

### Item 15: Affordable Housing Policy

The draft Maidstone Borough Local Plan 2014, as amended by Cabinet on 4 February 2015, allocates Haynes, Ashford Road, Maidstone for 200 dwellings under policy H1(12). Since the publication of the report, an objection has been received from the Chairman & Managing Director of Haynes:

#### **Haynes Bros Ltd**

*"We do not envisage any part of the site becoming available now for residential use. The original plan that we spoke to the Council about was for a mixed use scheme (housing and retail (food)) that unlocked enough value for us to relocate all our businesses and Head Office to newer more modern separate premises. Regrettably, for the reasons that you are aware this could not come to fruition and therefore it is now our intention to continue working from Ashford Road and maximise the use of the site for our various businesses. This will involve some modernisation of current facilities in line with manufacturer requirements.*

*As previously explained, we would still consider a relocation if we were approached by a Food Operator (or such other use) offering sufficient value that could unlock the commercial returns needed for a complete relocation from the site and an ability to separate our various operations. Under these circumstances, and as previously discussed with the Council, a residential component could then be included. This though is clearly totally dependent on finding a Food Operator, other retailer(s) or land uses able to offer the value needed and, of course, the Council ultimately supporting such a mixed use scheme on this site.*

*As Montagu Evans has made clear, solus residential on all or a single part of the site with our existing businesses, does not give us the opportunity to move forward and for this reason we do not support the proposed residential allocation on our site. Montagu Evans are instructed by us to monitor the situation and submit representations to the Local Plan process as necessary, but I hope now the Council fully understands the position and can amend its plan accordingly."*

The merits of the draft allocation are addressed under agenda items 16 and 17.

The Committee is recommended:

- 1) To delete site H1(12) Haynes, Ashford Road, Maidstone for 200 dwellings from the draft local plan, to reflect the fact that the site is no longer available for residential development and, for completeness, to include its deletion in the additional public consultation (Regulation 18).
- 2) To delete criterion 1(i)(a) Haynes, Ashford Road 20% from recommended policy DM24 on page 155 of the report.