

Maidstone Borough Council Local Plan (2011-2031) Examination

Inspector: Mr. Robert Mellor BSC DIPTRP DIPDBE DMS MRICS MRTPI

Programme Officer:
Louise St John Howe
PO Services, PO Box 10965,
Sudbury, Suffolk CO10 2FY
email: louise@poservices.co.uk
Tel: 07789-486419

Letter to all participants in Session 5A Housing Supply, Wednesday 12th October, 2016

13th November, 2013

Dear Participant,

Hearing Session 5A considered the overall housing supply position in the Borough Local Plan. At that hearing I advised that participants for that session would be given an opportunity to comment on new housing supply evidence that I had requested from the Council in relation to windfall supply calculations and the trajectory for housing delivery.

A supplementary hearing on this subject is therefore programmed for **Wednesday 23 November 2016 at 10:00-13:00** in the Town Hall and you are invited to attend.

You may submit written comments on the new evidence by Friday 18 November either in lieu of attendance or in addition to attendance.

Following Session 5A and in response to Action Points 5.2 -5.4, Maidstone Borough Council has submitted the following additional evidence as appendices to its statement of response to the Action Points [*Examination Document ED43 and Appendix 1 Housing Topic Paper Supplement*].

- 1) A schedule of those windfall sites that were taken into account when assessing the past rate of windfall housing development.
- 2) A new housing trajectory which allows for the annual identification of the sources of housing supply.
- 3) Written evidence to support the inclusion of sites in the housing trajectory and their phasing.

Session 5A also considered representations concerning the capacity of the Policy H2 Broad Locations to deliver housing as anticipated. There is new evidence in that regard as follows:

- 1) MBC has proposed changes to the delivery of housing at Lenham (Policy H2(3)). [*Examination Document ED 045: PC/84, PC/85, PC/86, PC/87. PC/88*] These include:

- the target would be reduced from 1500 to 1350 dwellings in recognition that approximately 150 dwellings would be delivered as a result of recent appeal decisions at Ham Lane and the former Goods Yard;
- the necessary site allocations would come forward either through the Lenham Neighbourhood Plan or through an MBC development plan document [which may be a partial area review of the Local Plan] with delivery of the broad location 1350 dwellings to commence at an earlier date than 2026 and to proceed at an anticipated rate of 120 dwellings per annum instead of 300 per annum.

2) The Ministry of Defence has announced the intended closure of the Invicta Barracks site [H2(2)] in 2027. This is one year later than anticipated in the Local Plan with potential implications for the amount of housing that could be delivered there.

Yours sincerely,

Robert Mellor

Inspector,
Maidstone Local Plan Examination