

AGENDA ITEM 6.8 Full County 5th March 2012

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From - Cllr John Kelly
To - Staplehurst Parish Council
Date - 05.03.12

As you will recall I attended the **Core Strategy Post Consultation Conference** last Wednesday. This had been billed as some sort of 'debrief' which alas it was not. The first part of the day was a repeat of the Parish Conference at Headcorn (in my opinion) and I was beginning to worry.

There was an interesting presentation from a developer Huw Edwards, Partner of Barton Willmore.

However the day moved onto the Core Strategy and it is clear that there is still much analysis to be done.

So MBC could not come out with any clear statements re changes to the original draft.

Suffice to say initial work suggested a wide spread of for/against the various elements of the Core Strategy. No surprise there.

Please see slides attached - Flo Churchill's is the most relevant.

I will do a full report and reference to these powerpoint presentations for the next council meeting.

For the purposes of tonight's meeting I will make the following points

1. The next draft of the Core Strategy will go to Cabinet in June 2012.
2. MBC has been advised to carry on with the Core Strategy, even though the base line starts in 2006.
3. MBC will ensure that the 'Pipeline' figure is taken into account with regard to housing targets.
4. The provisional figure of 10,080 homes is a TARGET and not a LIMIT. So any initial figure for Staplehurst or anywhere else could be increased depending on a number of factors.
5. The Community Infrastructure Levy (CIL) is currently being discussed and the focus appears to be around 10% of the levy being paid back to communities. This does not concur with the government's legislation which states a meaningful proportion will be given to the community where the development takes place. The CIL Charging Schedule must be in place by 2014.
6. The strategic housing land availability assessment (SHLAA) was never subject to consultation and needs to be reviewed.
7. MBC has no problem with any Parish Council engaging with Developers. FACT - from Leader Chris Garland.

I intend to briefly cover these points tonight, whilst giving more time to points 4 and 5 which are the most worrying.

Regards

John