

**Representations of Barratt Strategic****Medway Council ref 04****Medway Council's Core Strategy – Examination in Public – response to the issues raised by the Inspector****Matter 5 – Lodge Hill Strategic Allocation**

- 5.1 Barratt Strategic only wish to comment on (c) – Is the timetable for development realistic and achievable, particularly the necessary infrastructure provision and its impact on viability?
- 5.2 As is clear from our reps on matter 2b we do not believe Lodge Hill can deliver the scale of growth anticipated within the plan period and as a result believe that a reserve site/ contingency should be provide for with in the CS to ensure the housing requirement is met. As we are not due to appear on this topic we would ask that our representations on matter 2 are taken into account in this regard.
- 5.3 In the context of the above we note with interest that even CBRE LTD in their outline planning application Supplementary Information Revised Planning Statement October 2011 (amended April 2012) acknowledge in paragraph 6.52 *'that there may be a risk that MC's anticipated 5 year housing land supply may not be delivered in the quantum envisaged. This, together with the 'front-loading' of supply required by the NPPF, place even greater importance on the imperative for Lodge Hill to deliver housing immediately. For a project of this scale and complexity there will inevitably be a long lead-in period and therefore a decision now is considered by DIO and Land Securities to be crucial to facilitate housing delivery in the way anticipated by MC. Lodge Hill is a critical component of MC's housing land supply, and its importance is increased further in the context of the NPPF requirements'*.