

ANNEX E - NON-STRATEGIC POLICIES – Development Management Preferred Approaches – Response from Marden Parish Council

Local Plan (2017) Policy	Retain or Delete	Action Details	New LPR DM Policy Reference	Amendments Proposed in Consultation Document	Marden Parish Council Comment
DM5	Retain	Amend	Hou 1	<p>Development on brownfield land</p> <p>1. Proposals for development on previously developed land (brownfield land) in Maidstone urban area, rural service centres and larger villages on land outside of smaller villages and the countryside that make effective and efficient use of land and which meet the following criteria will be permitted:</p> <p>a. The site is not of high environmental value Where the site has poor environmental value; Where the site has poor environmental value; and</p> <p>b. 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 Hou 5 unless there are justifiable planning reasons for a change in density.</p> <p>2. Exceptionally, the residential redevelopment of brownfield sites in the countryside which are not residential gardens and which meet the above criteria will be permitted provided the redevelopment will also result in a significant environmental improvement and the site is, or can reasonably be made, accessible by sustainable modes to Maidstone urban area, a rural service centre or larger village.</p>	<ul style="list-style-type: none"> • Duplicate text to be deleted. • In paragraph 2, insert “garden settlement,” before “rural”?
DM9	Retain	Amend	Hou 2	<p>Residential extensions, conversions, annexes, and redevelopment within the built-up area</p> <p>1. Within the defined boundaries of the urban area, rural service centres, larger villages, On land outside of smaller villages and the countryside, proposals for the extension, conversion or redevelopment of a residential property which meet the following criteria will be permitted if:</p> <p>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;</p> <p>ii. The traditional boundary treatment of an area would be retained and, where feasible, reinforced;</p> <p>iii. The privacy, daylight, sunlight and maintenance of a pleasant outlook of adjoining residents would be safeguarded Adjoining residents would avoid unacceptable loss of privacy, outlook or light and would avoid unacceptable intrusion from noise or odour; and</p> <p>iv. Sufficient parking would be provided within the curtilage of the dwelling without diminishing the character of the street scene.</p> <p>2. Within the defined boundaries of the urban area, rural service centres and larger villages, On land outside of smaller villages and the countryside 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:</p> <p>i. The intensified use of the building and its curtilage would not significantly harm the appearance of the building or the character or amenity of the surrounding area.</p>	<ul style="list-style-type: none"> • Changes to title not highlighted • Correct typographical error in paragraph 1. • Original wording of paragraph 1 iii not quoted, and suggest rewording as follows for clarity: <i>Unacceptable loss of privacy, outlook or light and unacceptable intrusion from noise or odour for adjoining residents would be avoided</i>
DM10	Retain	Amend	Hou 3	<p>Residential premises above shops and businesses</p> <p>1. The council will permit ‘living over the shop’ projects in that meet the following criteria:</p> <ul style="list-style-type: none"> • They are above deemed suitable premises (including uses in class E & F.2 of the use class order); • The premises are located in the identified town centre, district and local centres, or above existing village shops; • They accord with with the relevant parking standards as set out in the Kent Design Guide Review: Interim Guidance Note 3: RESIDENTIAL PARKING (2008); • Meet the servicing requirements (bin storage and collection); and; • The proposal would not be negatively impacted by surrounding noise and air quality issues. <p>2. Change of use to residential accommodation in premises where the ground floor is (or last was) in class A retail or class B1 business uses class E or class F.2 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, noise or air quality issues.</p>	<ul style="list-style-type: none"> • What are the criteria for deeming premises suitable? • Correct typographical errors.
DM11	Retain	Amend	Hou 4	<p>Residential garden land</p> <p>Within the defined boundaries of the urban area, rural service centres and larger villages On land outside of smaller villages and the countryside, development of domestic garden land to create new buildings which meet the following criteria will be permitted provided:</p> <p>i. The higher density resulting from the development would not result in significant harm to the character and appearance of the area;</p> <p>ii. There is no significant loss of privacy, light or outlook for adjoining properties and/or their curtilages;</p> <p>iii. Access of an appropriate standard can be provided to a suitable highway; and</p> <p>iv. There would be no significant increase in unacceptable impact on amenity by noise or disturbance from traffic gaining access to the development.</p>	<p>Suggest rewording point iv as follows for clarity: <i>There would be no significant increase in unacceptable impact on amenity by through noise or disturbance from traffic gaining access to the development</i></p>

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DM12	Retain	Amend	Hou 5	<p>Density of housing-residential 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. 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. Subject to this overriding consideration the following minimum densities are expected in the following locations:</p> <ol style="list-style-type: none"> At sites within and adjacent to the town centre new residential development will be expected to achieve net densities of between 45 and 170 dwellings a net density of 150 dwellings per hectare. At other sites within and adjacent to the urban area new residential development will be expected to achieve a net density of 35 dwellings per hectare. Sites within inner urban area (800 metres from the town centre) a net density of 75 dwellings per hectare Sites within outer urban area (within the urban boundary of Maidstone, but not within the inner urban area) a net density of 35 dwellings per hectare Sites within identified Garden Communities will be expected to achieve a net density of 40 dwellings per hectare At sites within or adjacent to the rural service centres, and larger and smaller villages as defined under policies SP5-10-SP1-8 and SP11-16 respectively new residential development will be expected to achieve a net density of 30 dwellings per hectare where that is compatible with the individual settings of those sites. 	<ul style="list-style-type: none"> Changes to title not highlighted Original wording of points 1 and 2 not quoted in full. Correct typographical errors. In point 4, insert “or adjacent to” before “identified” and change “Garden Communities” to read “garden settlements”? In point 5, change “SP1-8” to read “SP1 to SP8” for clarity? In point 5, what are the criteria for establishing the compatibility of individual settings, and where the net density of 30 dwellings per hectare is not achieved, can the number be both higher or lower?
DM13	Retain	Amend	Hou 6	<p>Affordable local needs housing on rural exception sites</p> <p>Outside of Maidstone, the five rural service centres and five larger villages, the council will work with parish councils and local stakeholders to bring forward affordable local needs housing at its rural communities. The council will grant planning permission subject to the following criteria.</p> <ol style="list-style-type: none"> 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 prospective provider of social-affordable housing (registered provider or build to rent landlord). The council in line with the requirements of national planning policy 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. People meeting the relevant occupation criteria will be given priority to occupy local needs housing (under the council’s housing allocation scheme). In the first instance affordable 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. If this cannot be done then the subsidy applied will be recycled into alternative affordable housing provision. 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 accessible to and from the public highway by all vehicles using the site at all times. The scale of development must be in proportion to the context of the settlement where it is located. Where national landscape, ecological and heritage designations are affected by the proposed development, proposals must have regard to the designation and its purpose whilst complying with national policy and guidance. <p>The delivery of this policy is outlined further in the An Affordable and Local Needs Housing Supplementary Planning Document 2020 or successor documents. Will be produced to expand on how the proposals in this policy will be implemented.</p>	<ul style="list-style-type: none"> Correct typographical error in title. Original text, deletions and additions not shown accurately. In first paragraph, change “Outside of Maidstone, the five rural service centres and five larger villages” to read “In smaller villages and the countryside”? The original point 1 has been split, but the new point 1 does not read correctly and needs to be recombined with the new point 2 to restore the meaning? In point 4, what is “the subsidy applied”? In the final paragraph, delete “2020 or successor documents”?

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DM14	Retain	Amend	Hou 7	<p>Specialist residential accommodation Nursing and care homes Within the defined boundaries of the urban area, rural service centres and larger villages On land outside of smaller villages and the countryside, proposals for new specialist residential accommodation providing care and communal facilities 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> <ol style="list-style-type: none"> 1. The proposal will not adversely affect the character of the locality or the amenity of neighbouring properties by means of noise disturbance or intensity of use; or by way of size, bulk or overlooking; and 2. Sufficient visitor and staff vehicle parking is provided in a manner which does not diminish the character of the street scene. <p>Proposals for specialist residential accommodation outside of the defined boundaries of the urban area, rural service centres and larger villages will not be permitted.</p> <p>Existing specialist residential accommodation will be protected from loss through either redevelopment or conversion. Any change outside that permitted will need to demonstrate the lack of need for the facility within the borough.</p>	<ul style="list-style-type: none"> • Number paragraphs for clarity? • Suggest rewording second paragraph to align with the first as follows: <i>Proposals for specialist residential accommodation in smaller villages and the countryside will not be permitted.</i>
DM15	Retain	Amend	Hou 8	<p>Gypsy, Traveller and Travelling Showpeople accommodation</p> <ol style="list-style-type: none"> 1. Planning permission for Gypsy and Traveller and Travelling Showpeople accommodation will be granted if the site is allocated for that use or if the following criteria are met: <ol style="list-style-type: none"> I. Caravans to meet the definition of a caravan in the Caravan Sites and Control of Development Act (1960)¹⁶ and the Caravan Sites Act (1968)¹⁷; II. The planning definition of a Gypsy, Traveller or Travelling Showpeople, as set out in Planning Policy for Traveller sites (2015)¹⁸ is met; III. Local services, in particular school, health and shopping facilities, are accessible from the site preferably on foot, by cycle or on public transport; IV. The development would not result in significant harm to the landscape and rural character of the area. Impact on these aspects will be assessed with particular regard to: <ol style="list-style-type: none"> a. Local landscape character; b. Cumulative effect - the landscape impact arising as a result of the development in combination with existing lawful caravans; c. Existing landscape features - development is well screened by existing landscape features and there is a reasonable prospect of such features' long-term retention; d. Additional planting should be used to supplement existing landscaping but should not be the sole means of mitigating the impact of the development; V. The site can be safely accessed to and from the highway by all vehicles using the site on a regular basis; VI. 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 VII. The ecological impact of the development has been assessed through appropriate survey and a scheme for any necessary mitigation and enhancement measures confirmed. 2. In addition to the above criteria the following applies to Travelling Showpeople accommodation only: <ol style="list-style-type: none"> I. The site should be suitable for the storage and maintenance of show equipment and associated vehicles. 3. Applications for further ancillary development (including out buildings/dayrooms etc) on a Gypsy and Traveller and Travelling Showpeople site will be permitted if the following criteria are met: <ol style="list-style-type: none"> I. Criteria 1 (ii) (a-c) of this policy is met; and; II. The scale and form of any development respects its setting. 	<ul style="list-style-type: none"> • In paragraph 1, change "Gypsy and" to read "Gypsy,"? • In paragraph 1 point II, change "a Gypsy, Traveller" to read "Gypsies, Travellers"? • In paragraph 3, change "Gypsy and Traveller and" to read "Gypsy, Traveller or"? • In paragraph 3 point I, change "Criteria 1 (ii) (a-c)" to read "paragraph 1 (IV)"?
		New	Hou 9	<p>Custom & self-build housing</p> <p>The council will support self and custom build development that are in suitable and sustainable locations, conform to the other policies in the plan, and meet the following criteria:</p> <ul style="list-style-type: none"> • Where there are 5 or more proposed custom build dwellings on a single site a Design Brief should be submitted and agreed with the council prior to the application being submitted; • All proposals for custom & self-build are supported by evidence of need; and; • All proposals demonstrate engagement with the council to understand the requirements of the authority's self and custom build register in order to ensure effective delivery of sites; <p>The revision of self-build or custom build housing to open market housing will be permitted in the following circumstance:</p> <ul style="list-style-type: none"> • Evidence is provided to the council that plots have been prominently marketed for sale to self or custom builders and have not sold for a significant period. 	<ul style="list-style-type: none"> • Use "custom and self-build" consistently in the title and policy text? • Correct typographical errors.

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		New	Hou 10	<p>Build to rent proposals</p> <p>In line with recommendations of the SHMA (2019) and national planning policy and guidance the council has developed the following policy for build to rent proposals.</p> <p>Planning permission will be granted for developments of self-contained, private rented homes which:</p> <ol style="list-style-type: none"> 1. Are located in Maidstone Town centre, within close proximity, and larger strategic sites; 2. Are secured in single ownership providing solely for the rental market for an extended period minimum 20-year term with provision for clawback of affordable housing contributions should the covenant not be met; 3. Provide tenancies for private renters for an extended period above normal contract lengths with a break clause in the tenant’s favour and structured and limited in-tenancy rent increases agreed in advance; 4. Provide a high standard on-site management of the accommodation; and 5. Provide for a mix of unit sizes in accordance with policy SP10b; 6. Meet the standards of design set out in Q&D 6 & Q&D 7; and 7. Provide on-site affordable housing, at 20% affordable private rented and 20% discount to market rates. 	<ul style="list-style-type: none"> • Correct typographical errors. • The first paragraph should precede the policy and not be part of it? • In point 1, what do “within close proximity” and “larger strategic sites” mean? • In point 6, insert “policy” before “Q&D 6”?
DM32	Retain	Amend	Hou 11	<p>Rebuilding and extending and subdivision of dwellings in the countryside</p> <ol style="list-style-type: none"> 1. Outside of the settlement boundaries as defined on the policies map, proposals for the replacement of a dwelling in the countryside which accord with national policy and meet the following criteria will be permitted: <ol style="list-style-type: none"> i. The present dwelling has a lawful residential use; ii. The present dwelling is not the result of a temporary planning permission; iii. The building is not listed; iv. The mass and volume of the replacement dwelling is no more visually harmful than the original dwelling; v. The replacement dwelling would result in a development which individually or cumulatively is visually acceptable in the countryside; vi. 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; vii. The traditional boundary treatment of an area would be retained; viii. Access points in number and width should be kept to a minimum to preserve the character of the countryside and rural lanes; and ix. The replacement dwelling would not have a negative impact on neighbouring residential amenity (privacy, daylight, sunlight, overshadowing or overbearing). 2. Proposals to extend dwellings in the countryside which meet the following criteria will be permitted: <ol style="list-style-type: none"> i. The proposal is well designed and is sympathetically related to the existing dwelling without overwhelming or destroying the original form of the existing dwelling; ii. The proposal would result in a development which individually or cumulatively is visually acceptable in the countryside; iii. 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; iv. 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; and v. The proposal would not have a negative impact on neighbouring residential amenity (privacy, daylight, sunlight, overshadowing or overbearing). <p>In all instances account should be taken of the Residential Extensions SPD.</p>	<ul style="list-style-type: none"> • Changes to title not fully highlighted. • In paragraph 1 viii, change “Access points in number and width” to read “The number and width of access points” for clarity? • In paragraph 1 ix, correct typographical error. • In paragraph 2 iv, change “Proposals” to read “The proposal” for clarity? • Number the final paragraph “3.” and change “SPD” to read “Supplementary Planning Document”?

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DM16 DM17	Retain	Combine and amend	CD1	<p>Town, District and Local Centres</p> <p>Main Town Centre Uses</p> <ol style="list-style-type: none"> Proposals for retail and main town centre leisure and culture uses should be located in an existing centre unless: <ol style="list-style-type: none"> 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 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 (see criterion 3); or The development is in the countryside and is in accordance with Policy DM37-CD7 or Policy DM40-CD8; or The development is designed to only serve the needs of the neighbourhood. 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>Impact assessment</p> <ol style="list-style-type: none"> Where a proposal is for a main town centre use outside of a defined centre, an impact assessment is required for the following: <ol style="list-style-type: none"> Proposals over 2,500sqm within the Maidstone Urban Area as defined on the policies map; and Proposals over 400sqm beyond the Maidstone Urban Area as defined on the policies map. <p>District and Local Centres</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 District and Local Centres as defined in SP11(b). As such, new non E or F uses at ground floor level within the defined centres will be resisted. <p>Local shops and facilities</p> <ol style="list-style-type: none"> In considering Where planning proposals which would involve or require the loss of existing post offices, pharmacies, banks, public houses or class A1-F2 shops selling mainly convenience goods outside local and district centres, consideration will be given to the following: <ol style="list-style-type: none"> Firm evidence that the existing uses are not now viable and are unlikely to become commercially viable; The availability of comparable alternative facilities in the village or the local area; and The distance to such facilities, the feasibility of alternative routes being used, and the availability of travel modes other than by private motor vehicle. 	<ul style="list-style-type: none"> In paragraph 1, change “retail and main town centre leisure and culture” to read “main town centre retail, leisure and culture”? In paragraph 1 iii, change “Policy CD7 or Policy CD8” to read “policies CD7 or CD8”? In paragraph 3, correct typographical errors. In paragraph 4, the changes from the existing text are not shown. In paragraph 4, insert “policy” before “SP11(b)”? In paragraph 4, insert “class” before “E and F”?
DM27 DM28	Retain	Combine and amend	CD2	<p>Primary Frontages</p> <ol style="list-style-type: none"> The primary shopping frontages in Maidstone town centre are shown on the policies map. To ensure that retail (A1)-(E(a)) remains the predominant use within the primary shopping frontages, development will be permitted where: <ol style="list-style-type: none"> The proposal is for retail (A1)-(E(a)) use; or The proposal is for a professional or financial use (A2)-(E(c)), a café and restaurant use (A3)-(E(b)), a drinking establishment (A4)-(sui generis), a community or leisure use (D1) (E(d), (e), or (f)) or F2) or a leisure use (D2) and would not result in the percentage of ground floor retail (A1)-(E(a)) floorspace in the frontage block in which the development would be located falling below 85%. <p>Secondary Frontages</p> <ol style="list-style-type: none"> The secondary shopping frontages in Maidstone town centre are shown on the policies map. Development within the secondary frontages will be permitted where: <ol style="list-style-type: none"> The proposal is for a retail use (A1)-(E(a)), a professional and financial services use (A2)-(E(c)), or a café and restaurant (A3)-(E(b)); or The proposal is for a drinking establishment (A4) or hot food takeaway (A5)-(sui generis) provided the development, either alone or cumulatively with other A4 and A5 similar 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 The proposal is for a leisure or community use which accords with policy DM29-CD3. In all cases, proposals should establish or retain an ‘active frontage’ to the street. 	<ul style="list-style-type: none"> Formatting needs to be tidied up. Generally, insert “class” before use class references? In paragraph 1, existing use class changes not fully highlighted. In paragraph 1 ii, should “(E(d), (e), (f) or F2)” read “which accords with policy CD3”? In paragraphs 1 and 2 ii, should “drinking establishments” read “public houses, wine bars and drinking establishments”?

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DM29	Retain	Amend	CD3	<p>Leisure and community uses</p> <p>1. Proposals for leisure uses (Class D2) and community uses (Class D1-E) in the town which meet the following criteria will be permitted are supported where:</p> <p>i. The development, including in combination with any similar uses in the locality, does not have a significant adverse impact on local amenity, including as a result of noise and hours of operation; and</p> <p>ii. The proposal established or retains a An 'active frontage' to the street is established or maintained wherever possible, particularly where the development is within a defined town, district or local centre as defined by policy SP11 (b).</p> <p>2. Where the development is proposed outside of a defined town, district or local centre, it should be easily accessible by sustainable transport modes.</p>	<ul style="list-style-type: none"> In paragraph 1, should "(Class E)" read "within classes E, F1 and F2"? In paragraph 1 ii, delete the first instance of "defined"?
DM34	Retain	Amend	CD4	<p>Accommodation for Rural Workers</p> <p>1. Proposals to site a caravan or other form of temporary housing accommodation for an agricultural or forestry a rural worker outside of the settlement boundaries as defined on the policies map which meet the following criteria will be permitted:</p> <p>i. 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>ii. The need is for accommodation for a full time worker;</p> <p>iii. There is clear evidence, such as a business plan, 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>iv. No other housing accommodation is already available locally to meet the need;</p> <p>v. The necessary accommodation cannot be provided by the conversion of a building on the holding; and</p> <p>vi. The necessary accommodation would be sited with any farmstead or other group of rural buildings on the holding.</p> <p>2. Where a temporary planning permission is granted for a dwelling, the council will:</p> <p>i. Limit the permission to a term of no more than 3 years;</p> <p>ii. Limit the occupation of the accommodation to a person solely or mainly working, or last working in the locality in agricultural or forestry a rural occupation, or a widow or widower of such a person and to any resident dependants;</p> <p>iv. Require the removal of the temporary accommodation within 3 months after the expiry of the permission; and</p> <p>v. 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>3. Proposals for a new permanent agricultural or forestry rural occupation dwelling in the countryside outside defined settlement boundaries in support of existing agricultural or forestry rural activities on well-established units which meet the following criteria will be permitted:</p> <p>i. There is a clearly established existing functional need for the dwelling;</p> <p>ii. 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>iii. 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>iv. 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>v. 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>4. The council will limit the occupation of any dwelling to a person solely or mainly working, or last working, in the locality in agricultural or forestry a rural occupation, or a widow/widower 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>	<ul style="list-style-type: none"> No comments.

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DM35	Retain	Amend	CD5	<p>Live-work units</p> <ol style="list-style-type: none"> The construction of new-build live-work units will be restricted to the defined urban area, garden settlements, 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. Proposals for the conversion of rural buildings to employment generating uses with ancillary living accommodation which meet the following criteria will be permitted: <ol style="list-style-type: none"> The building is of a form, bulk and general design which is in keeping with its rural surroundings; The building is of permanent, substantial and sound construction and is capable of conversion without major or complete reconstruction; 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; 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; 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; The proposals are well related to the existing road network with direct access off a public road, and will not require construction of a new long track to serve the building; The proposals will not create conditions prejudicial to highway safety; The building is not situated in an isolated location, relative to local services such as shops, schools and public transport; The domestic curtilage is minimal, unobtrusive and capable of being screened; 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 The development is not situated in the farmyard of a working farm where conversion would prejudice the future operation of a farming business. 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. 	<ul style="list-style-type: none"> No comments.
DM36	Retain	Amend	CD6	<p>New agricultural buildings and structures</p> <ol style="list-style-type: none"> Proposals for new agricultural buildings or structures on land in use for agricultural trade or business which meet the following criteria will be permitted: <ol style="list-style-type: none"> The proposal is proportionate and necessary for the purposes of agriculture; The proposal would not have an adverse unacceptable impact on the amenity of existing residents; and 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. In the case of polytunnel development for structures such as polytunnels or Cravo greenhouses, in addition to the above criteria, the council will expect proposals to address the following issues: <ol style="list-style-type: none"> How surface water run-off will be dealt with and controlled within the boundaries of the site; The inclusion of a rotation programme for the covering/uncovering of the structures/frames, which explores the possibility of following the seasons; and The inclusion of a programme for the maintenance and enhancement of existing field margins in the interests of encouraging biodiversity. 	<ul style="list-style-type: none"> Avoid proprietary names such as “Cravo” – amend to read “retractable-roof greenhouse structure”?

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DM37	Retain	Amend	CD7	<p>Expansion of existing businesses in rural areas</p> <p>1. Planning permission will be granted for the sustainable growth and expansion of rural businesses in the rural area where:</p> <ol style="list-style-type: none"> New buildings and proposed access thereto are smallappropriate 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; The increase in floorspace would not result in unacceptable traffic levels or types on nearby roads or a significant increase in use of an existing substandard access; The new development, together with the existing facilities, will not result in an unacceptable loss in impact on 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 No open storage of materials will be permitted unless adequately screened from public view throughout the year. <p>2. Where significant adverse impacts on the rural environment and amenity would result from expansion, rural businesses requiring expanded premises should look to relocate to one of the Economic Development Areas identified in policy SP22-SP11(a) or allocated employment sites as identified in policy SP11(c), or to a site within Maidstone urban area or one of the rural service centres.</p>	<ul style="list-style-type: none"> In paragraph 2, insert “garden settlements or” before “rural service centre”?
DM40	Retain	Amend	CD8	<p>Retail units Farm shops in the countryside</p> <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 if XXXXX:</p> <ol style="list-style-type: none"> 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; 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; The proposal would not demonstrably damage the viability of district centres and village shops; and Re-use or adapt appropriate farm buildings where they are available; new buildings will only be considered exceptionally. <p>2. In granting planning permission for farm shops, the council may impose conditions and/or S106 obligations 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>	<ul style="list-style-type: none"> In paragraph 1, correct typographical error. In paragraph 2, change “S106” to read “Section 106”?
DM41	Retain	No action	CD9	<p>Equestrian development</p> <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"> The conversion of existing buildings would be used in preference to new built development; 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; The cumulative impact of the proposed equestrian development has been shown to be considered, and where appropriate this has been mitigated; All new development is of a design which is sympathetic to its surroundings in terms of scale, materials, colour and details; Proposals will include lighting only where it can be proven to be necessary; The proposal is accompanied by an integral landscaping scheme including boundary treatments which reflect the landscape character of the area; The proposal contains an appropriately sited and designed area for the reception of soiled bedding materials and provision for foul and surface water drainage; Adequate provision is made for the safety and comfort of horses in terms of size of accommodation and land for grazing and exercising; The site would have easy access to bridleways and/or the countryside; and 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. 	<ul style="list-style-type: none"> No changes proposed.

ANNEX E - NON-STRATEGIC POLICIES – Development Management Preferred Approaches – Response from Marden Parish Council

Local Plan (2017) Policy	Retain or Delete	Action Details	New LPR DM Policy Reference	Amendments Proposed in Consultation Document	Marden Parish Council Comment
DM26	Retain	Amend	TLR1	<p>Mooring facilities and boat yards</p> <p>1. Proposals for ancillary riverbank development associated with further small scale and short-term mooring facilities will be permitted at the following locations subject to the views of the Environment Agency:</p> <ul style="list-style-type: none"> i. Allington; ii. Maidstone town centre; iii. Wateringbury; iv. East Farleigh; v. Yalding; and vi. Stoneham; <p>And provided that the following criteria are met:</p> <ul style="list-style-type: none"> vii. There is no loss of flood plain or land raising; viii. The impact, including cumulative impact, shall preserve landscape quality, ecology and uses of the river and valley in the locality; ix. Proposals create no operational problems for other river users, including fishermen; x. Facilities are provided for disposal of boat toilet contents; xi. The site is capable of being adequately screened through provision of appropriate landscaping with indigenous species; and <p>2. 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.</p>	<ul style="list-style-type: none"> • No comments.
DM38	Retain	Amend	TLR2	<p>Holiday lets, caravan and camp sites</p> <p>1. Proposals for sites for the stationing of holiday lets, caravans and/or holiday tents outside of the settlement boundaries as defined on the policies map will be permitted where:</p> <ul style="list-style-type: none"> 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; and ii. The site would be unobtrusively located and well screened by existing or proposed vegetation and would be landscaped with indigenous species. <p>2. A holiday occupancy condition will be attached to any permission, preventing use of any unit as a permanent encampment dwelling.</p>	<ul style="list-style-type: none"> • No comments.
DM6	Retain	Amend	TRA1	<p>Air Quality</p> <p>1. Proposals that have an impact The impact of new development on air quality will be permitted assessed against the subject to the following criteria being met:</p> <ul style="list-style-type: none"> v. Proposals for development which have the potential, by virtue of their scale, nature and/or location, to have a negative impact on air quality at identified exceedance areas, as defined through the Local Air Quality Management process, will be required to submit an Air Quality Impact Assessment (AQIA) to consider the potential impacts of pollution from individual and cumulative development, and to demonstrate how the air quality impacts of the development will be mitigated to acceptable levels; vi. Proposals for development which have the potential, by virtue of their scale, nature and/or location, to have a significant negative impact on air quality within identified Air Quality Management Areas will be required to submit an AQIA to consider the potential impacts of pollution from individual and cumulative development, and to demonstrate how the air quality impacts of the development will be effectively mitigated to acceptable levels, even where there will be no negative impact at identified exceedance areas; vii. Other development proposals, where criteria 1 and 2 do not apply, but which by virtue of their scale, nature and/or location have the potential to generate a negative impact on air quality within identified Air Quality Management Areas will not be required to submit an AQIA, but should demonstrate how the air quality impacts of the development will be minimised; and viii. Development proposals which have the potential, by virtue of their scale, nature and/or location, to have a significant negative impact on air quality outside of identified Air Quality Management Areas will submit an AQIA to consider the potential impacts of pollution from individual and cumulative development, and to demonstrate how the air quality impacts of the development will be mitigated to acceptable levels. <p>2. The council will prepare an Air Quality Development Plan Document which will take account of the AQMA Action Plan, the Low Emission Strategy and national requirements to address air quality.</p>	<ul style="list-style-type: none"> • No comments.

ANNEX E - NON-STRATEGIC POLICIES – Development Management Preferred Approaches – Response from Marden Parish Council

Local Plan (2017) Policy	Retain or Delete	Action Details	New LPR DM Policy Reference	Amendments Proposed in Consultation Document	Marden Parish Council Comment
DM21	Retain	Amend	TRA2	<p>Assessing the transport impacts of development</p> <ol style="list-style-type: none"> Development proposals must: <ol style="list-style-type: none"> Demonstrate that the impacts of trips generated to and from the development are accommodated, remedied or mitigated to prevent severe residual impacts, including exploration of delivering mitigation measures ahead of the development being occupied provided such measures are not detrimental to appearance or character of the area, particularly those measures which seek to encourage an increased utilisation of sustainable transport modes; Not have a detrimental impact on highway safety; Provide a satisfactory Transport Assessment for proposals that reach the required threshold and a satisfactory Travel Plan in accordance with the threshold levels set by the Borough Council’s Local Validation Checklist, Kent County Council’s Guidance on Transport Assessments and Travel Plans and in Highways England guidance; and Demonstrate that development complies with the requirements of policy DM6-TRA1 for air quality; Prioritise walking and cycling; and; Demonstrate that development complies with standards set out in the Kent Design Guide. 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: <ol style="list-style-type: none"> Priority or exclusive provision for public service vehicle access to or through the proposed development area; Safe and convenient passenger waiting facilities, information systems and signed pedestrian access routes; Suitable provision for disabled access to the waiting facilities from all parts of the development area; and Suitable provision for disabled access onto buses from the waiting facilities. 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 active travel secured through legal agreements: <ol style="list-style-type: none"> Priority given first to pedestrian and cycle movements both within the development and with neighbouring areas Suitable connections made from the development into local cycle routes. 	<ul style="list-style-type: none"> In paragraph 3 i, append “; and”? In paragraph 3 ii, change “cycle” to read “walking and cycling”?
DM22	Retain	Amend	TRA3	<p>Park & Ride Sites</p> <p>The following sites, as defined on the policies map, are designated bus Park and Ride sites:</p> <ol style="list-style-type: none"> London Road (to serve the A20 west corridor); and Willington Street (to serve the A20 east corridor). 	<ul style="list-style-type: none"> No changes proposed.
DM23	Retain	Amend	TRA4	<p>Parking Standards</p> <ol style="list-style-type: none"> Car parking standards for residential development (as set out in Appendix B) will: <ol style="list-style-type: none"> Take into account the type, size and mix of dwellings and the need for visitor parking; and Secure an efficient and attractive layout of development whilst ensuring that appropriate provision for vehicle parking and manoeuvring is integrated within it. Vehicle parking for non-residential uses (as set out in SPG4) will take into account: <ol style="list-style-type: none"> The accessibility of the development and availability of public transport; The type, mix and use of the development proposed; The need to maintain an adequate level of car parking within town centres to ensure that viability of the centres is not compromised; and Whether development proposals exacerbate on street car parking to an unacceptable degree. Cycle parking facilities on new developments will be of an appropriate design and sited in a convenient, safe, secure and sheltered location, in line with SPG4 requirements. New developments should ensure that proposals incorporate electric vehicle charging infrastructure as follows: <ol style="list-style-type: none"> New residential dwellings with off street parking provision shall provide active Electric Vehicle charging points at a minimum of 1 per dwelling. Proposals for residential development which includes the provision of communal parking shall provide electric vehicle infrastructure at a rate of 10% active Electric Vehicle charging points, and 90% passive Electric Vehicle charging points. Proposals for non-residential development which includes the provision of parking shall provide electric vehicle charging points at a minimum rate of 10% active Electric Vehicle charging points, and 10% passive Electric Vehicle charging points. A Parking Standards Supplementary Planning Document will be produced to expand on how the policy will be implemented. 	<ul style="list-style-type: none"> In paragraph 1, change “in Appendix B” to “below” if table is to follow text? In paragraph 2, clarify what “SPG4” is referring to. In paragraph 3, clarify what “SPG4” is referring to. In paragraph 4 i, ii and iii, change each instance of “Electric Vehicle” to read “electric vehicle”?

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				<p>Notes:</p> <ol style="list-style-type: none"> Reduced, or even nil provision is encouraged in support of demand management and the most efficient use of land. Parking/garage courts, probably with controlled entry. Reduced, or even nil provision acceptable for rented properties, subject to effective tenancy controls. Open car ports or car barns acceptable at all locations, subject to good design. May be reduced where main provision is not allocated. Not always needed for flats. Lower provision may be considered if vehicular trip rate constraints are to be applied in connection with a binding and enforceable Travel Plan. Best provided side by side, or in another independently accessible form. Tandem parking arrangements are often under-utilised. 																																																																		

Local Plan (2017) Policy	Retain or Delete	Action Details	New LPR DM Policy Reference	Amendments Proposed in Consultation Document	Marden Parish Council Comment																		
DM19	Retain	Amend	INF1	<p>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 quantum of each category of publicly accessible open space provision in accordance with the specified standards below:</p> <p><u>Quantity standards</u></p> <table border="1"> <thead> <tr> <th>Open space type</th> <th>Standard (ha/1000 population)</th> <th>Minimum size of facility (ha)</th> </tr> </thead> <tbody> <tr> <td>Amenity green space (e.g. informal recreation spaces, recreation grounds, village greens, urban parks, formal gardens and playing fields)</td> <td>0.7</td> <td>0.1</td> </tr> <tr> <td>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>0.25</td> <td>0.25 excluding a buffer zone(*)</td> </tr> <tr> <td>Publicly accessible outdoor sports (e.g. outdoor sports pitches, tennis, bowls, athletics and other sports)</td> <td>1.6</td> <td>To meet the technical standards produced by Sport England or the relevant governing bodies of sport.</td> </tr> <tr> <td>Allotments and community gardens (e.g. land used for the growing of own produce, including urban farms. Does not include private gardens)</td> <td>0.2</td> <td>0.66</td> </tr> <tr> <td>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)</td> <td>6.5</td> <td>0.2</td> </tr> </tbody> </table> <p style="color: red;">Make a contribution towards maintaining the borough-wide target of 6.5 Ha of natural/ semi-natural open space per 1,000 head of population.</p> <p>* but in cases where accessibility to children's and young people's provision is poor, for example outside a reasonable walking distance or where the crossing of major roads is necessary, smaller areas of open space may be justified on-site.</p> <p><u>Quality Standards</u></p> <p>2. All new open spaces should meet the following general standards:</p> <ol style="list-style-type: none"> 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; <li style="color: red;">Be designed to encourage physical activity to improve mental well-being & health inequalities; Provide a location and shape for the space which allows for meaningful and safe recreation and be sufficiently overlooked by active building frontages; Be easily found and accessible by road, cycleway, footpaths and public transport including by those with disabilities, with pedestrian crossings on roads where appropriate; Make the entrances accessible for all users, of appropriate size and inviting with a welcoming sign and directions/map where appropriate; Provide clearly defined boundaries with fences or hedges where needed to ensure safety of users; 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; Where appropriate provide seats, cycle furniture, litter bins and appropriate lighting to ensure safety of users without adversely affecting wildlife; Provide a range of planting, with appropriate mix of predominantly indigenous species, maintained to a good standard; Promote biodiversity on-site through design, choice of species and management practices; Submit an Open Space Layout and Design statement, to incorporate ecological management measures for approval by the council; and Provide a Management Plan with adequate resources identified for on-going management and maintenance. <p>In improving existing open space provision, the council will have regard to these standards.</p>	Open space type	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(*)	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.	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DM19 (continued)	Retain	Amend	INF1 (continued)	<p>Accessibility Standards</p> <p>3. 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.</p> <table border="1"> <thead> <tr> <th>Open space type</th> <th>Accessibility standard (radius from open space)</th> </tr> </thead> <tbody> <tr> <td>Amenity green space (e.g. informal recreation spaces, recreation grounds, village greens, urban parks, formal gardens and playing fields)</td> <td>400m</td> </tr> <tr> <td>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>600m</td> </tr> <tr> <td>Publicly accessible outdoor sports (e.g. outdoor sports pitches, tennis, bowls, athletics and other sports)</td> <td>1000m</td> </tr> <tr> <td>Allotments and community gardens (e.g. land used for the growing of own produce, including urban farms. 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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 level of provision or financial contribution. Developers should take full account of open space requirements at an early stage of the development management process and are encouraged to engage with the council to determine the most appropriate quantum, type and location of open space provision.</p> <p>6. The council will operate the policy flexibly to secure the provision of the typologies of open space which are most needed in the relevant area, taking account of the above standards and the suitability of the site to accommodate the identified needs.</p> <p>7. Proposals for, and including, new publicly accessible open space and recreation provision will, where feasible, seek to reinforce existing landscape character, as defined in the Maidstone Landscape Character Assessment.</p> <p>8. 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>9. Proposals for new development which would result in the net loss of existing 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> <ol style="list-style-type: none"> There is no resulting deficiency in open space or recreation facilities in the locality when assessed against the quantity and quality standards of this policy; or An alternative provision, determined to be of an equivalent community benefit by the Borough Council and community representatives can be provided to replace the loss. <p>10. 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>	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 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)	<ul style="list-style-type: none"> Delete duplicate text for policy INF1 (pages 305 to 308) In paragraph 10, insert "garden settlement," before "rural"?
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ANNEX E - NON-STRATEGIC POLICIES – Development Management Preferred Approaches – Response from Marden Parish Council

Local Plan (2017) Policy	Retain or Delete	Action Details	New LPR DM Policy Reference	Amendments Proposed in Consultation Document	Marden Parish Council Comment
DM20	Retain	Amend	INF2	<p>Community facilities</p> <ol style="list-style-type: none"> Adequate accessibility to community facilities, including social, education and other facilities, is an essential component of new residential development. 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 as appropriate by planning conditions, through legal agreements, or through the Community Infrastructure Levy. Proposals which would lead to a loss of community facilities will not be permitted unless a need within the locality no longer exists or a replacement facility acceptable to the council is provided or secured. 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. 	<ul style="list-style-type: none"> No comments.
DM24	Retain	Amend	INF3	<p>Renewable and low carbon energy schemes</p> <ol style="list-style-type: none"> Applications for larger scale renewable (as defined by the Planning Policy Advice Note (2014): Domestic and medium scale solar PV arrays (up to 50kW) and solar thermal; and Planning Policy Advice Note: Large scale (>50kW) solar PV arrays) 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: <ol style="list-style-type: none"> The cumulative impact of such proposals in the local area; The landscape and visual impact of development; The impact on heritage assets and their setting; The impact of proposals on the amenities of local residents, e.g. noise generated; The impact on the local transport network; and The impact on ecology and biodiversity including the identification of measures to mitigate impact and provide ecological or biodiversity enhancement. Preference will be given to existing commercial and industrial premises, previously developed land, or agricultural land that is not classified as the best and most versatile. Provision for the return of the land to its previous use must be made when the installations have ceased operation. Proposals for Combined Heat and Power and District Heating Schemes will be supported where any above ground infrastructure is acceptable on amenity and design grounds, and where such developments accord with policies elsewhere in the plan. 	<ul style="list-style-type: none"> In paragraph 4, change “Combined Heat and Power and District Heating Schemes” to read “combined heat and power and district heating schemes”?
DM25	Retain	Amend	INF4	<p>Electronic communications Digital Communications and Fibre to the Premises (FTTP)</p> <ol style="list-style-type: none"> Proposals to improve the digital communications network in Maidstone borough, including through the provision of mobile data networks (such as 5G mobile data), will be supported, subject to compliance with relevant policies in this Plan, and with national policy. All residential and employment developments within Maidstone Urban Area, RSCs, LVs and Garden Settlements, including site allocations promoted in this Plan, will enable FTTP. In other areas, all residential developments over five dwellings and employment proposals of 500sqm or more (including through conversion) will enable FTTP. For schemes under these thresholds, the council’s expectation is that provision for FTTP will be achieved, where practical. Non-Next Generation Access technologies For sites of less than five dwellings or less than 500sqm of employment space, or where it can be demonstrated that FTTP is not practical due to special circumstances, (such as issues of viability, the inability to provide the appropriate physical trench, and proximity to the nearest breakout point on the fibre network), then other non-Next Generation Access technologies, including wired and wireless infrastructure, providing all-inclusive internet access speeds in excess of 24Mbps, should be delivered wherever practical. Masts and antennae The council supports the expansion of electronic communications networks, including the provision of high speed broadband. Where permission is required, proposals for new masts and antennae by telecommunications and code systems operators will be permitted supported provided: <ol style="list-style-type: none"> 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; It has been demonstrated that an alternative, less environmentally harmful means of providing the same service is not feasible; Every effort has been made to minimise the visual impact of the proposal; Proposals adhere to current Government advice on the health effects of exposure to radio waves; and Consideration has been given to the future demands of network development, including that of other operators. 	<ul style="list-style-type: none"> Original title not shown deleted. In paragraph 2, change “RSCs, LVs” to read “rural service centres, larger villages”?

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Local Plan (2017) Policy	Retain or Delete	Action Details	New LPR DM Policy Reference	Amendments Proposed in Consultation Document	Marden Parish Council Comment
DM4	Retain	Amend	Env 1	<p>Development affecting heritage assets</p> <ol style="list-style-type: none"> Applicants will be expected to ensure that new development affecting a heritage asset incorporates measures to conserve, and where possible enhance, the significance of the heritage asset and, where appropriate, its setting. Where appropriate, development proposals will be expected to respond to the value of the historic environment by the means of a proportionate Heritage Assessment which assesses and takes full account of: <ol style="list-style-type: none"> Any heritage assets, and their settings, which could reasonably be impacted by the proposals; The significance of the assets; and The scale of the impact of development on the identified significance. Where development is proposed for a site which includes or has the potential to include heritage assets with archaeological interest, applicants must submit an appropriate desk-based assessment and, where necessary, a field evaluation. The council will apply the relevant tests and assessment factors specified in the National Planning Policy Framework when determining applications for development which would result in the loss of, or harm to, the significance of a heritage asset and/or its setting. In the circumstances where the loss of a heritage asset is robustly justified, developers must make the information about the asset and its significance available for incorporation into the Historic Environment Record. 	<ul style="list-style-type: none"> No comments.
DM33	Retain	Amend	Env 2	<p>Change of use of agricultural land to domestic garden land</p> <p>Change of use of agricultural land to domestic garden land is generally unacceptable unless all of the following criteria are met: Planning permission will be granted for the change of use of agricultural land to domestic garden if</p> <ul style="list-style-type: none"> There would be no harm to the character and appearance of the countryside and/or the There is no loss of the best and most versatile agricultural land The change of use would not result in the remainder of the agricultural holding becoming unviable 	<ul style="list-style-type: none"> No comments.
DM39	Retain	No action	Env 3	<p>Caravan storage in the countryside</p> <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> <ol style="list-style-type: none"> The site lies outside the Kent Downs Area of Outstanding Natural Beauty and its setting; The site is already well screened year round by buildings and/or planting and that screening is to be reinforced as necessary with planting by indigenous species; 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; The proposal would not result in a concentration of sites; and The proposal is situated close to existing built development, including residential accommodation. 	<ul style="list-style-type: none"> No changes proposed.
DM2	Retain	Split between strategic and DM policies	Q&D 1	<p>Sustainable design</p> <p>Applications for new development should demonstrate how sustainability has been incorporated into the design, construction, and operation of the development.</p> <ol style="list-style-type: none"> Proposals for new development shall demonstrate how the scheme has adopted a ‘fabric first’ approach to sustainable design, by incorporating energy efficiency measures into new buildings. New dwellings, where technically feasible and viable, should meet the Building Regulations optional requirement for tighter water efficiency. Non-residential development, where appropriate and technically feasible and viable, should meet BREEAM Technical Standard (2018) Very Good rating including addressing maximum water efficiencies under the mandatory water credits. In order to maximise carbon efficiency, all homes will be required to meet the strengthened on-site energy performance standards of Building Regulations. Proposals for new non-domestic buildings should achieve BREEAM Very Good for energy credits where appropriate and technically and financially viable. Should BREEAM be replaced, or any national standards increased, then this requirement will also be replaced by any tighter standard appropriate to the borough. Applications should demonstrate how consideration has been given to the incorporation of on-site renewable or low carbon energy production. Where possible new development should be designed and laid out so as to ensure that it responds to or allows for future adaptation to the impacts of climate change over its lifetime. 	<ul style="list-style-type: none"> Is point 8 required – climate change covered by new policy SP14(c)?

ANNEX E - NON-STRATEGIC POLICIES – Development Management Preferred Approaches – Response from Marden Parish Council

Local Plan (2017) Policy	Retain or Delete	Action Details	New LPR DM Policy Reference	Amendments Proposed in Consultation Document	Marden Parish Council Comment
DM8	Retain	Amend	Q&D 2	<p>External lighting</p> <p>1. Proposals for external lighting will only be permitted if they meet the following criteria will be permitted:</p> <ol style="list-style-type: none"> I. It is demonstrated by illuminance contour diagrams that the minimum amount number, intensity and height and timing of lighting necessary to achieve its locationally appropriate 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; III. The lighting scheme would not be visually detrimental to its immediate or wider setting, particularly intrinsically dark landscapes and would be of appropriate colour temperature for its location and ecological impact; IV. The impact on wildlife and biodiversity is minimised through appropriate mitigations; Any development affecting protected species follows relevant specific guidance on lighting; <p>2. Lighting proposals that are within or are near enough to significantly affect areas of nature conservation importance, e.g. Special Areas of Conservation, Sites of Special Scientific Interest, National Nature Reserves, County Wildlife Sites and Local nature Sites will only be permitted in exceptional circumstances and need to take account of any specific guidance on lighting that is relevant to these identified sites.</p>	<ul style="list-style-type: none"> No comments.
DM18	Retain	Amend	Q&D 3	<p>Signage and shop fronts building frontages</p> <p>Proposals for new signage and for commercial, business and service users (class E), learning & non-residential institutions (class F.1) local community uses (class F.2) and pubs and drinking establishments and takeaways (sui generis) shop (A1) or other commercial (A2-A5) fronts which meet the following criteria will be permitted:</p> <ol style="list-style-type: none"> i. The number, size, design, positioning, materials, colour, and method and level 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. <p>In identified centres, signage will also be restricted to the ground floor level unless there is justification for them above this level.</p>	<ul style="list-style-type: none"> No comments.
DM30	Retain	Amend	Q&D 4	<p>Design principles in the countryside</p> <p>Outside of the settlement boundaries as defined on the policies map, proposals which would create high quality design, satisfy the requirements of other policies in this plan and meet the following criteria will be permitted:</p> <ol style="list-style-type: none"> i. The type, siting, materials and design, mass and scale of development and the level of activity would maintain, or where possible, enhance local distinctiveness including landscape features; ii. Impacts on the appearance and character of the landscape would 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; iii. Proposals would 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; iv. 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 v. 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. vi. Where design, layout and landscaping has considered the need to respond and adapt to climate change. vii. Where possible, the design should include local and sustainable materials. viii. Where possible in consideration of other elements of this policy renewable energy generation methods should be included. ix. Account should be taken of the Kent Downs AONB Management Plan and the Maidstone Borough Landscape Character Guidelines SPD. 	<ul style="list-style-type: none"> In point iv, delete “; and”? Is point vi required – climate change covered by new policy SP14(c)? In point vii, append “; and”?

Local Plan (2017) Policy	Retain or Delete	Action Details	New LPR DM Policy Reference	Amendments Proposed in Consultation Document	Marden Parish Council Comment
DM31	Retain	Amend	Q&D 5	<p>Conversion of rural buildings</p> <p>1. 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. In addition to the requirements of the national policy Maidstone Borough Council will expect the conversion of rural buildings to fulfil the following requirements:</p> <ul style="list-style-type: none"> i. The building is of a form, bulk, scale and design which takes account of and reinforces landscape character; ii. The building is of demonstrable permanent, substantial and sound construction and is capable of conversion without major or complete reconstruction; iii. Any alterations proposed as part of the conversion are in keeping with compliments the landscape and building character in terms of materials used, design and form; 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; and 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 landscape character and visual amenity. <p>1. 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> <ul style="list-style-type: none"> i. 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; ii. 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 iii. In the case of self-catering accommodation, a holiday occupancy condition will be attached, preventing their use as a sole or main residence. <p>2. 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> <ul style="list-style-type: none"> i. Every reasonable attempt has been made to secure a suitable business re-use for the building; ii. 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 iii. 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. 	<ul style="list-style-type: none"> • Changes from original text not fully highlighted.

Local Plan (2017) Policy	Retain or Delete	Action Details	New LPR DM Policy Reference	Amendments Proposed in Consultation Document	Marden Parish Council Comment																																																																																			
		New	Q&D 6	<p>Technical Standards All new development will be expected where possible to meet the new technical standards as follows:</p> <p>1) internal space standards as set out in Table 4</p> <table border="1"> <thead> <tr> <th>Number of bedrooms</th> <th>Number of bed spaces (persons)</th> <th>1 storey dwellings</th> <th>2 storey dwellings</th> <th>3 storey dwellings</th> <th>Built-in storage</th> </tr> </thead> <tbody> <tr> <td rowspan="2">1b</td> <td>1p</td> <td>39 (37)*</td> <td>-</td> <td>-</td> <td>1.0</td> </tr> <tr> <td>2p</td> <td>50</td> <td>58</td> <td>-</td> <td>1.5</td> </tr> <tr> <td rowspan="2">2b</td> <td>3p</td> <td>61</td> <td>70</td> <td>-</td> <td rowspan="2">2.0</td> </tr> <tr> <td>4p</td> <td>70</td> <td>79</td> <td>-</td> </tr> <tr> <td rowspan="3">3b</td> <td>4p</td> <td>74</td> <td>84</td> <td>90</td> <td rowspan="3">2.5</td> </tr> <tr> <td>5p</td> <td>86</td> <td>93</td> <td>99</td> </tr> <tr> <td>6p</td> <td>95</td> <td>102</td> <td>108</td> </tr> <tr> <td rowspan="4">4b</td> <td>5p</td> <td>90</td> <td>97</td> <td>103</td> <td rowspan="4">3.0</td> </tr> <tr> <td>6p</td> <td>99</td> <td>106</td> <td>112</td> </tr> <tr> <td>7p</td> <td>108</td> <td>115</td> <td>121</td> </tr> <tr> <td>8p</td> <td>117</td> <td>124</td> <td>130</td> </tr> <tr> <td rowspan="3">5b</td> <td>6p</td> <td>103</td> <td>110</td> <td>116</td> <td rowspan="3">3.5</td> </tr> <tr> <td>7p</td> <td>112</td> <td>119</td> <td>125</td> </tr> <tr> <td>8p</td> <td>121</td> <td>128</td> <td>134</td> </tr> <tr> <td rowspan="2">6b</td> <td>7p</td> <td>116</td> <td>123</td> <td>129</td> <td rowspan="2">4.0</td> </tr> <tr> <td>8p</td> <td>125</td> <td>132</td> <td>138</td> </tr> </tbody> </table> <p>Table 4. Nationally described space standards (m2)</p> <p>2) Accessibility and adaptable dwellings standard M4 (2) or superseded standards in line with evidence of the SHMA, national planning policy and guidance.</p>	Number of bedrooms	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage	1b	1p	39 (37)*	-	-	1.0	2p	50	58	-	1.5	2b	3p	61	70	-	2.0	4p	70	79	-	3b	4p	74	84	90	2.5	5p	86	93	99	6p	95	102	108	4b	5p	90	97	103	3.0	6p	99	106	112	7p	108	115	121	8p	117	124	130	5b	6p	103	110	116	3.5	7p	112	119	125	8p	121	128	134	6b	7p	116	123	129	4.0	8p	125	132	138	<ul style="list-style-type: none"> Explanation of “(37)*” entry in Table 4 required.
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		New	Q&D 7	<p>Private open space standards All new dwellings created through subdivision, conversion or new build should have private amenity space that meets the following:</p> <ul style="list-style-type: none"> be located adjacent to the dwelling unless exceptional circumstances are stated; Have an external access to the private space; For houses, the rear garden is equal to the ground floor footprint and not triangular in shape; and; For flats, have a space (balcony or terrace) large enough for two persons to use. 	<ul style="list-style-type: none"> Review wording – first paragraph and following bullets do not read together properly? 																																																																																			
DM7	Delete	Include in DM1	SP15	<p>Non-conforming uses Proposals for development which could create, intensify or expand noisy or noxious uses, or which could potentially generate volumes or types of traffic unsuited to the local area, will only be permitted where they do not, by way of their operation, cause nuisance to residents or users in the vicinity, and where anticipated adverse impacts on the local road network can be mitigated in accordance with Policy DM21. Proposals will also be required to meet other requirements set out elsewhere in this plan.</p>	<ul style="list-style-type: none"> Not included in new policy SP15 – why? 																																																																																			