



Gladman Developments Ltd

Maidstone Borough Local Plan Examination

Session 1A Legal and Procedural Matters

Qn1.3 Would under provision of housing in west Kent be likely to affect the geography of housing market areas? In particular, would those unable to be accommodated locally (including London Commuters) seek to live in other areas (including Maidstone) with knock on consequences for their own residents (such as the possible displacement of unmet demand towards Ashford)?

- 1 See response from Barton Willmore in their Matter 2A statement on behalf of Gladman, particularly questions 2.1, 2.2 and 2.3.

Qn1.4 As the west Kent Local Plans remain at an early stage without defined housing targets, should this issue lead to a request to accommodate additional housing can it be left to the first review of the Maidstone Borough Local Plan?

- 2 Local Plan reviews can be an appropriate solution to dealing with issues of need emanating from emerging plans in neighbouring authorities, however they take significant time to undertake and our experience has often been that Local Authorities fail to act with sufficient expediency to respond to reviews placed in plans by Inspectors. Any review policy proposed within the plan should be clear and firm as to the triggers for the review and the timescales for it to be undertaken, the policy should also contain wording explaining that should such a review be triggered and the deadlines missed the relevant policies subject to the review would be rendered out of date. We would also recommend that such a policy does not only contain a requirement and time scale for a review to be commenced but also one outlining when the review should be completed by.
- 3 In principle therefore, for dealing with unmet housing needs emanating from surrounding areas, which are currently not finalised, Gladman believe the provision of a review mechanism is a reasonable option for the plan.