

Maidstone Borough Council
Maidstone Borough Local Plan
Housing Topic Paper 2016 (November 2016 Revision)

Introduction

1. This paper has been prepared in response to a number of amendments to the Council's housing land supply, proposed during the Examination into the Maidstone Borough Local Plan. It revises Table 3.1, Table 5.1 and Figure 8.1 of the Housing Topic Paper 2016 (document SUB 005) and Schedule 2 of the Housing Topic Paper 2016 Supplement (document ED 043 A) in line with proposed changes to the Local Plan housing land supply up to 18 November 2016.
2. The revisions reflect:
 - The removal of 200 dwellings from housing land supply in respect of the Former Syngenta Works (Policy RMX1(4));
 - Adjustments to the Lenham Rural Service Centre Broad Location for 1,500 dwellings: (a) by bringing forward the phasing of the broad location; and (b) by taking account of a planning permission permitted pre-April 2016 following proposed amendments to the extent of the broad location (The Old Goods Yard, Headcorn Road); and
 - The potential yield from the Lodge Road, Staplehurst site allocated in the Staplehurst Neighbourhood Development Plan (NDP) for mixed use development (Policy H6). The area shown solely for residential development (0.6ha) is assumed to be developed at 50dph (30 dwellings) with a further 20 dwellings assumed from mixed use development on the remaining 2.4ha of the site. Whilst the site promoter was seeking an allocation of 90 dwellings in the Local Plan, provision of 50 dwellings in the housing land supply from this allocation represents a cautious estimate for the site.
3. The same methodology set out in the Housing Topic Paper 2016 (document SUB 005) and Schedule 2 of the Housing Topic Paper 2016 Supplement (document ED 043 A) has been used in making these revisions.
4. The Council's Housing Topic Paper, 2016 has a based date of 1 April 2016. For consistency, this revised Topic Paper retains the same base date, so the revisions to housing land supply do not take account of additional unidentified sites granted permission post 1 April 2016. Nor do the figures reflect the additional information gathered from further contact with the development industry in September 2016 in respect of the phasing of sites.

Meeting objectively assessed housing needs

5. The revisions set out in paragraph 2 are included in revised Table 3.1 below, which sets out the Council’s housing land supply position as at 1 April 2016 for the Local Plan period 2011 to 2031. The table revises Table 3.1 of the Housing Topic Paper 2016 (document SUB 005), and demonstrates that the Council has a housing land supply of 19,110 dwellings against the borough’s objectively assessed housing need of 18,560 (a 550 dwelling surplus).

	Housing land supply 1 April 2011 to 31 March 2031	Dwellings (net)	Dwellings (net)
1	Objectively assessed housing need / Local Plan housing target		18,560
2	Completed dwellings 1 April 2011 to 31 March 2016	2,860	
3	Extant planning permission 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)	5,450 ¹	
5	Local Plan broad locations for future housing development	3,725 ²	
6	Windfall sites contribution	1,600	
7	Total housing land supply		19,110
8	Housing land surplus 2011/2031		550

Table 3.1 of the Housing Topic Paper 2016 (document SUB 005), as revised

6. A schedule itemising the annual phasing of sites making up the Council’s housing land supply of 19,110 dwellings is attached at Appendix A. The schedule highlights the revisions outlined in paragraph 2 of this paper, and revises Schedule 2 of the Housing Topic Paper 2016 Supplement (document ED 043 A).
7. The impact of the revisions included in Appendix A is shown in the housing trajectory below, which replaces Figure 8.1 of the Housing Topic Paper 2016 (document SUB 005).

¹ Deletion of Syngenta (-200) and addition of Lodge Road (+50)

² Removal of The Old Goods Yard, Headcorn Road, Lenham (-65) which is an extant permission included in line 3

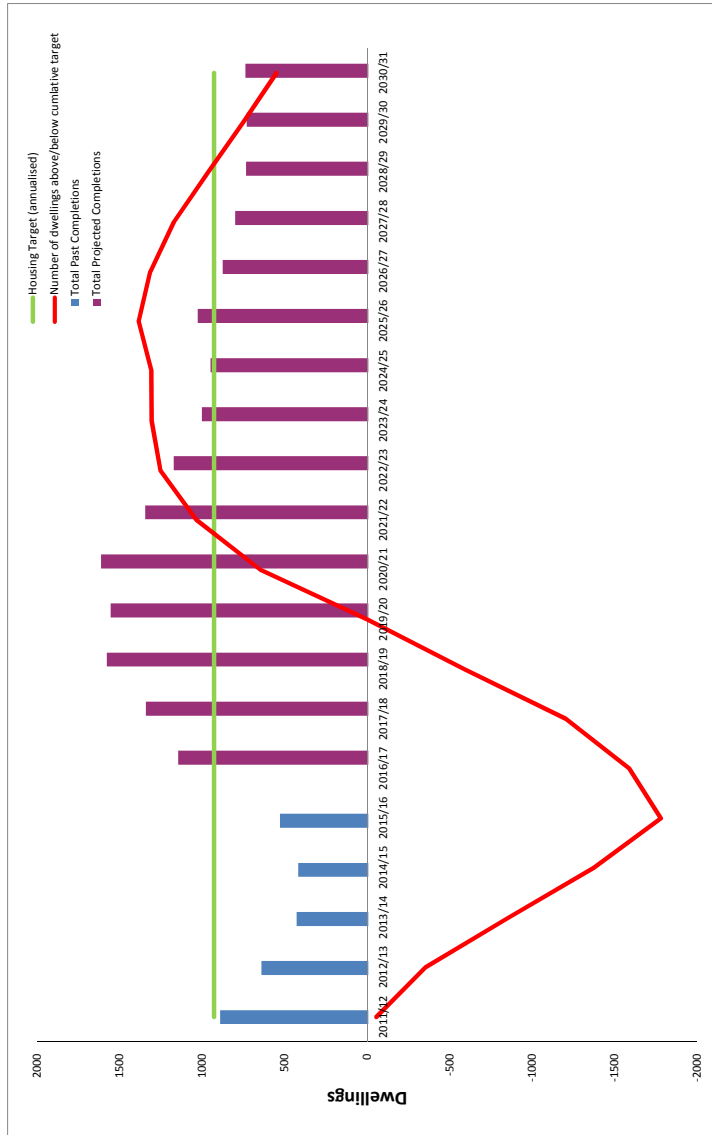


Figure 8.1 of the Housing Topic Paper 2016 (document SUB 005), as revised

Five-year housing land supply

8. The effect of the revisions on the Council’s five-year housing land supply position has also been evaluated in Table 5.1 below. The Council’s position at the base date of 1 April 2016 has improved, from 5.12 years of housing land supply to 5.24 years.

9. This position does not take account of additional information on the phasing of sites received from further contact with the development industry in September which improves the Council’s five-year housing land supply position (ref Housing Topic Paper Update 1 September 2016, document ED 013).

		Dwellings (net)
1	Requirement 1 April 2011 to 31 March 2021 (928 dwellings p.a. x10 years)	9,280
2	Number of dwellings completed 1 April 2011 to 31 March 2021	(2,860)
3	Residual requirement 1 April 2016 to 31 March 2021 (line 1 - line 2)	6,420
4	5% buffer against potential non-delivery (5% of 6,420)	321
5	Total requirement 1 April 2016 to 31 March 2021 (line 3 + line 4)	6,741
6	Total land supply 1 April 2016 to 31 March 2021	7,068 ³
7	Surplus in delivery 1 April 2016 to 31 March 2021 (line 5 - line 6)	+327
	No. years housing land supply ⁴	5.24

Table 5.1 of the Housing Topic Paper 2016 (document SUB 005), as revised

10. The Examination has been informed that the Housing Topic Paper April 2016 includes a cap of 50dpa on some allocated sites. For consistency, the methodology incorporated in this revised Housing Topic Paper has been retained. The 'cap' applies to three allocated sites (see table below).
11. It has become clear during the Examination that housebuilders are confident that larger sites can be built out at a faster rate than 50dpa. Should the 'cap' be removed to exactly reflect the feedback from the development industry in regard to the phasing of these three sites, a further 252 dwellings would be added to the five-year supply, boosting the Council's position from 5.24 years of housing land supply to 5.36 years⁵.

³ Deletion of Syngenta (-40), addition of Lodge Road (+50), and adjustments to the phasing of Lenham RSC Broad Location (+162)

⁴ Calculation: $6,741 \div 5 + 1,348$; $7,068 \div 1,348 = 5.24$

⁵ Calculation: $6,741 \div 5 + 1,348$; $7,320 \div 1,348 = 5.36$

Policy No.	Site	1 April 2016 cap (dwellings built within 5 year period)	1 April 2016 cap removed (dwellings built within 5 year period)	Difference
H1(4)	Oakapple Lane, Barming	130	187	57
H1(7)	North of Bicknor Wood, Gore Court Road, Otham	170	190	20
H1(8)	West of Church Road, Otham	125	300	175
TOTAL		425	677	252

Conclusions and proposed modifications

12. In conclusion, the Council continues to adopt a cautious approach in calculating the borough's housing land supply, and remains confident that it can meet the borough's objectively assessed housing need of 18,560. The impact of the proposed changes to the Local Plan continues to result in a surplus of dwellings over the Plan period. The Council's five-year housing land supply position continues to improve and, at 1 April 2016, a supply of 5.24 years is demonstrated (or 5.36 years if the self-imposed 'cap' is removed).

13. The Council is proposing the following modifications:

- To replace Table 4.1 of the Maidstone Borough Local Plan (document SUB 001) with the revised Table 3.1 of this Revision; and
- To replace the housing trajectory in Appendix A of the Maidstone Borough Local Plan (document SUB 001) with the revised housing trajectory (Figure 8.1) of this Revision.