



Written Statement Responding to Inspector's Questions

Matter 9: The Supply and Delivery of Housing Land

Dartford Local Plan Examination Stage 2

Prepared on behalf of PMG Regeneration Ltd

Respondent I.D: 1293

Our ref: DP/20007

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Matter 9 – The Supply and Delivery of Housing Land

- 1.1. This Statement provides PMG's response to the Inspector's Questions relating to the Dartford's approach to the Supply and Delivery of Housing Land. It is reflective of submissions made by other organisations objecting to the Plan at the Pre-Submission (Publication) Stage.
- 1.2. This Statement should be read in conjunction with PMG's objections to the Pre-Submission (Publication) consultation (September 2021).

Matter 9 Issue: Whether the approach towards the supply and delivery of housing land is positively prepared, justified, effective and consistent with national policy.

Matter 9 Overall Supply

Q131. Has there been an update on housing completions from the most recent monitoring year and if so what is it?

- 1.1. This is a matter for the Council to address in the first instance.

Q132. What is the estimated total supply of new housing over the period 2017/18-2036/37? How has this been determined? Is the housing trajectory justified?

- 1.2. This is a matter for the Council to address in the first instance.

Q133. What is the estimated supply from site allocations, planning permissions, windfalls for the plan period? What is the evidence to support their delivery and are the estimates justified?

- 1.3. This is a matter for the Council to address in the first instance.

Matter 9 5-year housing supply

Q134. What is the requirement for the first five years following the anticipated adoption of the plan and what buffer should be applied?

- 1.4. This is a matter for the Council to address in the first instance.

Q135. What is the estimated total supply of specific deliverable sites for this period?

- 1.5. This is a matter for the Council to address in the first instance.

Q136. What is the estimated supply from each source for this?

- 1.6. This is a matter for the Council to address in the first instance.

Q137. What is the evidence to support this and are the estimates justified? 6-10 and 11-15 year land supply

- 1.7. This is a matter for the Council to address in the first instance.

Q138. What is the estimated total supply of specific developable sites or broad locations for growth for years 6-10 and 11-15?

1.8. This is a matter for the Council to address in the first instance.

Q139. What is the estimated supply from each source for this?

1.9. This is a matter for the Council to address in the first instance.

Q140. What is the evidence to support this and are the estimates justified?

1.10. This is a matter for the Council to address in the first instance.

Matter 9 Other

Q141. Is the windfall allowance justified?

1.11. Notwithstanding, PMGs submissions on matters 2, 3 and 4 this is a matter for the Council to address in the first instance.

Q142. Does the plan provide sufficient flexibility if any key sites do not come forward as anticipated?

1.12. Notwithstanding, PMGs submissions on matters 2, 3 and 4 this is a matter for the Council to address in the first instance.

Q143. Overall, would at least 10% of the housing requirement/target be met on sites no larger than one hectare?

1.13. This is a matter for the Council to address in the first instance.

Q144. Is there a trigger for reviewing the plan if cumulative housing delivery on windfall sites reaches 50% justified?

1.14. This is a matter for the Council to address in the first instance.

