

### Overview

This document has been prepared by the Council in response to the report on the Interim Findings from the Examination of the Maidstone Borough Local Plan published on the 22 December 2016.

The document addresses the recommended modifications to Matter 2: Objectively Assessed Housing Need, Matter 3: Housing Supply, the allocated site capacity changes for H1 (42) Tanyard Farm, H1 (30) West of Eclipse and the implications for the Council's five and twenty year housing land supply.

### 20-year Housing Land Supply as at 1 April 2016 - to reflect Inspector's Interim Findings

		Dwellings (net)	Dwellings (net)
1	Objectively Assessed Need (OAN) <sup>1</sup>		<u>17,660</u> <del>18,560</del>
2	Completed dwellings 1 April 2011 to 31 March 2016	2,860	
3	Extant planning permissions as at 1 April 2016 (including a non-implementation discount)	5,475	
4	Local Plan allocated sites (balance of Regulation 19 Local Plan allocations not included in line 3 above) <sup>2</sup>	<u>5,150</u> <del>5,600</del>	
5	Local Plan broad locations for future housing development <sup>3</sup>	<u>2,440</u> <del>3,790</del>	
6	Windfall sites contribution <sup>4</sup>	<u>1,650</u> <del>1,600</del>	
7	Total housing land supply <sup>5</sup>		<u>17,575</u> <del>19,325</del>
8	Housing land (deficit)/surplus 2011/31		(85) <del>765</del>

Table 1: Twenty-year housing land supply using 'Maidstone Hybrid' method

<sup>1</sup> Reduced by 900 (paras 25-27 and 194)

<sup>2</sup> Delete H1(29) New Line Learning (180), delete H1(53) Boughton Lane (75), delete RMX1(4) Syngenta (200), Reduce H1(42) Tanyard Farm (10), and increase H1(30) West of Eclipse (15) (paras 68 and 90 and Modifications). Result: 5,600 -180 -75 -200 -10 +15 = 5,150

<sup>3</sup> Reduce Town Centre by 50, from 990 to 940 re windfalls (para 72); reduce Invicta Park delivery within plan period by 800, from 1,300 to 500 (para 73); reduce Lenham RSC by 500, from 1,500 to 1,000 (para 76). Result: 3,790 -50 -800 -500 = 2,440

<sup>4</sup> Increase windfalls by 50 re Town Centre adjustment (para 72)

<sup>5</sup> Excludes Lodge Road, Staplehurst (50) and Ham Lane, Lenham (82) – to be treated as windfalls

## 5-year Housing Land Supply as at 1 April 2016 - to reflect Inspector's Interim Findings

- Table 2 demonstrates the Council's five-year housing land supply position, which takes account of the Local Plan Inspector's Interim Findings of 22 December 2016 and the capacity change to H1 (30) West of Eclipse (Table 3).
- The figures are based at the snapshot date of 1 April 2016, as set out in the Housing Topic Paper 2016 (submitted 20 May 2016) and Housing Topic Paper Supplement, and use the 'Maidstone Hybrid' method recommended by the Inspector.
- For comparison purposes only, Table 4 sets out a similar calculation using the Sedgefield method..
- Five-year housing land supply will be updated at 1 April 2017.

	<b>5-year housing land supply – 'Maidstone Hybrid' method</b>	<b>Dwellings (net)</b>	<b>Dwellings (net)</b>
1	Objectively Assessed Need (OAN) 2011-2031 <sup>6</sup>	17,660	
2	Annual need 17,660÷20 years	883	
3	Delivery target 01.04.11 to 31.03.16 883 x 5 years	4,415	
4	Less completed dwellings 01.04.11 to 31.03.16	(2,860)	
5	Shortfall against OAN 01.04.11 to 31.03.16	1,555	
6	Annual delivery of shortfall 1,555÷10 years (Maidstone Hybrid <sup>7</sup> )	156	
7	Five-year delivery target 01.04.16 to 31.03.21	4,415	
8	Plus shortfall against OAN 156x5 years	780	
9	5% buffer <sup>8</sup> (4,415+780=5,195 x 5%)	260	
10	Total five-year housing land target at 01.04.16		5,455
11	Five-year land supply at 01.04.16 (see Table 2)		6,666
12	Surplus		1,211
13	<b>No. years' worth of housing land supply (5455÷5=1091; 6666÷1091=6.11 years)</b>		<b>6.11 years</b>

Table 2: Five-year housing land supply using 'Maidstone Hybrid' method

<sup>6</sup> Inspector's Interim Findings, paras 25-27 and 94

<sup>7</sup> Inspector's Interim Findings, paras 97-98

<sup>8</sup> Inspector's Interim Findings, paras 95-96

<b>Adjustments to Housing Topic Paper Supplement per Interim Findings</b>	<b>Dwellings (net)</b>
Housing land supply 01.04.16 to 31.03.21 (as per Housing Topic Paper and Housing Topic Paper Supplement)	6,896
H1(29) New Line Learning (NB: additional 50 phased beyond 5 years)	(130)
H1(53) Boughton Lane	(75)
RMX1(4) Syngenta (NB: additional 160 phased beyond 5 years)	(40)
H1(30) West of Eclipse (NB: increase from 35 to 50 units within 5 years)	15
<b>Amended housing land supply 01.04.16 to 31.03.21</b>	<b>6,666</b>

Table 3: Five-year housing land supply – amendments per Interim Findings

	<b>5-year housing land supply – Sedgefield method</b>	<b>Dwellings (net)</b>	<b>Dwellings (net)</b>
1	Delivery target 01.04.11 to 31.03.21 883x10 years	8,830	
2	Less completed dwellings 01.04.11 to 31.03.16	(2,860)	
3	Residual requirement 01.04.16 to 31.03.21	5,970	
4	5% buffer (5% of 5,970)	299	
5	Total requirement 01.04.16 to 31.03.21		6,269
6	Total land supply 01.04.16 to 31.03.21 (see Table 2)		6,666
7	Surplus in delivery 01.04.16 to 31.03.21		397
8	No. years' worth housing land supply (6,269÷5=1,254; 6,666÷1,254=5.32 years)		5.32 years

Table 4: Five-year housing land supply using Sedgefield method – for comparison only