

Matter 3 – Meeting Housing Needs

Issues

Whether the policies and designations relating to meeting housing needs in the Plan are clear, positively prepared, justified, effective and consistent with national policy.

**Whether the housing growth identified in the Plan is justified and deliverable.
Whether the Plan and its relevant policies provide an ongoing five-year supply of deliverable housing sites.**

Whether the Plan and its policies provide for an adequate and appropriate mix of housing and sites.

Whether delivery mechanisms to meet housing needs are clear, justified and effective.

Questions

Policy T3: Affordable Housing

3.18 How has the need for affordable housing across Medway been identified, and what evidence supports the proposed affordable housing requirements, tenure mix and thresholds set out in the Plan?

3.19 How has the evidence on housing need, affordability, demographic change and local housing market conditions informed the affordable housing policy, and why is the proposed approach considered the most appropriate when assessed against reasonable alternatives?

We note that consultation statement appendix 6 (A10.2) doesn't detail the comments we made in response to the Council's Regulation 19 consultation (ID4620 CPRE Kent) and that our comments in the Council's schedule of representations (A10.3) haven't been accurately summarised

Our concern is that an affordable housing category has been introduced which has resulted in the previous (Regulation18) requirement for 30% on suburban greenfield sites being reduced to 25% on lower value greenfield areas. It is not clear from the policy, or the supporting text where these lower value areas are.

In addition, we believe that for clarity the NPPF Golden Rule requirement for 50% affordable housing should be flagged (and cross-referenced to policy SA6 - land west of Strood). This would be an appropriate way to demonstrate that the provision of affordable housing is being prioritised by the Council.

The Kent branch of the Campaign to protect Rural England exists to protect the beauty, tranquillity and diversity of the Kent countryside

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