

MAIDSTONE BOROUGH LOCAL PLAN EXAMINATION

<http://www.maidstone.gov.uk/residents/planning/local-plan/examination>

SESSION 15 – IMPLEMENTATION AND MONITORING

Inspector’s Agenda with Matters, Issues, and Questions

1. MONITORING

Issue - Whether the Local Plan’s Monitoring Provisions will be Effective

- 1.1. Regulation 34 sets out what information must be included in a local planning authority’s annual monitoring report (AMR). This includes:
 - matters relating to planning documents in the local development scheme;
 - the identification of Local Plan policies that are not being implemented including reasons why not and any steps being taken to secure implementation;
 - any annual or other number for the provision of net additional dwellings or net additional affordable dwellings;
 - any made neighbourhood plans or orders;
 - Community Infrastructure Levy Regulation 62 reports;
 - details of what action has been taken in respect of the duty to cooperate with other bodies during the period.
- 1.2. The national Planning Practice Guidance at paragraph ID 12-027-20150326 adds that other useful information can be incorporated in the AMR and in particular S106 contributions, CIL, and New Homes Bonus payments made during the period and how these have been used.
- 1.3. The AMR can also be used to provide up-to-date information on the implementation of Neighbourhood Plans.
- 1.4. AMR can also be used to determine whether there is a need to undertake a partial or full review of the Local Plan. If so, monitoring results should be timely and not be produced too late to take action. Also there may be a need for specific triggers for action.
- 1.5. The submitted Local Plan includes a series of 11 Key Monitoring Indicators (KMI) which incorporate some targets. The numerical targets are typically expressed in 5 year periods whereas an annual report would need annual assessments.

- 1.6. The Annual Monitoring Report published in July 2016 makes reference to the KMI indicators. It also cross refers to a number of Topic Papers and other evidence submitted for the Local Plan examination.
- 1.7. Planning Advisory Service published some guidance on Monitoring that Matters – towards a better AMR in 2011. It suggest a positive approach to show how planning adds value.

KMI 1 Housing Delivery

- 1.8. Target of 4,640 dwellings delivered in each 5 year period. Does not relate to trajectory which indicates less even delivery across period.
- 1.9. Target to retain a 5 year supply of housing land throughout plan period. Will need a Plan review to achieve that as Broad Locations will not deliver sufficient at end of period.

Qn15.1 Need for specific monitoring of permitted development (office to residential and rural conversions)?

Qn15.2 Monitoring of windfall?

Qn15.3 Monitor self-build housing (register and supply of sites)?

KMI 2 Affordable Housing Delivery

- 1.10. Target only relates to percentage delivery in each area. Expressed as a percentage of all dwellings.

Qn15.4 Does target allow for non-delivery from prior notification sites or small sites?

Qn15.5 Also affected by vacant building credit?

Qn15.6 What effect on anticipated affordable housing delivery from policy amendment to change the threshold on small sites in line with Government policy?

Qn15.7 Monitor tenure affordable rent/shared ownership/starter homes?

Qn15.8 Monitor housing waiting lists?

Qn15.9 How successful is delivery of affordable housing in rural service centres?

Qn15.10 Add data on homeless persons rehoused or number declaring themselves homeless?

Qn15.11 Add market data on house prices and rents?

Qn15.12 Add data on dwelling mix?

KMI 3 Delivery of Nursing and Residential Care Homes

1.11. Target expressed as 245 in each 5 year period but only 42 completed in first 5 years. Suggests that there is an 8 year supply.

Qn15.13 How is backlog treated?

Qn15.14 Is there monitoring of losses as well as gains?

KMI 4 Delivery of pitches and plots for Gypsies and Travellers and Travelling showpeople

1.12. Bespoke targets for each 5 year period reflect large number of consents 2011-2016.

Qn15.15 Include gypsy and traveller count numbers?

KMI 5 Housing Density

1.13. Average densities are much higher than target densities.

Qn15.16 Needs amending in relation to policy changes.

KMI 6 Quality Design

1.14. Target of delivery of site allocations in accordance with specified policy criteria for design.

Qn15.17 How can this be measured?

1.15. Text refers to number applications for allocated sites being allowed on appeal following a refusal on grounds of design quality.

Qn15.18 Not mentioned in target and what does that demonstrate?

KMI 7 Economic Development Delivery

1.16. Targets relate to delivery of different types of office, industrial, warehouse and retail floorspace.

Qn15.19 Needs revising re modified targets and amended allocations?

1.17. Monitoring suggests targets not being met.

Qn15.20 What would trigger a review?

Qn15.21 Add data on jobs created or changes in unemployment rate?

KMI 8 Recreational Open Space

1.18. Unclear how and where open space to be delivered using off-site contributions.

Qn15.22 Should there be targets for local areas eg for each RSC and SE/NW Maidstone allocations?

KMI 9 Transport and Air Quality

1.19. Targets just to deliver transport schemes in ITS and to require travel plans and emissions statements etc.

Qn15.23 Needs amending re policy revisions?

Qn15.24 Should AQMA targets relate to legal targets?

Qn15.25 What about monitoring:

- a) congestions levels?**
- b) use of park and ride?**
- c) number of bus journeys?**
- d) use of town centre car parks?**
- e) comparison of parking costs and bus fares?**
- f) identifying more park and ride provision?**
- g) implementation of specific transport schemes?**
- h) modal share?**

KMI 10 Built and Natural Environment

1.20. Odd Conservation Area target concerning reduced extent of CAs due to insensitive development.

Qn15.26 When has this CA revision ever happened after insensitive development?

Qn15.27 Target refers to no loss of various assets but nothing about effect on settings?

Qn15.28 What about enhancement?

Qn15.29 Best and Most Versatile Land?

KMI 11 Local Services and Infrastructure

1.21. Targets not to lose shops and community facilities in District and Local centres.

1.22. Target to deliver new facilities. Table identifies 5 facilities in IDP.

Other Matters

Qn15.30 More explicit reference in AMR to S106/CIL/New Homes Bonus monies and how they are used?

2. REVIEW OF THE LOCAL PLAN

Issue – Are there issues which already suggest the need for an early plan review?

2.1. Paragraphs 21.26-21.30 of the submitted Local Plan review to a plan review to commence in 2022. Proposed Change PC/59 would amend this such that the review would commence by 2022 but there is no target for completion or adoption.

2.2. Potential matters to be considered in a review and matters that may require cooperation under the Duty to Cooperate include:

- review housing need including impacts of migration from London and from adjacent housing market areas;
- specific allocation policies for Broad Locations including Invicta/the Mall/Riverside Quarter/ Lenham (if not Lenham Neighbourhood Plan);
- additional housing for latter part of plan period to make up for shortfalls from Broad Locations and Syngenta and whether spatial strategy would need to be amended to accommodate such development;
- review employment provision and commuting across Maidstone and neighbouring Boroughs;
- whether case for Leeds-Langley Relief Road, how it would be funded ,and whether other development would be associated with that road;
- alternatives to that relief road
- further sustainable transport measures aimed at encouraging modal shift to reduce congestion and air pollution;

- employment trends, whether office employment is being delivered and how to accommodate additional necessary employment;
- future of Syngenta site if not resolved;
- future of Baltic Wharf site if not resolved.
- extension of plan period to 2036.

Qn15.31 Should there be a review policy with commitment to adoption of the first review by 1 April 2021?