

Matter 4 Strategic Development Locations

Issue 3 - Policy LPRSP5(c) Lenham Broad Location

- 1.1 We will consider MIQs 4.21-4.22 collectively.
- 1.2 As set out in detailed within our original representation, it remains our concern that the Heathlands proposal would bring about direct conflict with the neighbourhood plan.
- 1.3 Whilst we note the recommendation within the Inspectors Interim report (ED70) with respect to the main modifications as set out by MBC (ED59), it remains out view that the anticipated delivery levels are completely unrealistic and the overlap between the neighbourhood and Heathland trajectories are not being properly accounted for. This concern continues to be heightened given the continued lower than anticipated deliveries within the Lenham Neighbourhood area. We understand from Lenham parish Council that this lower than anticipated trend continues and therefore the recommendation to put the trajectories back by a year only will not go far enough to overcome this conflict.
- 1.4 It is also the case, at the time of writing this statement and therefore in-lieu of the further evidence anticipated, there remains many significant uncertainties regarding significant infrastructure requirements. This includes infrastructure which will reasonably be expected to serve both Heathlands and the Neighbourhood plan area, including the status and timings of any upgrades to the existing WWTW, whether a Secondary School is to be provided and what upgrades to the local road network will be necessary to support Heathlands.
- 1.5 It's also the fact that more fundamental issues remain outstanding, such as whether Network Rail will support the provision of a new Railway Station, or whether the landownership and potential CPO's issues will be overcome. These are issues which go to the heart of whether Heathlands is ultimately deliverable and it remains our view are issues which need to be resolved before this plan is adopted.
- 1.6 If they are not, it will be extremely difficult, if not impossible, for Lenham to move forward with their required update of the Neighbourhood Plan and therefore the delivery of the homes envisaged by LPRSP5(C)
- 1.7 Certainly, against the backdrop of such uncertainties it is difficult to state whether there will be reasonable synergy between Policy LPRSP5(c) and the recently made Neighbourhood Plan. We would therefore anticipate these issues will need to be explored further at the hearing sessions once the further.