

Maidstone Borough Local Plan 2016 Examination

Statement of Common Ground

As agreed between

Maidstone Borough Council

and

Ashford Borough Council

September 2016

INTRODUCTION

1. This Statement of Common Ground has been prepared jointly by Maidstone Borough Council ('MBC') and Ashford Borough Council ('ABC').
2. This Statement sets out confirmed points of agreement between MBC and ABC on the key cross boundary issues with regard to the Maidstone Borough Local Plan 2016 ('the Local Plan') and its supporting evidence base, with the aim of assisting the Inspector during the Examination of the Local Plan. It should be read in conjunction with the Duty to Co-operate Compliance Statement (SUB 008) which was submitted with the Local Plan.

AGREED MATTERS

3. The following matters are agreed:

Objectively assessed need for housing

4. MBC, ABC and Tonbridge and Malling Borough Council jointly commissioned G L Hearn to undertake a Strategic Housing Market Assessment. Subsequently, update reports were prepared. The reports which had been prepared prior to the submission of the Maidstone Borough Local Plan on 21st May 2016 are as follows;
 - Strategic Housing Market Assessment (2014): individual reports for Maidstone (HOU 002), Tonbridge & Malling and Ashford
 - Strategic Housing Market Assessment Addendum: Implications of 2012-based population projections and need for care homes (August 2014) (HOU 003)
 - SHMA Update - implications of the 2012-based household projections (June 2015) (HOU 004)

5. It is agreed that the methodology used in the Strategic Housing Market Assessment, and in the subsequent updates, to identify the objectively assessed housing need for each authority is soundly based.
6. It is also agreed that the Ashford housing market area is as set out in the Strategic Housing Market Assessment (2014) (HOU 002) in so far as it extends into eastern part of Maidstone borough to include the wards of Harrietsham and Lenham and Headcorn. The Maidstone housing market area is centred on the borough of Maidstone and extends westwards to encompass the eastern parts of Tonbridge and Malling Borough.
7. The Local Plan provides for Maidstone borough's full objectively assessed need for housing at 1st April 2016 base date within Maidstone borough's boundaries. It is agreed that MBC does not require ABC to accommodate a proportion of its objectively assessed need for housing.
8. ABC is preparing the Ashford Local Plan 2030. The Regulation 19 stage public consultation for the Ashford Local Plan 2030 runs from 16th June to 10th August 2016. Thereafter it is anticipated that the Local Plan will be submitted in Spring 2017 and the Plan will be adopted by the end of 2017. The Regulation 19 Ashford Local Plan 2030 provides for ABC's full objectively assessed need for housing (as currently assessed by GL Hearn) within ABC's borough boundaries. On this basis, it is agreed that ABC does not require MBC to accommodate a proportion of its objectively assessed need for housing.

Duty to Co-operate

9. The Duty to Co-operate Compliance Statement (SUB 008) submitted with the Local Plan chronicles the extent and nature of positive engagement with ABC during the preparation of the Local Plan.

10. It is agreed that MBC has fully complied with the Duty to Co-operate with ABC during the preparation of the Local Plan with respect to matters of strategic importance between the two boroughs.
11. It is agreed that the two councils will continue to co-operate and work together on strategic cross-boundary issues.

ABC's representation to the Local Plan

12. ABC submitted a representation to the Maidstone Borough Local Plan Publication February 2016 (reference R19514). In summary, this representation supports the assessment of housing needs in the Strategic Housing Market Assessment and confirms that it forms a sound basis for the Local Plan.
13. It is agreed that ABC does not have any outstanding objections to the Local Plan.


MATTERS NOT AGREED

14. [none]

AGREEMENT

Signed On behalf of Maidstone Borough Council		
Name & position	Signature	Date
Rob Jarman, Head of Planning & Development	<i>R. LL. Jarman</i>	<i>6 September 16</i>

Signed On behalf of Ashford Borough Council		
Name & position	Signature	Date

Simon Cole, Head of Planning Policy & Economic Development		5 th September 2016
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