

ED 088(B) MBC Responses to Peter Court.

MBC response to Session R4, Action 5, document ref ED 088(A): Peter Court letter of 7 December 2016

Overview

R4.5.1 The Council's housing land supply is set out in three key documents:

- Housing Topic Paper 2016 (Ref: SUB 005)
- Housing Topic Paper 2016 Supplement (Ref: ED 043 A)
- Housing Topic Paper Update 1 September 2016 (Ref: ED 013)

R4.5.2 The Housing Topic Paper 2016 (the 'Housing Topic Paper') sets out the Council's formal position on its 20-year and five-year housing land supply. The Housing Topic Paper demonstrates 5.12 years of deliverable housing sites at a snapshot date of 1 April 2016. The calculation of five-year housing land supply is not an exact science and, over time, some dwellings will either fall away or be delivered later than forecast. Equally, unidentified sites will materialise, and sites can be delivered earlier than originally expected. The introduction of a non-implementation discount of 5% for all extant planning permissions (including prior notifications) against historic trends of 2.11% introduces caution and flexibility into the forecasting process.

R4.5.3 This particular point is demonstrated in the Housing Topic Paper Supplement (the 'Supplement'), which sets out further detailed site information behind the April figures. Schedules 3A and 3B of the Supplement show the results of contact with the development industry in March and September with regard to the phasing of sites. This reveals some considerable movement in site phasing when comparing September to April. As an illustration, should the 1 September feedback be applied to 1 April figures then, following the application of a 5% non-implementation rate, a further 294 dwellings would be added to five-year housing land supply. For ease of reference, the changes shown in Schedules 3A and 3B of ED 043 A are set out in Appendix A of this response.

R4.5.4 Whilst the Housing Topic Paper Update 1 September 2016 (the 'Update') is an illustrative tool, it shows an indicative improved position as at 1 September for the Council's 20-year and five-year housing land supply.

H1(4) Oakapple Lane, Barming (187 units)

R4.5.5 Following advice received from the agent and developer, at the snapshot date of 1 April 2016 development was forecast to commence in 2017/18 (Supplement pages 9 and 34). Whilst a planning application has not been submitted to date, the agent indicated submission in late 2016/early 2017 so there is still time. Appendix A of this response is a clear

illustration of how the phasing of sites can change within a short space of time: dwellings being brought forward into the Council's five-year housing land supply in addition to sites being pushed back.

Kent House, Romney Place, Maidstone (123 units)

R4.5.6 For clarity, the approval for Kent House is for the conversion of offices to 123 dwellings. The 1 April 2016 figure of 137 dwellings was the result of an error, and overstated supply by 14 units. Work on the conversion of this building has commenced and completions are forecast by July 2018, contributing to five-year supply (Supplement pages 16 and 28).

Brenchley House, Maidstone (89 units)

R4.5.7 The agent was unable to provide details in March, but in September confirmed that the owners would be proceeding with a revised scheme for 183 (Supplement pages 16 and 29). Permission for 183 dwellings was granted on 18 April 2016. It is reasonable to include 89 units in five-year supply at the snapshot date of 1 April 2016 when the permission for this site was still valid, and to apply some pragmatism in respect of the phasing of completed dwellings. When housing land supply is updated to 1 April 2017, 183 units will contribute to five-year supply.

Cornwallis House, Pudding Lane, Maidstone (27 units)

R4.5.8 The Council was unable to make contact with the agent for this site in March, and was also unsuccessful in September (Supplement pages 16 and 29). It was reasonable to include 27 units in five-year supply at the snapshot date of 1 April 2016 when the permission for this site was still valid, and to apply some pragmatism in respect of the phasing of completed dwellings. In the indicative Update at 1 September the Council removed the site from five-year supply but, again, Appendix A to this response illustrates how the Council's housing land supply position improves over time as more information is forthcoming.

Springfield Park (192 units)

R4.5.9 Contact in respect of this site was made in March, and the agent confirmed that work would commence within two years and that the site would be completed by 2020 (Supplement pages 18 and 31). The phasing of the valid permission at the snapshot date of 1 April 2016 reflected the advice received.

R4.5.10 The ownership of the land changed hands in December 2015, and an application to modify a planning obligation dated 1st August 2006 (Council ref: 05/2350) was permitted on

19 April 2016 (Council ref: 15/506426/MOD106). The Council has engaged in pre application meetings with the new owners who are very keen to proceed with the development of this site.

4.5.11 Policy H1(11) Springfield Park is allocated for a total of 692 dwellings (document ED 010, PC/79), and the latest overall position for the site is:

- The application parcel of the site for 192 dwellings (Council ref: MA/05/2350) is currently subject to pre application advice in respect of a resubmission which will marginally increase the site yield.
- An application for the former KCC buildings on land adjacent to Royal Engineers Road will be considered by planning committee on the 12 January 2016 (Council ref: 16/507471/FULL). This is a full planning application for the development of 310 residential units, together with 177m² of A1/D1/D2 floorspace, associated car parking, public realm and landscaping works.
- The Springfield Mill parcel of the site is in the early stages of pre application discussions for up to 450 units.
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These three parcels, which comprise Policy H1(11), have the potential to increase site capacity from 692 to approximately 950 dwellings.

H1(29) New Line Learning Academy, Boughton Lane (180 units)

R4.5.12 Kent County Council Highways has raised objection to the development of this site through the Local Plan Examination, although no objection was raised at initial planning application stage. There is no evidence to suggest the corporate view of the County Council is to withdraw the site as a housing allocation. In fact the opposite is true. During meetings with the Borough Council, the County has made clear its intention to proceed with development proposals; and Kent County Council, Future Schools Trust and Ward Homes are pursuing a second appeal relating to the site which will be heard in February 2017 (Council ref: MA/13/2197). The appellants' statement of case, prepared by DHA Planning, confirms that further evidence on highway and transportation matters will be presented to the February appeal Inquiry in order to allay the concerns raised by the first appeal Inspector.

R4.5.13 Maidstone Borough Council has supported the principle of the site's development for residential use. In order to address concerns raised through the original planning application, the Council submitted a proposed change to the site's indicative capacity at submission stage of the Local Plan, reducing its yield from 220 to 180 dwellings (document SUB 010, PC/27). This proposed change was reflected in the figures contained in the Housing Topic Paper. The Borough Council's highways evidence was presented to the Local Plan Examination on 17 November 2016 during hearing session 12 for Transport and Infrastructure.

Appendix A: Changes to the phasing of extant and allocated sites at 1 April 2016 following further contact with the development industry in September 2016

			2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 15	2025/ 26	Difference to 5-year supply as at 01.09.16	Justification
Application / Allocation number	Address	Address2	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10		
15/504309/ PNOCLA	Frederick House And 28 Brewer Street	Maidstone, ME14 1RY	0					10					-11	Telephone ring around, revised application for only a HMO and Frederick House to remain an office
H1 (17)	Laguna, Hart Street	Maidstone				0	0	38	38				-76	Flood mitigation issues
H1 (42)	Tanyard Farm, Old Ashford Road	Lenham					55	50	50	0	0	0	55	Pre application feed back, hybrid Full plans application likely to be submitted shortly, site will be split into two applications, 155 dwellings over the whole site
PN140037	Sussex House, 21, Lower Stone Street	Maidstone, Kent, ME15 6YT		0			12						0	
15/507850/ PNOCLA	Cornwallis House, Pudding Lane	Maidstone, ME14 1NY			0			27					-27	Unable to contact in March and September 2016
15/508437	180-188 Union Street	Maidstone, ME14 1EY			0			30					-30	Application withdrawn
MA130723	LEDIAN FARM, UPPER STREET,	LEEDS, MAIDSTONE, KENT, ME17 1RZ				0	14						0	Spoke to owners Gallagher properties - they stated that the market for the current scheme is not very buoyant. They are now looking to put in a revised scheme for residential. They would be aiming for around 55-60 units on the revised scheme.
H1 (48)	Land south of the Parsonage, Goudhurst Road	Marden				0	25	25					-25	Agent suggested to split delivery across 2 years for delivery. 20 dwellings in year 5 and 30 in year 6.

H1 (67)	Vicarage Road	Yalding				30	35		0	0			65	Pre application feedback - The agent indicated they are aiming for a submission in December 2016 and the indicative plan submitted was for 75 units (pre-app plan attached)
RMX1 (4)	Former Syngenta Works, Hampstead Lane	Yalding						0					-40	Flood mitigation issues
H1 (51)	Land to the North of Henhurst Farm	Staplehurst					60		0				30	Agent envisaged outline application in 2018, with reserved matters in 2019. Development to start on site in early 2020 with the site complete by end of 2021. Wates Development said to include all 60 dwellings within the 5 year housing supply.
16/501572/ PNOCLA	Brenchley House 123 - 135	Maidstone				89	94						94	Revised application, agent stated that clients intentions are now unclear
15/509907/ OUT	Land South Of Sunny Brae	Hubbards Lane, Boughton Monchelsea			8								8	Agent called back about to exchange site contract with developer, developer has REM application in, possible commence before Christmas 2016. Brought into first 5 years
15/505441/ OUT	Tovil Quarry Site Straw Mill Hill	Tovil			49	59					0	0	108	Was at S106 status, application now approved, client looking to sell site onto a developer
13/2008 / OUT	Linden Farm, Stockett Lane	East Farleigh, Maidstone, Kent, ME15 0QD			30	44							0	Agent stated site is being marketed, several tenders, have a preferred bidder, expect REM mid next year, start 2018 built in 1 and half years
16/501713/ PNOCLA	Barker Chambers Barker Road	Maidstone		17									3	Revised application +3

14/0174 /OUT	Land East Of Glebe Gardens	Lenham			8										-2	Site owner is keen to sell the site, several interested parties, two issues on village pond, Want to sell and expect site to start summer 2017
16/504378/ REM	Land At Church Road	Harrietsham		48	48										16	Reserved matters approved +16, phasing determined at March 2016
16/503822/ FULL	The Kings Arms Public House, High Street	Headcorn		7											1	Revised application +1 phasing determined at March 2016
16/501974/ REM	Regal House 11 Albion Place	Maidstone		8		0									0	spoke to agent awaiting on some issues ideally wanted to have already started on site, Expect now to start in November
16/503059/ PNOCLA	Bishops Terrace Bishops Way	Maidstone				44									2	Revised application
16/500014/ OUT	Land west of 73, Haste Hill Road	Boughton Monchelsea			11										-9	Revised at application from allocation
Lodge Road		Staplehurst				25	25								50	Site included as part of Staplehurst neighbourhood plan
H1 (30)	West of Eclipse, Old Sittingbourne Road	Maidstone		50											15	Site capacity revised as part of the Local Plan examination
14/502973/ FULL	Westwood, Ham Lane	Lenham		40	42										82	Allowed at appeal
															309	Total dwellings gain in 5-yr supply
															294	After 5% non-implementation discount