This site falls within the Minerals Safeguarding Areas as shown on the policies map and therefore development proposals will be required to undertake a minerals assessment to assess the viability and practicability of prior extraction of the minerals resource. The minerals assessment will comply with Policy DM7 of the Kent Minerals and Waste Local Plan (2013-2030) and any supplementary planning guidance produced by the Minerals Planning Authority in respect of minerals safeguarding."</u></i>	policy basis for the requirement for mineral assessments to be undertaken for affected development allocations in the MBLP, and to ensure conformity with the minerals safeguarding policies in the KMWLP.
PC/72	4.2.1	Policy SP17	Amend criterion 7 to read:  <i><u>"(7) Development in the countryside will retain the setting of and separation of individual settlements, in order to maintain the rural character of the borough; and"</u></i>	To add clarity to the Plan
PC/73	4.4.2 and 4.6.2	Policy SP17	Amend paragraph 5.87 to read:  <i>"5.87 The Low Weald covers a significant proportion of the countryside in the rural southern half of the borough. The Low Weald is recognised as having distinctive landscape features: the field patterns, many of medieval character, hedgerows, stands of trees, ponds and streams and buildings of character should be <del>protected, maintained</del> <u>conserved</u> and enhanced where appropriate."</i>  Amend criterion 5 to read:  <i>"(5) The distinctive character of the Kent Downs Area of</i>	To add clarity to the Plan

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			<p>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 conserved, <del>maintained</del> and enhanced where appropriate;"</p> <p>Amend criterion 6 to read:</p> <p>"(6) The <i>distinctive landscape character of the</i> Greensand Ridge, Medway Valley, Len Valley, Loose Valley, and Low Weald as defined on the policies map, will be conserved, <del>maintained</del> and enhanced where appropriate as landscapes of local value;"</p>	
PC/74	4.5.1	Policy SP17	<p>Amend paragraph 5.81 to read:</p> <p>"5.81 Conservation and enhancement of this area is also part of the council's statutory duty <i>under the 1981 Wildlife and Countryside Act</i> and is covered <del>under the guidance set out in national policy (by policies in the</del> National Planning Policy Framework and <i>guidance in the</i> National Planning Practice Guidance}."</p>	To add clarity to the Plan
PC/75	4.10.2	Policy SP17	<p>Amend paragraph 5.82 to read:</p> <p><i>"Metropolitan Green Belt</i></p> <p><i>5.82A Green Belts afford protection to the countryside from inappropriate development, and policies for their protection are set out in the National Planning Policy Framework. A small area (5.3km<sup>2</sup>) on the western edge of the borough is</i></p>	To add clarity to the Plan

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			<p><i>included within the Metropolitan Green Belt. The designation extends up to the borough boundary, contiguous with the Green Belt boundary in Tonbridge and Malling Borough Council's administrative area; and lies between Teston and Wateringbury and west of the River Medway, which includes the settlements of Nettlestead and Nettlestead Green. The Council has undertaken a review of its Green Belt boundary (Maidstone Borough Council Metropolitan Green Belt Review, January 2016), which concluded there were no exceptional circumstances for revising the Green Belt boundaries within the borough."</i></p>	
<b>Session 5A</b>				
PC/76	5.1.1	Policy H1	<p>Amend Policy H1 to add additional allocation to read:</p> <p><b><u>H1 (XXXX) – Land at Lodge Road, Staplehurst</u></b></p> <p><u>Land at Lodge Road as shown on the policies map, is allocated for development of approximately 90 dwellings at an average density of 30 dwellings per hectare. In addition to the requirements of policy H1, planning permission will be granted if the following criteria are met.</u></p> <p><b><u>Design and Layout</u></b></p> <ol style="list-style-type: none"> <li><u>The eastern part of the site including the existing pond will be retained as a landscaped/ecological area and the integrity and connectivity of the existing framework of ponds, hedgerows and trees within and</u></li> </ol>	To update the housing land supply to reflect the Staplehurst Neighbourhood Plan.

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			<p><u>adjoining the site shall be retained and enhanced.</u></p> <p>2. <u>Retain and enhance hedges and trees along the boundaries of the site including the hedge/tree line which separates the site from employment land to the northeast and east.</u></p> <p>3. <u>The development shall integrate well with, and complement, any development on site H1(49) to the west and south and employment development to the northeast and east to ensure good connectivity and an appropriate relationship between the sites.</u></p> <p><b><u>Landscape/Ecology</u></b></p> <p>4. <u>The development proposals are designed to take into account the results of a landscape appraisal in accordance with the principles of current guidance.</u></p> <p>5. <u>The development proposals are designed to take into account the results of a detailed arboricultural survey, tree constraints plan and tree retention/protection plans.</u></p> <p>6. <u>The development proposals are designed to take into account the result of a phase 1 habitat survey and any species specific surveys that may as a result be recommended, together with any necessary mitigation/enhancement measures.</u></p>	

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			<p><b><u>Access</u></b></p> <p>7. <u>Vehicular access to the site shall be from Lodge Road.</u></p> <p>8. <u>The development shall provide a pedestrian/cycle path link to site H1(49) to the west and/or south, which shall run through the site to Lodge Road and also link to employment land to the northeast and east of the site.</u></p> <p><b><u>Noise</u></b></p> <p>9. <u>Development will be subject to a noise survey to determine any necessary attenuation measures in relation to the railway line and existing and potential employment uses.</u></p> <p>Amend Policies Map to include proposed allocation</p>	
PC/77	5.1.3	Spatial Strategy	<p>Amend Para 4.3 to read:</p> <p>The Strategic Housing Market Assessment 2015 confirms the objectively assessed housing need for the borough over the plan period 2011 to 2031 as 18,560 dwellings (928 dwellings per annum(4)). This need is based on an analysis of national population projections with key local inputs, including net migration, household formation rates and housing vacancy</p>	To update the housing land supply to base date 31 March 2016.

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			<p>rates. The council will monitor the impact of new data releases on its objectively assessed housing need and respond as appropriate. The council does not need to allocate land to meet the whole need of 18,560 dwellings because <del>5,248</del> <u>at 31 March 2016, 2860</u> homes have already been built since 2011 and <u>5763</u> have been granted planning permission <del>on sites that are not yet completed</del>. <u>A reduction of 5% has been made to the number of dwellings expected to be built on sites with planning permission in order to allow for the non-implementation of some planning permissions.</u> The local plan allocates a further <u>5690</u> <del>8,707</del> dwellings, and identifies broad locations for housing growth that can yield around <u>3,790</u> <del>3,500</del> dwellings. Adding a windfall allowance of <u>1600</u> <del>114</del> dwellings <del>per annum</del> from unidentified sites <del>in the latter years of the plan period</del>, the council will be able to meet its objectively assessed housing need of 18,560 dwellings in full, as set out in the table below.</p> <p>The housing trajectory (appendix A) demonstrates in detail how this need will be met.</p> <table border="1" data-bbox="1003 1203 1747 1369"> <thead> <tr> <th data-bbox="1003 1203 1451 1305"><u>Housing land supply</u></th> <th data-bbox="1451 1203 1599 1305"><u>Dwellings (net)</u></th> <th data-bbox="1599 1203 1747 1305"><u>Dwellings (net)</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="1003 1305 1451 1369"><u>1</u> <u>Objectively assessed housing</u></td> <td data-bbox="1451 1305 1599 1369">-</td> <td data-bbox="1599 1305 1747 1369"><u>18,560</u></td> </tr> </tbody> </table>	<u>Housing land supply</u>	<u>Dwellings (net)</u>	<u>Dwellings (net)</u>	<u>1</u> <u>Objectively assessed housing</u>	-	<u>18,560</u>	
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			<table border="1"> <tr> <td data-bbox="1003 344 1032 416"></td> <td data-bbox="1032 344 1451 416"><u>need/ Local Plan housing target</u></td> <td data-bbox="1451 344 1599 416"></td> <td data-bbox="1599 344 1744 416"></td> </tr> <tr> <td data-bbox="1003 416 1032 531">2</td> <td data-bbox="1032 416 1451 531"><u>Completed dwellings 1 April 2011 to 31 March 2016</u></td> <td data-bbox="1451 416 1599 531"><u>2,860</u></td> <td data-bbox="1599 416 1744 531"></td> </tr> <tr> <td data-bbox="1003 531 1032 683">3</td> <td data-bbox="1032 531 1451 683"><u>Extant planning permissions as at 1 April 2016 (including a non-implementation discount)</u></td> <td data-bbox="1451 531 1599 683"><u>5,475</u></td> <td data-bbox="1599 531 1744 683"></td> </tr> <tr> <td data-bbox="1003 683 1032 834">4</td> <td data-bbox="1032 683 1451 834"><u>Local Plan allocated sites (balance of allocations not included in line 3 above)</u></td> <td data-bbox="1451 683 1599 834"><u>5,690</u></td> <td data-bbox="1599 683 1744 834"></td> </tr> <tr> <td data-bbox="1003 834 1032 949">5</td> <td data-bbox="1032 834 1451 949"><u>Local Plan broad locations for future housing development</u></td> <td data-bbox="1451 834 1599 949"><u>3,790</u></td> <td data-bbox="1599 834 1744 949"></td> </tr> <tr> <td data-bbox="1003 949 1032 1021">6</td> <td data-bbox="1032 949 1451 1021"><u>Windfall sites contribution</u></td> <td data-bbox="1451 949 1599 1021"><u>1,600</u></td> <td data-bbox="1599 949 1744 1021"></td> </tr> <tr> <td data-bbox="1003 1021 1032 1101">7</td> <td data-bbox="1032 1021 1451 1101"><u>Total housing land supply</u></td> <td data-bbox="1451 1021 1599 1101"></td> <td data-bbox="1599 1021 1744 1101"><u>19,415</u></td> </tr> <tr> <td data-bbox="1003 1101 1032 1189">9</td> <td data-bbox="1032 1101 1451 1189"><u>Housing land surplus 2011/2031</u></td> <td data-bbox="1451 1101 1599 1189"></td> <td data-bbox="1599 1101 1744 1189"><u>855</u></td> </tr> </table> <p data-bbox="1059 1270 1693 1299">Table 4.1 Meeting objectively assessed housing need</p>		<u>need/ Local Plan housing target</u>			2	<u>Completed dwellings 1 April 2011 to 31 March 2016</u>	<u>2,860</u>		3	<u>Extant planning permissions as at 1 April 2016 (including a non-implementation discount)</u>	<u>5,475</u>		4	<u>Local Plan allocated sites (balance of allocations not included in line 3 above)</u>	<u>5,690</u>		5	<u>Local Plan broad locations for future housing development</u>	<u>3,790</u>		6	<u>Windfall sites contribution</u>	<u>1,600</u>		7	<u>Total housing land supply</u>		<u>19,415</u>	9	<u>Housing land surplus 2011/2031</u>		<u>855</u>	
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PC/78	5.2.2 and 5.4.4	Policy H2(1)	Amend Table 9.1 Broad locations for housing growth to read:	To update the housing																																

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			Policy Reference	Area	Approximate Dwellings yield	land supply to base date 31 March 2016 and to reflect the Housing Topic Paper (SUB 005)
H2(1)	Maidstone town centre	<u>990</u> 700	<p>Amend Policy H2 to read:</p> <p><b>Policy H2</b>  <b>Broad locations for housing growth</b>  The broad locations for future housing growth allocated under policies H2(1) to H2(3) have the potential to deliver up to <u>3790</u> 3,500 homes to meet the borough's housing need <del>post 2026</del>. 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> <p>Amend Policy H2(1) to read:</p> <p><b>Policy H2 (1)</b>  <b>Maidstone town centre broad location for housing growth</b>  Maidstone town centre, as defined on the policies map, is identified as a broad location in accordance with policy H2 for approximately <u>990</u> 700 dwellings.  Development must comply with policy SP4. The council will prepare a master plan to develop the vision for the town centre and to guide development proposals.</p>			

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			<p>Amend Para 9.2 to read:</p> <p><b>9.2</b> It is acknowledged that there is an oversupply of poorer quality office stock in the town centre which is no longer fit for purpose. This has the effect of suppressing the town centre office market and thereby inhibiting new development which could better meet modern business needs. A route to tackle this is to rationalise the supply of the poorest stock through conversion or redevelopment to alternative uses. Over the time frame of the plan it is anticipated that the value of the lowest quality office stock, in terms of rents, will fall further making redevelopment for alternative uses increasingly viable. With a corresponding uplift in the market for town centre apartments, this trend could see the delivery of significant new housing in and around the town centre. <del>The impact of the temporary</del> permitted development entitlements for changes of use from office accommodation to residential use <del>(11)</del> <u>have had a significant effect on the potential supply of residential units in the town centre. At 31 March 2016, a total of 665 dwellings had been consented through prior notification within the town centre during the first three years of its operation - with 85% achieved through the conversion of poor quality office stock. There is substantial further poor quality office floorspace in the town centre from which to realise further residential opportunities during the plan period. The Town Centre Study and recent interest from landowners also signal further potential opportunities within the town centre including at The Mall and the riverside west of the River Medway through prior notification yet to be fully assessed,</u></p>	

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			although a number of prior notifications have been submitted. In view of the market shifts needed, full delivery is unlikely to be realised until the end of the plan period. The town centre broad location has the potential to deliver in the order of 990 <del>700</del> additional homes.	
<b>Session 6A</b>				
PC/79	6.10.2	Policy H1(11)	Update Policy H1 (11) at first sentence to read: <i>"Springfield, as shown on the policies map, is allocated for development of approximately <del>500</del> 692 dwellings at an average density of around <del>132</del> 180 dwellings per hectare."</i>	To reflect the figures identified in the Housing Topic Paper (SUB 005).
PC/80	6.10.2	Policy H1(11)	Update Policy H1 (11) at (1) to read: <i>"A high density scheme will be developed reflecting that the site is in an edge of town centre location. <u>The highest density development should be situated on the north eastern and south eastern parts of the site.</u>"</i>	To add clarity to the Policy.
PC/81	6.12.3	Policy H1(30)	Delete criterion 1:  <del>"1. An undeveloped section of land will be retained on the north eastern part of the site to provide a suitable buffer between new housing and the M20 motorway."</del>	To reflect decision following Regulation 18 to exclude undeveloped areas or buffers.
PC/82	6.18.1	Policy H2(1)	To increase yield of the town centre broad location from 700 to 990 dwellings	To reflect the figures identified in the Housing Topic Paper (SUB 005).
<b>Mis.</b>				
PC/83		Policies Map	Amend policies as follows:  <u>SP7 Headcorn</u>	Correction of an error

Proposed change reference number	MIQ paragraph	Policy/paragraph number/site reference	Proposed change	Reason for proposed change
			<p>- Inclusion of DM 21 xi. Barradale Farm in the north west corner of the inset map</p> <p>- H1 (37) site boundary was amended to the south to include an access road. Revised site boundary needs to be added to inset map</p> <p><u>SP8 Lenham</u></p> <p>- Amended to site boundary of DM21 x. Marley works in the North west corner of the inset map</p> <p><u>SP9 Marden</u></p> <p>- Amended boundary of DM21 vii. Pattenden Lane in the north of the settlement area of the inset map</p> <p><u>SP10 Staplehurst</u></p> <p>- Amendment to site boundary of DM 21 v. Tovil Green Business Park, inclusion of proposed additional allocation for housing on parcel of land removed from DM21 v. in the north of the settlement area</p>	