

MAIDSTONE BOROUGH LOCAL PLAN REVIEW

DRAFT PLAN FOR SUBMISSION (REGULATION 19)

OBJECTION TO SOUNDNESS ON BEHALF OF LENHAM PARISH COUNCIL

TOTAL HOUSING LAND SUPPLY

LPC THIRTEEN

1. Table 8.2 at page 163 of the review provides a list of new allocations proposed. The table does not provide a total but the total number of units contained within it amounts to 3,391 dwellings.
2. Table 8.2 does not include the new allocations arising from the garden settlements. Heathlands is to provide 1,400 dwellings within the plan period to 2037. Lidsing is to provide 1,300 dwellings within the plan period to 2037.

3. The combined total is therefore 6,091 dwellings as follows:

Total from table 8.2	3, 391
Lidsing	1.300
Heathlands	1,400

TOTAL.	<u>6,091</u>
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4. Paragraph 5.13 includes 883 town centre opportunity site sites, however it is not clear whether there is some overlap between the town centre opportunity sites contained within paragraph 5.13 and some of the sites listed in table 8.2. If overlap exists it is not clear what the extent of the overlap might be. As a consequence, the plan is not sound because the reader cannot understand what the total amount of housing being provided for actually amounts to.
5. Paragraph 5.13 gives the total housing need as 5064 units. Page 31 of the plan gives the additional growth as 5,455 new dwellings. It is not clear which of these figures is correct. The plan is not sound because the reader cannot understand what the total housing need to be provided for within the plan actually amounts to.
6. If the total supply is 6,091 dwellings and if the housing requirement is 5,064 dwellings, then the review will have over provided housing plots by 1,027 dwellings. This is a significant 20% overprovision.

7. Lenham Parish Council believes there is a significant overprovision of housing supply within the review. That oversupply has contributed to the conclusion Heathlands as an unsuitable and unsustainable greenfield proposal, within the review. Lenham Parish Council would wish Heathlands to be deleted from the plan in its entirety. Any consequent shortfall could be accommodated by a continuation of providing well-connected integrated housing sites at Lenham under the provisions of Lenham Neighbourhood Plan first review post 2031.
8. Unlike Heathlands, any new sites proposed in Lenham Neighbourhood Plan first review would be well supported by existing infrastructure. Any sites proposed would also provide for any additional infrastructure which might be needed. Such provision has been secured in the allocations made under the existing Lenham Neighbourhood Plan.