This document is produced by

Maidstone Borough Council

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Introduction

1.1 The Authority Monitoring Report (AMR) for Maidstone provides a framework with which to monitor and review the effectiveness of local plan policies that address local issues over the monitoring period 1st April 2015 to 31st March 2016.

1.2 The borough's adopted development plan comprises saved policies from the Maidstone Borough-wide Local Plan (2000), the Kent Minerals and Waste Local Plan, Affordable Housing and Open Space Development Plan Documents (DPD) and Neighbourhood Development Plans. These documents are available to view and download from the Council's website. The Council has been preparing a new local plan and, following several stages of public consultation, the Maidstone Borough Local Plan was submitted on 20 May 2016 in preparation for public examination. This document is called the **Submission Plan** in the AMR. Once adopted, the Maidstone Borough Local Plan will supersede the saved policies of the 2000 local plan and the two DPDs for affordable housing and open space.

1.3 The AMR includes a profile of Maidstone, which focuses on the broader and more descriptive character of the borough: its demographic, economic, social and environmental structure. The report often includes a series of data so that changes over time can be understood. It reviews the progress of the development plan against the timetable for plan making set out in the Council's Local Development Scheme, and reports on the progress of the preparation of Neighbourhood Development Plans. The AMR contains a section on the Kent Minerals and Waste Local Plan; an outline of the progress of the Council's Community Infrastructure Levy; and an update on the requirement for continued collaboration with partners over strategic cross-boundary issues through the 'duty to cooperate'. The performance of local plan policies is monitored in accordance with the key monitoring indicators of the Submission Plan. A glossary of terms is included to assist the reader.

1.4 A series of topic papers accompanied the Submission Plan, which contain further statistical detail and analysis in support of the plan policies. These documents are cross-referenced in the AMR:

- Housing
- Employment and Retail
- Gypsy & Traveller and Travelling Showpeople.
- Transport

1.5 The Spatial Strategy topic paper contains information on the evolution of the Submission Plan's strategy.

1.6 Some of the key points highlighted in this year's AMR include:

- The Council is meeting its objectively assessed needs for housing and, as at 1 April 2016, it has a five-year supply of readily available housing sites;
- Affordable housing is being secured in accordance with Submission Plan policies but completion rates are low this year, in part due to the loss of affordable housing on a redeveloped housing association site and the completion of a number of prior notification conversions that do not attract affordable housing contributions;

- An additional 13.19ha of open space has been secured through permissions granted during the monitoring period;
- There has been some progress delivering new employment floorspace on allocated sites: outline consent has been granted for the Maidstone Medical Campus and new premises have been completed on one of the allocated sites in Marden;
- Retail monitoring shows good rates of delivery of comparison floorspace, and that there is also an adequate pipeline supply of convenience floorspace already permitted to respond to demand as it arises;
- There has been a increase in the extent of the indicative flood plain, and a refresh of the Strategic Flood Risk Assessment is underway;
- Progress has been made on five of the critical/essential infrastructure schemes identified in the Infrastructure Delivery Plan;
- The North Loose Neighbourhood Plan has been 'made', and the Kent Minerals and Waste Local Plan has been adopted, so both documents form part of the Council's development plan; and
- Consultation on the CIL Draft Charging Schedule commenced on Friday 5 August 2016 for six weeks.

Maidstone Profile

2.1 The Maidstone profile indicators reveal the broader descriptive character of the borough in terms of the demographic, economic, social and environmental characteristics of Maidstone. The following section includes statistical data and commentary, illustrating historic trends where data is available. The profile indicators focus on the key characteristics of the area and local issues, setting the scene for planning the future growth of the borough.

2.2 The demographic structure contains data on population and migration. The economic structure reviews house prices and sales, earnings and commuting patterns. The social profile includes education achievements, crime statistics and data on areas of deprivation. The built and natural environment section highlights the borough's assets and constraints.

Demographic Structure

Population

2.3 Maidstone's population in mid 2015 was estimated as 164,499 persons compared to 143,353 in 2005, an estimated rise of 21,146 or 14.8%. In 2015 the estimated population was made up of 51% females and 49% males. The largest age groups in 2015, 40-44, 45-49 and 50-54 make up 22% of the total population. The percentage of males and females are generally equal up to the age of 70 with the proportion of males decreasing from the age of 75. Comparisons between 2005 and 2015 show that in both years the proportion of persons drop in the age range 20-24 and that the highest proportion of residents has changed from 35-39 in 2005 to 45-49 in 2015 (Figure 2.1).

2.4 In the ten years to 2013/14 the average total net migration inflow per year was 1,317 people. Total migration fell considerably in the year 2011/12, but by the year 2013/14 total migration was higher than the previous peak in 2006/07 with internal migration making up the greater proportion at 55% (compared to only 38% in 2006/07). There has been fluctuations in both international and internal migration levels with record highs and lows. In recent years net internal migration has been higher than international migration (Figure 2.2).

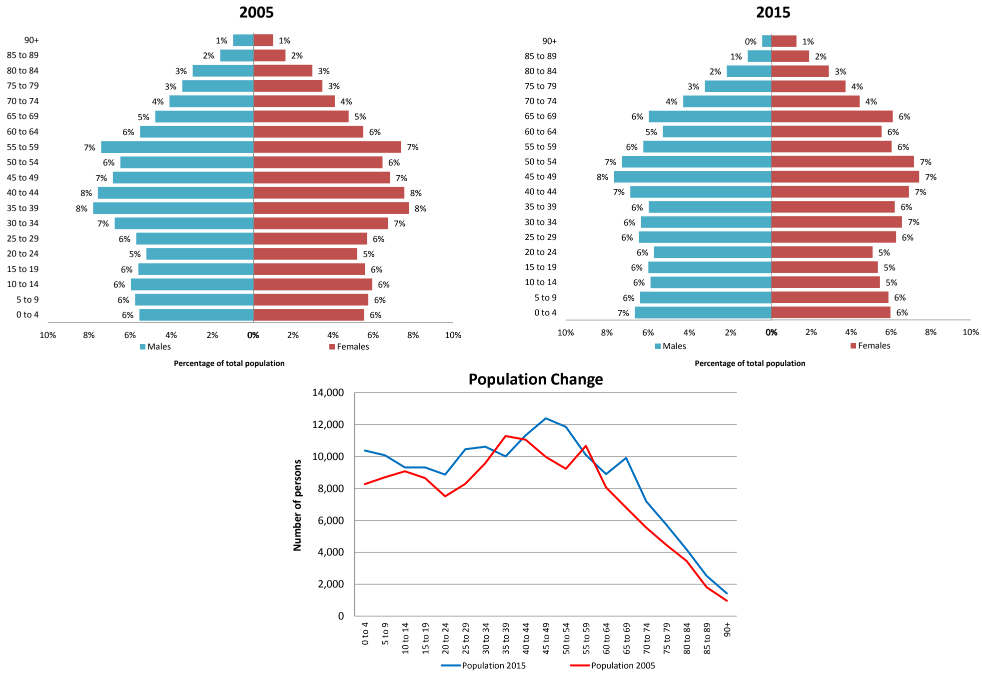


Figure 2.1 Population of Maidstone Borough 2005 & 2015 (source: ONS 2005 & 2015 ward population estimates for England and Wales (experimental statistics))

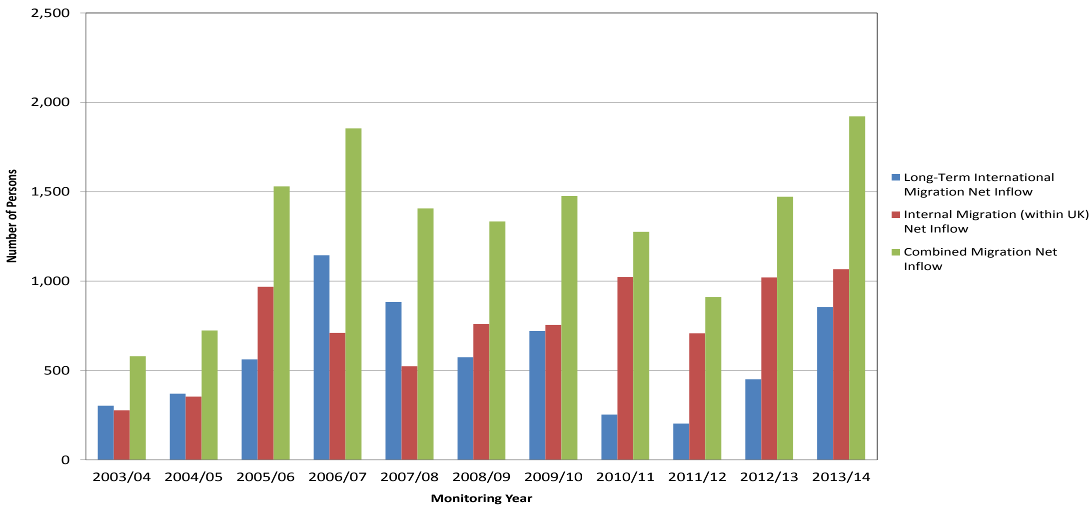


Figure 2.2 Maidstone Borough Council International and internal migration (source: ONS Migration Indicators August 2015)

Economic Structure

Housing stock, prices and sales

2.5 There are 68,040 dwellings in Maidstone Borough. The average household size is 2.4 people, which is comparable to household sizes across the county, the region and nationally (Table 2.1).

2.6 House prices rose steeply in Maidstone until 2007, particularly for detached dwellings. In 2008/09 prices fell sharply and after a brief recovery fell again in 2011 (Figure 2.3). This is a reflection of the national economic recession in the UK, which affected the British banking sector and the availability of mortgages. Since 2011 house prices in Maidstone have been steadily climbing and, after 8, years are now higher than the peak of 2007.

2.7 Between 2011 and 2015, the total number of house sales increased from 1,997 to 2,692 dwellings, respectively: a 45% increase. Semi detached house sales have fallen from a peak of 33% of sales in 2012 to 29% of sales in 2015 against an increase in proportion of sales for terraced dwellings and flats/maisonettes (Figure 2.4).

Maidstone	Kent (including Medway)	South East	England
63,477	711,847	3,555,463	22,063,368
2.4	2.4	2.4	2.4

Table 2.1 Number of households and average size (source: KCC demography 2011 Census data)

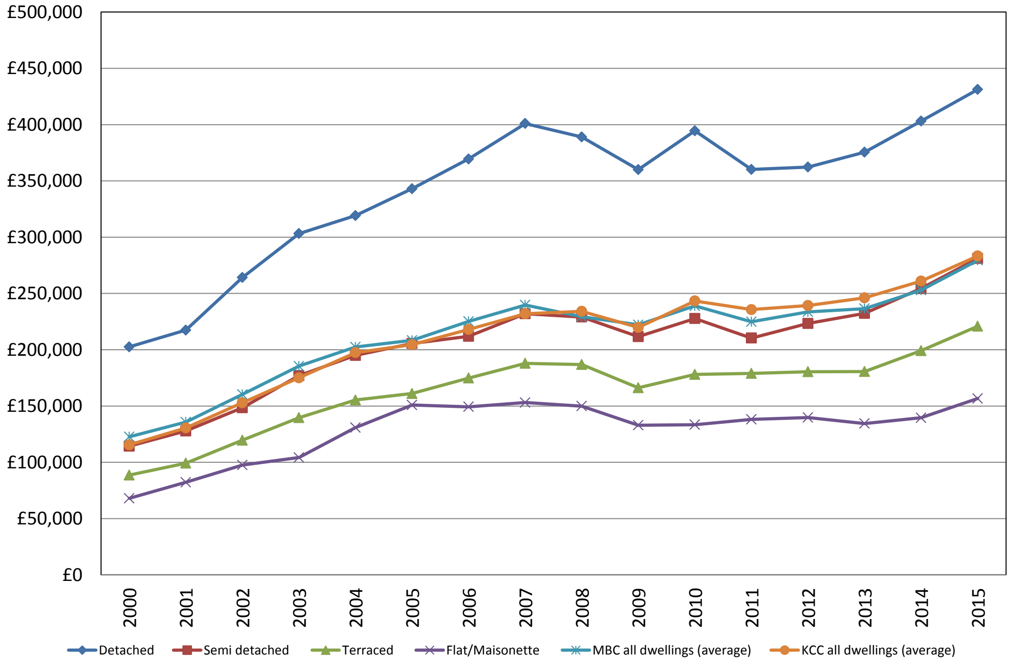


Figure 2.3 Maidstone annual house price change (source: KCC House prices & transactions bulletin 2015)

	2011	2012	2013	2014	2015
Maidstone	-5.91	3.92	1.20	6.95	10.47
Kent (including Medway)	-3.16	2.63	3.01	6.54	9.29
South East	-1.64	1.78	2.66	6.23	7.84

Table 2.2 All dwellings annual house price % change (source: KCC House prices & transactions bulletin 2015)

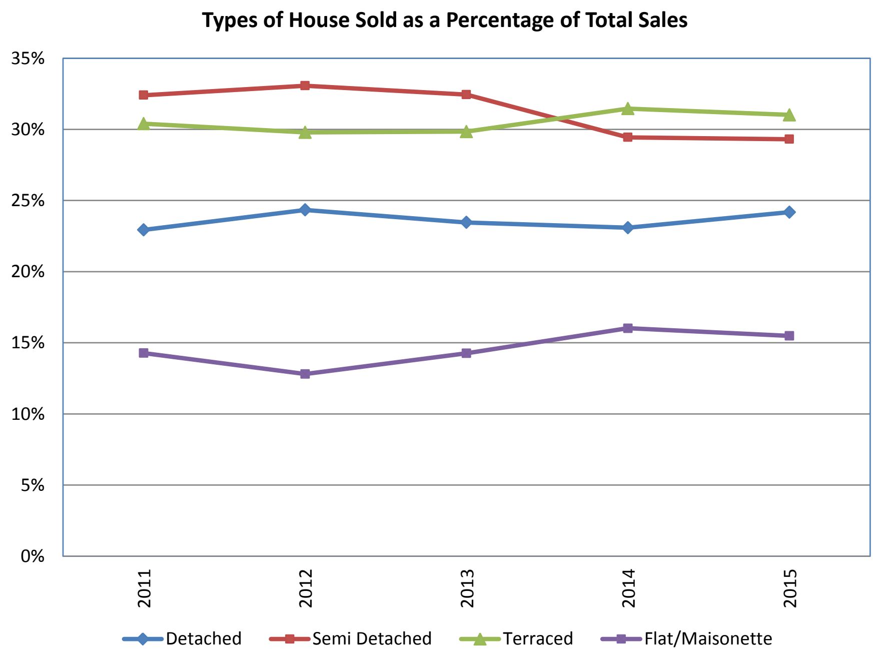


Figure 2.4 Maidstone types of house sold as a percentage of total house sales (source: KCC House Prices and Transcations Bulletin 2015)

Vacant dwellings

2.8 There has been a 39% fall in vacant dwellings in Maidstone between 2011 and 2015, a trend reflected in Kent and Medway (Table 2.3). Vacant dwellings in Maidstone make up 1.49% of total dwelling stock (68,040 homes), which is lower than Kent and Medway: 2.41% of total dwelling stock (762,620 homes). The number of households on the housing register in Maidstone has decreased by 1,982 between the years 2011 and 2015, a fall of 58% which is considerably higher than Kent and Medway 15%, this fall is principally due to the Council implementing a new Allocation Scheme from 1 April 2013. Unlike previous versions of the Allocation Scheme there are now qualifying entry requirements that applicants must meet in order to be accepted onto the register' (Table 2.4).

	2011	2012	2013	2014	2015
Maidstone	1,583	1,401	1,239	1,112	1,017
Kent (including Medway)	23,331	22,490	20,015	18,781	18,380

Table 2.3 Vacant dwellings (source: KCC Vacant and Empty Dwellings bulletin 2015)

	2011	2012	2013	2014	2015	2011-2015 % change
Maidstone	3,442	3,674	3,151	1,288	1,460	58%
Kent (including Medway)	45,102	49,126	55,423	37,890	38,529	15%

Table 2.4 Number of households on the housing register (waiting list) dates from 1 April (source: KCC Housing Register 2014/15)

Employment by occupation, earnings and commuting patterns

2.9 Figure 2.5 shows that associate professional & technical workers (resident population) are the largest employment group for Maidstone (18%) followed by administrative and secretarial workers (14%), which is a reflection of the County Town's key role as an administrative centre. The Council strives to maintain a balance of job opportunities within the borough, reflected through the policies of the Submission Plan and the Maidstone Economic Development Strategy.

2.10 Maidstone Borough has a low wage economy: there is a disparity between residence earnings and work place earnings (Figure 2.6). Wages are higher for the economically active population who live in Maidstone and commute out to work in London and other locations compared to those who work in the borough. Maidstone has an internal commuting flow of 30,693 economically active people who are living and working within the borough. The figures exclude persons who usually work from home or have no fixed place of work.

2.11 Table 2.5 shows net commuting patterns between Maidstone and London, and the seven local authority areas with which Maidstone has the highest levels of commuting flows. From the seven local authority areas, 49% of the total commuting flow are workers coming into Maidstone Borough. There is a high proportion of workers commuting out to Tonbridge and Malling (58%) and all London metropolitan boroughs (83%). Medway has the highest proportion of workers commuting into Maidstone (65%). These patterns reflect Maidstone's strong transport links with the M20 motorway junctions 5,6,7 and 8, three railways lines across the borough and good public transport links with the Medway Towns.

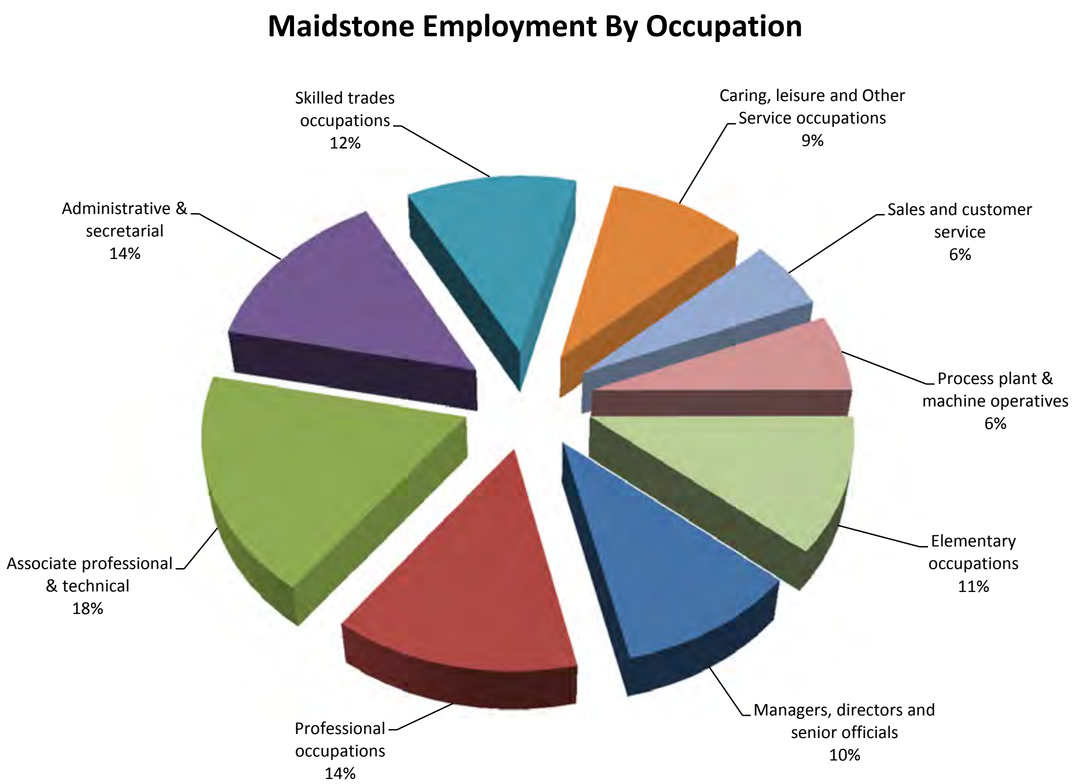


Figure 2.5 Employment by occupation 2015 (source: NOMIS 2016)

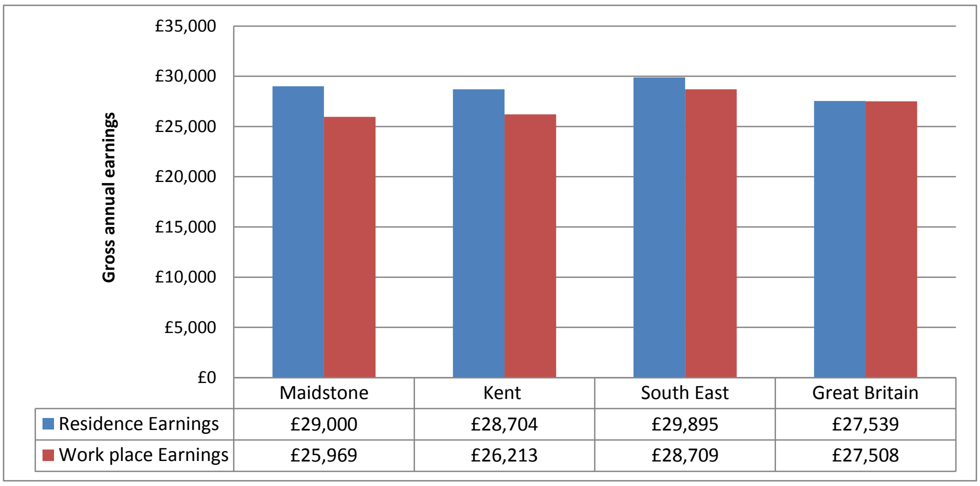


Figure 2.6 Workplace and residence-based earnings 2015 (source: NOMIS 2016)

Local Authority	Commuting in	Commuting out	Net commuting flow
Tonbridge and Malling	5,471	7,479	- 2,008
Medway	7,578	4,165	3,413
Swale	3,190	1,533	1,657
Ashford	2,882	1,636	1,246
Tunbridge Wells	1,838	2,671	- 833
Canterbury	1,090	517	573
Gravesham	901	569	332
London	1,491	7,325	- 5,834
Total	**24,441**	**25,895**	**- 1,454**

Table 2.5 Maidstone commuting flows (source: NOMIS census data 2011)

Social Profile

Education

2.12 The latest data available for Maidstone's education results is set out in Tables 2.6, 2.7, 2.8, 2.9, and Figure 2.7. The achievements overall show:

- A greater percentage of students gaining 5 or more subjects at grades A* to C compared to county, regional and national results;
- A significant fall in students gaining 5 or more A* to C grades (excluding mathematics and English) for Maidstone in 2013/14 compared to previous years, a trend reflected across Kent, the South East and England (this year saw sweeping main stream reforms and the toughening up of qualifications);
- Maidstone has had a higher level of young people entering and achieving English Baccalaureate compared to the county, the region and nationally;
- A significant increase of students in Maidstone who have entered and not achieved English Baccalaureate (27%), compared to Kent (15%), the South East (14%) and England (15%);
- A downward trend in the percentage of students in Maidstone achieving 2 or more passes at A Level, a trend that is reflected across Kent, the South East and England; and
- 36% of Maidstone residents over the age of 16 years have a degree or above.
- The number of persons taking up a trade apprenticeship in Maidstone has more than doubled over the last five years to 5,400 persons, a trend not reflected across Kent, the South East and England.

	Maidstone			Kent (including Medway)			South East			England		
Including (Inc) or Excluding (Exc) Mathematics and English	5+ A*-C Inc	5+ A*-C Exc	5+ A-G	5+ A*-C Inc	5+ A*-C Exc	5+ A-G	5+ A*-C Inc	5+ A*-C Exc	5+ A-G	5+ A*-C Inc	5+ A*-C Exc	5+ A-G
September 2013 to August 2014	62.8%	69.5%	94.9%	58.0%	64.7%	93.2%	58.9%	67.3%	93.8%	56.6%	65.6%	93.4%
September 2012 to August 2013	67.3%	90.9%	97.0%	62.3%	83.0%	96.0%	62.5%	82.4%	95.8%	60.6%	83.0%	95.8%
September 2011 to August 2012	66.4%	89.8%	96.5%	61.0%	86.4%	96.0%	60.2%	82.0%	95.8%	58.8%	83.0%	95.7%
September 2011 to August 2010	63.2%	88.1%	95.9%	59.2%	82.6%	95.2%	59.6%	79.3%	95.4%	58.2%	80.5%	95.2%
September 2010 to August 2009	61.1%	85.6%	95.0%	56.4%	79.1%	94.8%	57.5%	75.8%	95.1%	55.0%	76.4%	94.8%

Table 2.6 GCSE and equivalent results for young people achieving 5+ A*-C and 5+ A*-G (source: Government Neighbourhood Statistics 2016)

	Maidstone		Kent (including Medway)		South East		England	
	Entering	Achieving	Entering	Achieving	Entering	Achieving	Entering	Achieving
September 2013 to August 2014	58.3%	30.9%	41.1%	25.9%	39.9%	26.2%	38.7%	24.2%
September 2012 to August 2013	43.0%	29.7%	35.8%	24.4%	36.2%	24.5%	35.5%	22.8%
September 2011 to August 2012	25.9%	22.5%	27.7%	21.2%	27.7%	20.0%	23.1%	16.2%
September 2010 to August 2011	24.3%	19.9%	25.8%	19.9%	26.3%	19.2%	21.6%	15.4%
September 2009 to August 2010	25.8%	21.4%	25.5%	20.1%	27.1%	19.4%	21.4%	14.8%

Table 2.7 Young people entering and achieving English Baccalaureate (source: Government Neighbourhood Statistics 2016)

	Maidstone	Kent (including Medway)	South East	England
September 2013 to August 2014	89.1%	87.8%	90.4%	89.8%
September 2012 to August 2013	93.1%	90.8%	92.3%	91.7%
September 2011 to August 2012	94.4%	92.0%	93.2%	93.1%
September 2010 to August 2011	95.6%	91.9%	93.8%	93.6%
September 2009 to August 2010	96.2%	92.5%	95.1%	94.8%

Table 2.8 GCE/Applied GCE A/AS and equivalent examination results - students achieving 2 or more passes of A Level (referenced by location of student residence) (source: Government Neighbourhood Statistics 2016)

	Maidstone	Kent (including Medway)	South East	England
January 2015 - December 2015	5,400	43,500	173,500	1,060,900
January 2014 - December 2014	4,500	45,600	182,300	1,109,800
January 2013 - December 2013	3,400	41,400	182,200	1,128,500
January 2012 - December 2012	1,300	34,400	177,900	1,156,000
January 2011 - December 2011	2,300	33,700	184,600	1,162,600

Table 2.9 Number of persons taking up a trade apprenticeship (source: ONS 2016)

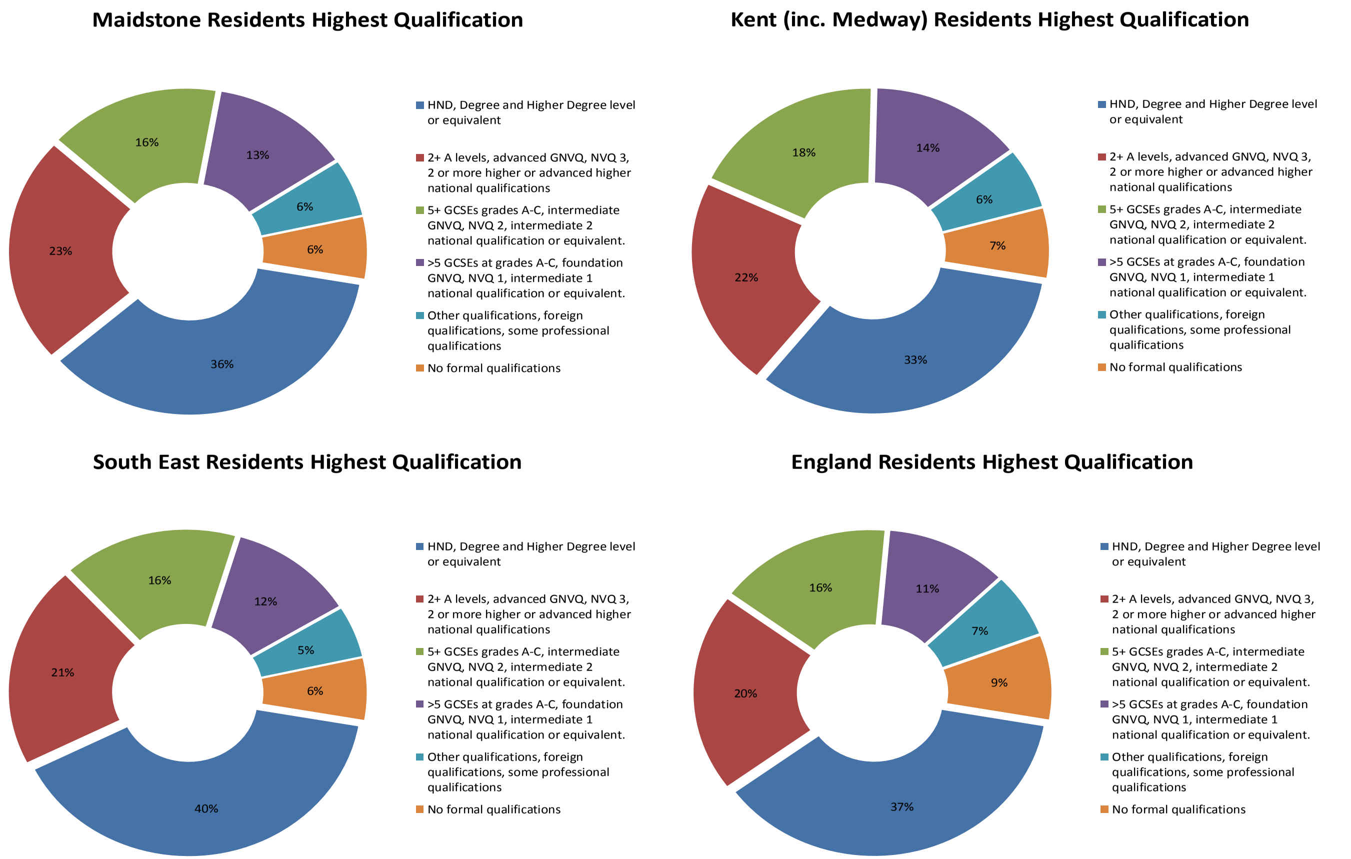


Figure 2.7 Residents highest qualification obtained (source: ONS annual population survey 2015)

Benefit claimants and unemployment

2.13 The percentage of people claiming Job Seekers Allowance[1] in Maidstone is comparable to the South East but is lower than in Kent and Great Britain (Table 2.10). Maidstone has a consistently lower unemployment rate than the Kent average (Table 2.11). In April 2016, Maidstone's unemployment rate was comparable to the South East (3.7%) but was lower than the national average (4.9%). Youth (18-24 year old) unemployment in Maidstone is 2.2%, lower than the Kent (2.5%) and national (2.7%) averages.

	Maidstone	Kent (including Medway)	South East	Great Britain
Number of claimants April 2016	1,215	18,824	59,440	732,835
% Rate of claimants	1.2	1.7	1.1	1.8
No. Change since 2015	-30	-485	-4,170	-52,010
% Change since 2015	-2.4	-2.6	-6.6	-6.6

Table 2.10 Job Seekers Allowance claimants (source: KCC 2016, figures taken from the NOMIS Claimant Count)

Estimates of total unemployment (%)	April 2011 to March 2012	April 2012 to March 2013	April 2013 to March 2014	April 2014 to March 2015	March 2015 to April 2016
Maidstone	5.4	6.7	5.6	5.0	3.8
Kent	7.3	7.6	6.8	5.7	5.0

Table 2.11 Levels of unemployment (source: ONS estimated year average 2016)

1 Some benefits are available to those who work and are on low income, and to those who are unemployed

Free school meals

2.14 The percentage of pupils in Maidstone qualifying for free school meals in primary and secondary education is lower than in Kent and England, but higher than the Kent average in special needs schools. The proportion of pupils eligible for free school meals has decreased between 2014 and 2016 for each category of pupil across Maidstone, Kent and England (Table 2.12).

	Maidstone			Kent (excluding Medway)			England		
	2014	**2015**	**2016**	**2014**	**2015**	**2016**	**2014**	**2015**	**2016**
Primary	11.8%	10.9%	10.1%	14.7%	13.7%	12.5%	19.2%	17.0%	15.6%
Secondary	8.0%	8.1%	8.0%	12.1%	11.7%	10.8%	16.3%	14.6%	13.9%
Special Needs	37.6%	36.5%	32.7%	33.0%	33.7%	32.3%	38.8%	37.2%	36.7%
Overall	10.6%	10.2%	9.6%	13.8%	13.2%	12.1%	18.2%	16.3%	15.2%

Table 2.12 Percentage of statutory aged pupils eligible for free schools meals at January 2014 to January 2016 (source: KCC 2016)

Crime

2.15 Crime statistics are reported annually from the 1 January to 31 December. The definition of each type of offence is shown below:

- Domestic burglaries include burglaries in all inhabited dwellings, including inhabited caravans, houseboats and holiday homes, as well as sheds and garages connected to the main dwelling (for example, by a connecting door).
- A robbery is an incident or offence in which force or the threat of force is used either during or immediately prior to a theft or attempted theft.
- Vehicle offences cover private and commercial vehicles and comprises theft or unauthorised taking of a motor vehicle, aggravated vehicle taking, theft from a vehicle and interfering with a motor vehicle.
- Violence with injury includes all incidents of wounding, assault with injury and robbery which resulted in injury.
- Violence without injury includes all incidents of assault without injury.

2.16 Between 2014 and 2015 Maidstone and Kent did not follow regional and national increases in crime statistics but reported a small fall. The Council addresses local crime and disorder through the Safer Maidstone Partnership, and the Maidstone Community Safety Partnership Plan 2013-18 is a rolling five year document which highlights how to tackle community safety issues that matter to the local community.

Offence type	Maidstone			Kent (including Medway)	South East	England and Wales
	2014	2015	% change	% change	% change	% change
Domestic burglary	1,837	1,523	-17.08	-16.48	-11.05	-5.38
Robbery	247	293	18.62	-6.04	-2.14	-7.47
Vehicle offences	2,805	2,828	0.82	-2.29	-4.62	-1.33
Violence with injury	4,266	4,473	4.85	3.10	25.24	15.88
Violence without injury	5,044	5,815	15.29	13.77	33.72	35.10
All reported crime	37,378	37,262	-0.31	-1.00	6.74	5.26

Table 2.13 Crime statistics 2014 to 2015 (source: ONS 2015)

Homeless households

2.17 Table 2.14 demonstrates there are 7.9 times as many homeless households in Maidstone in the reporting year 2014/15 than in there was in 2010/11, this is significantly higher than Kent (1.4 times) and England (1.2 times).

	2010/11	2011/12	2012/13	2013/14	2014/15
Maidstone	27	189	198	155	213
Kent (including Medway)	1,152	1,133	1,333	1,268	1,659
England	44,160	50,290	53,550	52,200	54,205

Table 2.14 Homeless households (source: KCC Homeless Bulletin 2015 Q4)

Areas of multiple deprivation

2.18 The Maidstone urban wards of Park Wood, Shepway South and High Street contain the highest levels of deprivation in the borough and rank in the top 10% in Kent and the South East (Table 2.15 and Figure 2.8)[2]. Park Wood ward is also in the top 10% most deprived wards nationally. Although pockets of the urban wards of North (004F) and Shepway North (013C) do not fall within the top 10% in Kent, they are the 6th and 7th most deprived wards in Maidstone.

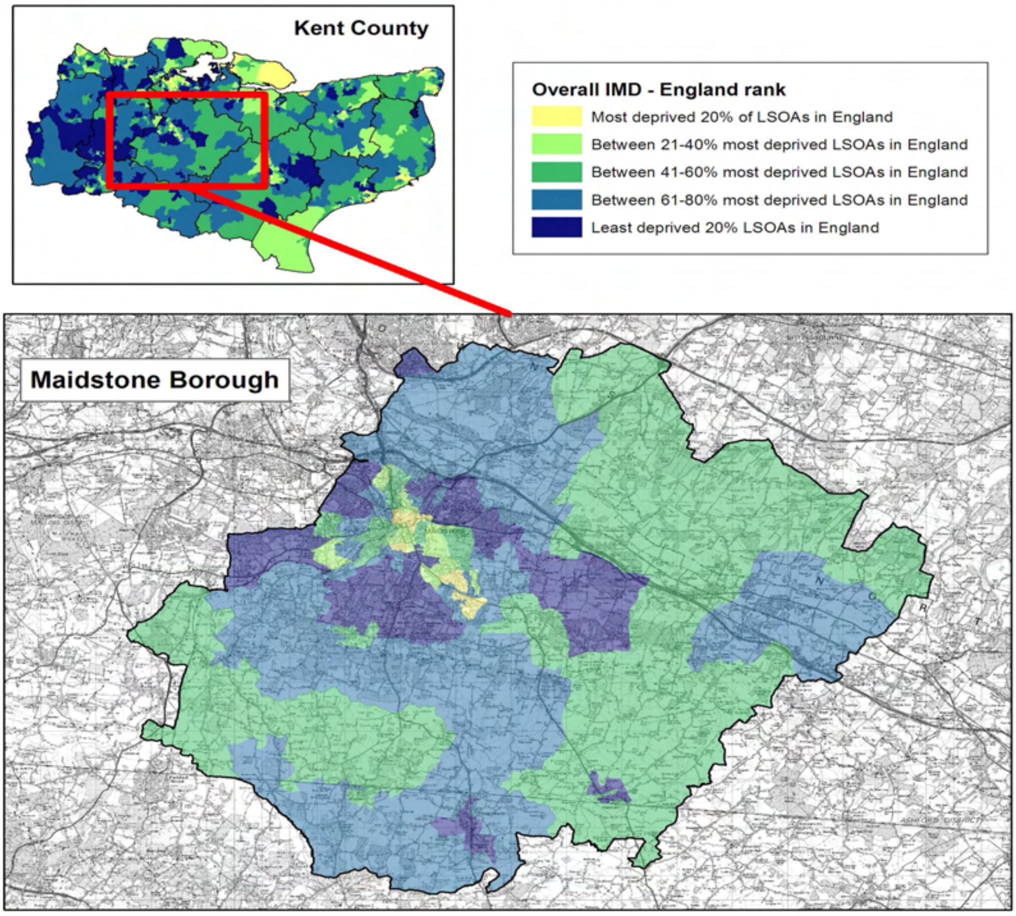
2.19 The Maidstone Community Strategy 2009 - 2020 *Your community, our priority* was refreshed in July 2013, and set out three new priorities focusing on troubled families (community budgets), tackling worklessness and poverty, and local environmental improvements. The strategy, which can be viewed on the Council's website, has seven long term outcomes that Maidstone Borough Council aspires to achieve through a partnership approach.

Wards	Kent Rank	Top 10%	South East Rank	Top 10%	National Rank	Top 10%
Park Wood (013A)	30	Yes	86	Yes	1,979	Yes
Park Wood (013B)	45	Yes	137	Yes	2,857	Yes
Shepway South (013D)	61	Yes	198	Yes	3,768	No
Shepway South (013E)	67	Yes	212	Yes	3,928	No
High Street (009C)	77	Yes	249	Yes	4,490	No

Table 2.15 Maidstone wards ranking in the 10% most deprived lower super output areas. (source: KCC Business Intelligence Statistical Bulletin 2015)

2 A rank of 1 indicates the most deprived ward

National rank of Lower Super Output Areas (LSOAs) in Maidstone based on the Index of Multiple Deprivation 2010



Maidstone is ranked 217th out of 326 authorities in England. A rank of 1 is the most deprived. This places Maidstone in England's least deprived half of authorities.

Park Wood has the highest level of deprivation in Maidstone, followed by High Street and Shepway South.

Maidstone LSOAs	Number	%
Within England's top 20% most deprived	6	*6.5%*
Within South East's top 20% most deprived	15	*16.3%*
Within Kent's top 20% most deprived	10	*10.9%*

Out of a total of 92 LSOAs

Source: Index of Multiple Deprivation 2010, Communities and Local Government (CLG)
Produced by Research & Intelligence, Kent County Council

Figure 2.8 County rank (excluding Medway) of lower super output areas in Maidstone borough based on the Index of Multiple Deprivation 2010 (source: KCC)

Built and Natural Environment

2.20 Maidstone Borough has a range of designated heritage assets, including a large number of historically Listed Buildings and 41 Conservation Areas, of which six are located in or adjacent to the urban area (Table 2.16).

2.21 Four of Maidstone's most picturesque parks have been awarded Green Flag Status: Mote Park, Whatman Park, Cobtree Park and Clare Park. The award recognises the best green spaces in England and Wales, and is a sign to the public that the green space offers the best possible standards, is beautifully maintained and has excellent facilities.

2.22 Maidstone benefits from a substantial rural hinterland of high landscape and environmental quality, much of which is protected by national and local designations (Table 2.17). The borough's environmental assets, together with the constraints of the floodplain, are illustrated in Map 2.1.

2.23 There are three formally adopted Local Nature Reserves (LNRs) in the borough: Vinters Valley Park, Boxley Warren and River Len. LNRs are places with wildlife or geological features that are of special interest locally, and they offer people opportunities to study or learn about nature or simply to enjoy it. Additional Reserves are being considered for Fant Wildlife Area and Cross Keys, Bearsted. Sandling Park/Cuckoo Wood offers further potential for designation as an LNR.

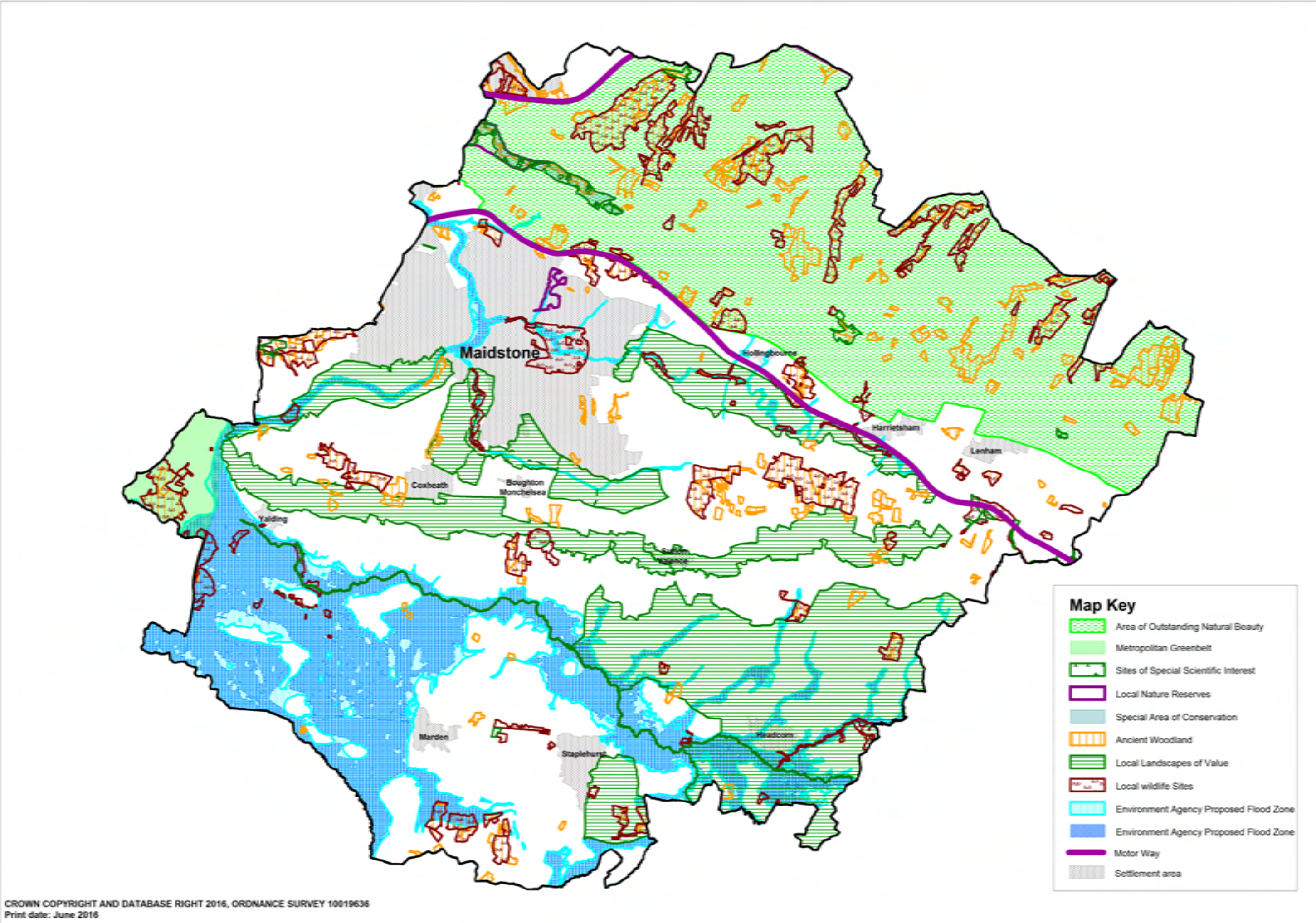
2.24 The quality and protection of the built and natural environment are important considerations for the Council.

Built Environment Assets	Numbers
Conservation Areas	41
Listed Buildings	2,022
Grade I	43
Grade II*	106
Grade II	1,879
Scheduled Ancient Monuments	26
Parks and Gardens of Special Historic Interest	5
Important Historic Parks and Gardens	9

Table 2.16 Assets of the built environment (source: Maidstone Borough Council 2016)

Natural Environment Assets and Constraints	km^2	km^2	%	Number
Total Area of Borough		391.88		
Metropolitan Green Belt		5.27	1.34	
Area of Outstanding Natural Beauty		106.8	27.25	
Indicative Floodplain		66.45	16.95	
- flood zone 3	41.39			
- flood zone 2	25.05			
Landscapes of Local Value		75.58	19.29	5
Ancient Woodland (semi-natural and replanted)		28.29	7.22	
Special Area of Conservation		1.36	0.35	1
Sites of Special Scientific Interest		4.92	1.25	9
Local Wildlife Sites (formerly Sites of Nature Conservation Interest)		22.20	5.58	58
Roadside Verges of Nature Conservation Interest				34
Local Nature Reserves				3

Table 2.17 Key assets and constraints of the natural environment (source: Maidstone Borough Council 2016)



Map 2.1 Maidstone Borough environmental assets and constraints (source: Maidstone Borough Council 2016)

Local Development Scheme

Review of the Local Development Scheme

3.1 The Maidstone Local Development Scheme (LDS) identifies the range of local plan documents the Council will produce between 2014 and 2017, together with a work programme for the various stages of document preparation. The latest revision to the LDS, which was approved by Council, came into effect on 9 December 2015, and a copy of the Scheme can be viewed and downloaded from the website. The LDS explains how the Council will manage the preparation of documents, the timescale within which they will be produced, how documents are resourced, and the main risks to the production timetable. The LDS ensures that the local planning policy framework is is kept up-to-date and that the community is actively involved in the process. Delivery of the programme is monitored through the Authority Monitoring Report, which highlights the need to review the LDS if required.

3.2 The Council is meeting its timetable for plan production set out in the LDS 2015: the Maidstone Borough Local Plan was submitted to the Secretary of State on 20 May 2016 for public examination, which is due to commence in October 2016. In addition to monitoring currently adopted policies, the policies from the Submission Plan are monitored under the key monitoring indicators set out in this AMR.

Neighbourhood Development Plans

3.3 There has been considerable interest in neighbourhood planning in the borough. Maidstone's extensive rural hinterland, development pressure and the very active nature of a large number of the borough's parish councils has led to a significant uptake of the process. This has resulted in greater community involvement in the planning process, allowing local people the chance to shape their local area and have a greater say in planning decisions. Since the introduction of neighbourhood development plans (also known as neighbourhood plans), 13 neighbourhood areas have been formally designated, the earliest being Broomfield & Kingswood in October 2012 and the most recent being Bearsted in December 2015. A number of parish councils and one neighbourhood forum (North Loose) are actively engaged in the plan making process. Detailed information on the progress of neighbourhood plans is held on the relevant pages of the Council's website.

3.4 There are a number of planning stages that must be completed in order to satisfy the regulations before an plan can be formally adopted (or 'made') including at least two rounds of public consultation, an independent examination and a local referendum. The Council currently has one made plan which forms part of its development plan: the North Loose Neighbourhood Plan was passed by a local referendum in November 2015 with 95% of voters in favour. Following the positive referendum outcome the plan was formally made by the Council on 13 April 2016. Two further neighbourhood plans are currently at examination: Staplehurst and Headcorn, with the Inspector's report expected during July or August 2016.

3.5 The Government has signalled its clear intention to further encourage neighbourhood planning through the provisions set out in the Housing and Planning Act (2016), recent amendments and updates to the National Planning Practice Guidance, and by the announcement of a forthcoming Neighbourhood Planning and Infrastructure Bill. More rigorous timetables and deadlines for the neighbourhood planning process are are being proposed, which will need to be monitored in future monitoring reports once the relevant legislation is enacted.

Kent Minerals and Waste Local Plan

3.6 The Kent Minerals and Waste Local Plan, which is prepared by Kent County Council, sets out a vision and strategy for mineral provision and waste management in Kent up to the year 2030. The plan also contains a number of development management policies for evaluating minerals and waste planning applications. The Kent Minerals and Waste Local Plan 2013-2030 has completed its statutory stages of public consultation and independent examination, and was adopted on 14 July 2016. The plan now forms part of Maidstone's development plan which guides the decision making process for land uses and development proposals.

Community Infrastructure Levy

3.7 The Community Infrastructure Levy (CIL) is a per square metre charge payable on almost all new development which creates net additional floorspace (calculated on gross internal area). The charge can be differentiated by geographical area, and by development type, and must be based on viability evidence. The purpose of the charge is to provide a funding source which will help to deliver necessary infrastructure to accommodate new development across the borough. This necessary infrastructure is identified within the Submission Plan and the accompanying Infrastructure Delivery Plan. Some types of development, notably affordable housing, self-build housing and charitable uses, are exempt from being charged the CIL.

3.8 Following consultation on the Preliminary Draft Charging Schedule in spring 2014, the publication of the Draft Charging Schedule for consultation is the next stage in the process of introducing the CIL in Maidstone. Although the timescales for subsequent stages of CIL examination and adoption are dependent upon those of the Submission Plan examination, the overall objective is to introduce the CIL Charging Schedule in a timely manner following adoption of the Submission Plan. The consultation on the CIL Draft Charging Schedule will commence on Friday 5 August 2016 for six weeks, closing on 16 September 2016.

Duty to Cooperate

3.9 The 'duty to cooperate' places a legal duty on local planning authorities to engage constructively, actively and on an ongoing basis with certain organisations in order to maximise the effectiveness of local plan preparation in the context of strategic cross boundary matters. It is not a duty to agree, but every effort should be made to resolve any outstanding strategic cross boundary matters before local plans are submitted for examination. Local planning authorities must demonstrate how they have complied with the duty at the independent examination of their local plans.

3.10 Maidstone Borough Council submitted a Duty to Cooperate Compliance Statement to support the Maidstone Borough Local Plan at submission stage. The statement contains a summary of duty to cooperate matters and engagements with groups that were involved in the local plan process. The document can be viewed on the Council's website.

3.11 The duty to cooperate is an ongoing process, and future engagements with relevant groups will be recorded in the monitoring report.

Local Plan Performance

4.1 Key monitoring indicators (KMI) enable the Council to understand the progress being made towards its local plan objectives and targets. The KMIs focus on the quantitative and qualitative delivery of homes and economic development, including supporting infrastructure, provision of recreational open space, and the protection and enhancement of the built and natural environment. The indicators are carried forward from the Submission Plan.

KMI 1 Housing Delivery

Key Monitoring Indicator 1

Performance indicator: Actual housing development completed compared with the housing trajectory.

Related policies: SS1; H1; H1(1) – H1(68); H2; H2(1) – H2(3); RMX1; RMX1(1) – RMX1(4); DM9; DM10; DM35; DM38; DM39

Targets:

Number of dwellings			
2011-2016	2017-2021	2022-2026	2027-2031
4,640	4,640	4,640	4,640

Retain a 5 year supply of housing land throughout the plan period.

4.2 The Housing Topic Paper 2016, demonstrates how the Council will meet its objectively assessed housing need of 18,560 homes over the plan period 2011 to 2031[(3)]. This figure has been adopted by the Council as its housing target. The Topic Paper contains detail on the methodology used and the sites that contribute towards housing land supply. Table 4.1 breaks down the various elements of supply and Figure 4.1 illustrates how the target is delivered over the 20-year housing trajectory.

4.3 For the past five years a total of 2,860 dwellings have been completed which represents a shortfall of 1,780 dwellings against the five year target of 4,640 dwellings. The Council's five-year housing land supply calculation demonstrates that this shortfall will be delivered over the next five years 2017 to 2021.

4.4 The Housing Topic Paper also sets out the methodology used to calculate the Council's five-year supply of deliverable housing sites and identifies the sites contributing towards supply. Table 4.2 demonstrates a surplus of 155 dwellings which represents 5.12 years' worth of housing land supply at the base date of 1 April 2016.

3 Strategic Housing Market Assessment (June 2015 Update)

4.5 Table 4.3 shows the progress of allocated housing sites as at 1 April 2016, and demonstrates their timely delivery. Of the total number of dwellings on allocated sites (8,666 units), 45% have an approved planning permission or a permission that has been granted subject to the signing of a S106 legal agreement[4]. A further 26% of dwellings are on sites where a planning application has been submitted but is yet to be determined. Only 29% of all allocated dwellings are on sites where an application is awaited.

	Housing land supply 1 April 2011 to 31 March 2031	**Dwellings (net)**	**Dwellings (net)**
1	Objectively assessed housing need/ Local Plan housing target		18,560
2	Completed dwellings 1 April 2011 to 31 March 2016	2,860	
3	Extant planning permissions as at 1 April 2016 (including a non-implementation discount)	5,475	
4	Local Plan allocated sites (balance of Regulation 19 Local Plan allocations not included in line 3 above)	5,600	
5	Local Plan broad locations for future housing development	3,790	
6	Windfall sites contribution	1,600	
7	Total housing land supply		19,325
8	Housing land surplus 2011/2031		765

Table 4.1 Meeting objectively assessed housing need (source: Maidstone Borough Council 2016)

4 Section 106 of the Town and Country Planning Act 1990

		Dwellings (net)
1	Requirement 1 April 2011 to 31 March 2021 928 dwellings p.a. x 10 years	9,280
2	Number of dwellings completed 1 April 2011 to 31 March 2016	(2,860)
3	Residual requirement 1 April 2016 to 31 March 2021 (line 1 - line 2)	6,420
4	5% buffer against potential non-delivery (5% of 6,420)	321
5	Total requirement 1 April 2016 to 31 March 2021 (line 3 + line 4)	6,741
6	Total land supply 1 April 2016 to 31 March 2021	6,896
7	Surplus in delivery 1 April 2016 to 31 March 2021 (line 5 - line 6)	155

Table 4.2 Five-year housing land supply at 1 April 2016 (source: Maidstone Borough Council 2016)

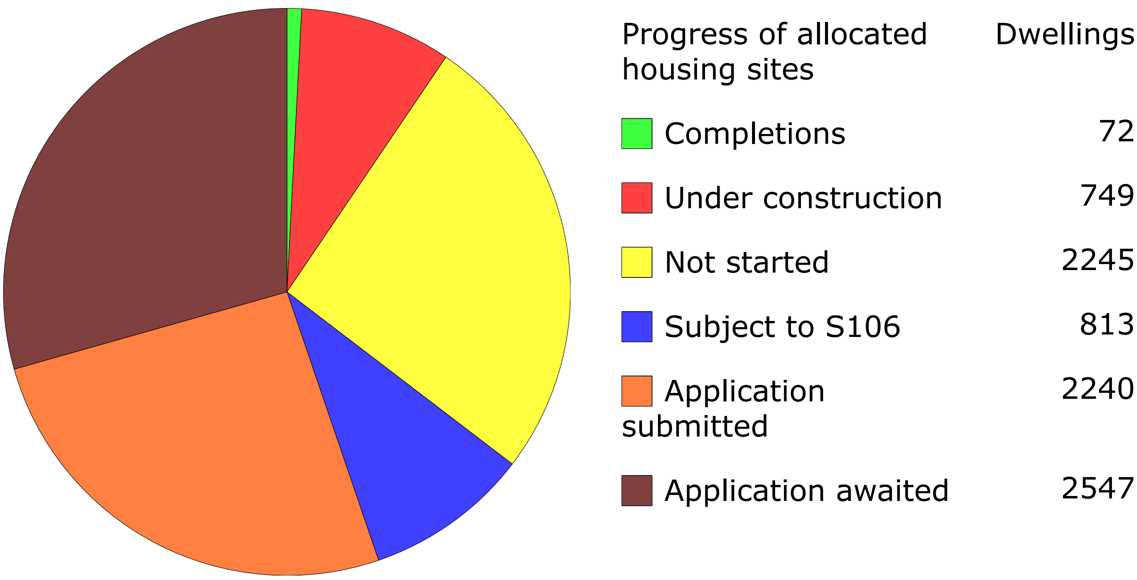


Table 4.3

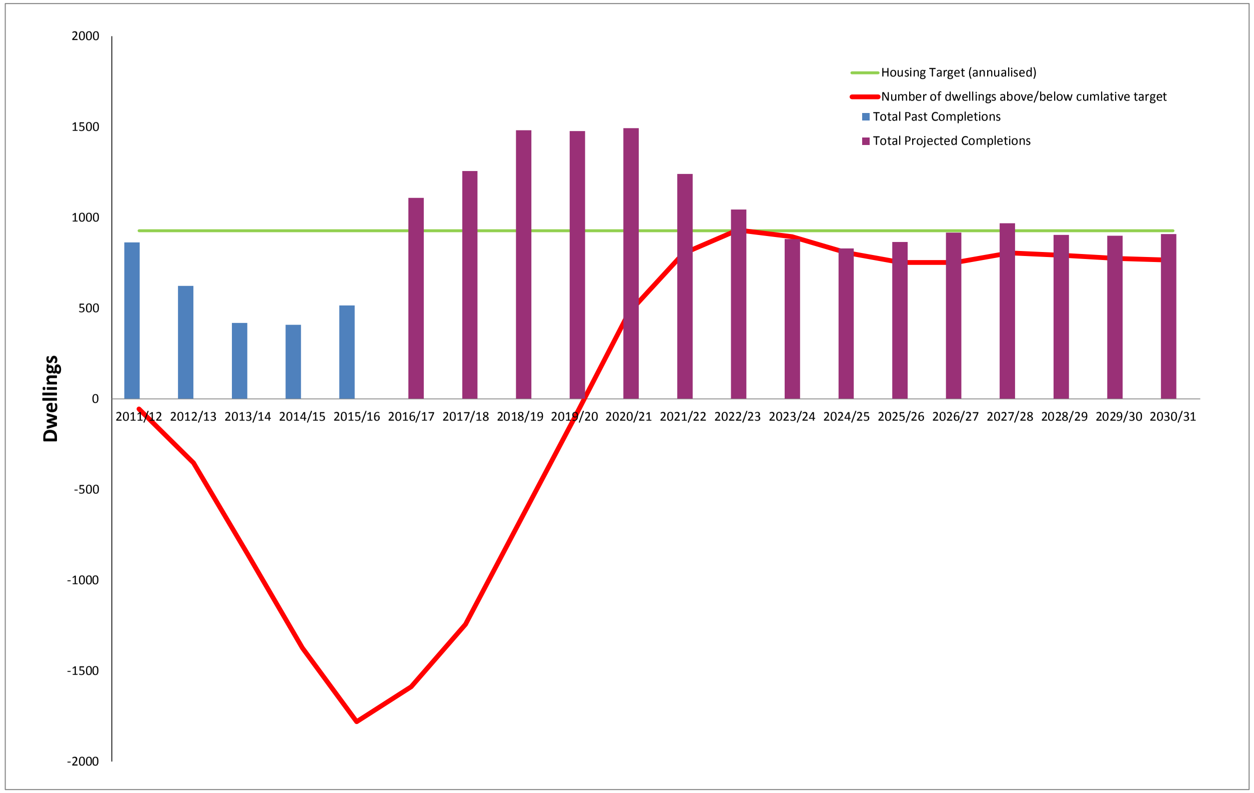


Figure 4.1 Housing Trajectory 2011/31 (source: Maidstone Borough Council 2016)

KMI 2 Affordable Housing Delivery

Key Monitoring Indicator 2

Performance indicators: Affordable housing development completed as a percentage of total dwellings completed; and affordable housing development permitted as a percentage of total dwellings permitted.

Related policies: DM13; DM14

Target:

Number of affordable homes as a percentage of all dwellings completed and permitted	
Maidstone urban area	30%
Policy H1(11) Springfield, Royal Engineers Road	20%
Countryside, rural service centres and larger villages	40%

4.6 The Strategic Housing Market Assessment (Update 2015) identifies an affordable housing need for the borough of 5,800 dwellings from 2013 to 2031 (322 dwellings per annum over 18 years). The Housing Topic Paper 2016 demonstrates how this need will be met. Table 4.4 sets out the Council's current affordable housing land supply, the balance being met through the actions of the registered providers of social housing and the private sector.

4.7 Table 4.5 shows the percentage of affordable housing delivered over the past five years. Completion rates fluctuate according to market conditions and construction rates for property types. Often the affordable housing element of a larger site is associated with a particular phase of the development, so affordable units are not built evenly over the construction period. During 2015/16, the proportion of completed affordable housing units was low (27%), partially due to the loss of affordable housing arising from the redevelopment of housing association homes at Wallis Avenue, and the completion of a number of prior notification conversions which do not attract affordable housing contributions.

4.8 To measure the success of the Council's emerging affordable housing policy, it is helpful to monitor the number of affordable housing units secured on qualifying sites[5] that have gained planning permission in the monitoring year (Table 4.6). In the urban area, 25% affordable housing was secured against a 30% target because of contributions towards off-site affordable housing and site viability. In the rural areas, 37% affordable housing was secured against a target of 40%, due to a Coxheath scheme that included the provision of care units as part of the proposal.

5 A qualifying site is a site of 5+ dwellings, excluding sites which do not attract affordable housing contributions (e.g. prior notification conversions and 100% affordable housing)

4.9 The emerging affordable housing policy has an indicative target for tenure: 70% social rent and 30% shared ownership. Of the total number of affordable dwellings completed in 2015/16, 74% were affordable rented housing (there was no social rented housing) and 26% provided for intermediate housing (shared ownership and/or intermediate rent).

Affordable housing land supply 1 April 2013 to 31 March 2031	Dwellings (net)	Dwellings (net)
Objectively assessed affordable housing need		5,800
Completed affordable dwellings 1 April 2013 to 31 March 2016	491	
Contribution from extant planning permissions as at 1 April 2016 (including a non-implementation discount)	1,471	
Contribution from Local Plan allocated sites	1,800	
Contribution from Local Plan broad locations for housing development	1,182	
Windfall sites contribution (large sites of 5+ dwellings only)	306	
Contribution from local needs housing (exception sites)	100	
Total affordable housing land supply		5,350

Table 4.4 Delivery of affordable housing 2013 to 2031 (source: Maidstone Borough Council 2016)

	2011/12	2012/13	2013/14	2014/15	2015/16
Total dwelling completions	873	630	423	413	521
Affordable housing completions	380	183	189	163	139
Affordable housing completions as a proportion of total completions	44%	29%	45%	39%	27%

Table 4.5 Affordable housing completions as a proportion of total completions (source: Maidstone Borough Council 2016)

Area	% target	Total dwellings permitted from qualifying sites	Total number of affordable homes secured	%
Maidstone Urban	30%	996	250	25%
Policy H1(11) Springfield, Royal Engineers Road	20%	246	49	20%
Countryside, rural service centres and larger villages	40%	1,070	398	37%

Table 4.6 Number of affordable homes secured against Policy DM13 targets 2015/16 (source: Maidstone Borough Council 2016)

KMI 3 Delivery of Nursing and Residential Care Homes

Key Monitoring Indicator 3

Performance indicator: Actual new nursing and residential care home accommodation completed as set out in the Strategic Housing Market Assessment.

Related policies: DM15

Target:

Nursing and residential care home bedspaces			
2011-2016	2017-2021	2022-2026	2027-2031
245	245	245	245

4.10 The Strategic Housing Market Assessment (Update 2015) identifies a need for a total of 980 registered care bedspaces over the plan period 2011 to 2031 (49 bedspaces per annum). Table 4.7 shows the Council's current position in meeting this need (all figures are net of losses of bedspaces). The Council has made good progress against this target, and has an eight year supply of registered care homes bedspaces (980/49 bedspaces per annum).

Care homes bedspaces 1 April 2011 to 31 March 2031	Bedspaces (net)	Bedspaces (net)
Objectively assessed need		980
Completed bedspaces 1 April 2011 to 31 March 2016	42	
Bedspaces under construction at 1 April 2016	31	
Bedspaces on extant planning permissions at 1 April 2016	316	
Total supply of bedspaces at 1 April 2016		389

Table 4.7 Registered care homes - bedspaces (source: Maidstone Borough Council 2016)

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

Key Monitoring Indicator 4

Performance indicator: Actual Gypsies and Traveller pitches and Travelling Showpeople plots provided compared with the need identified in the Gypsy and Traveller and Travelling Showpeople Accommodation Assessment.

Related policies: DM16; GT1; GT1(1) - GT1(16)

Targets:

Gypsy and Traveller pitches			
2011-2016	2017-2021	2022-2026	2027-2031
105	25	27	30

Travelling Showpeople plots			
2011-2016	2017-2021	2022-2026	2027-2031
7	1	1	2

4.11 There is an identified need in Maidstone[6] for 187 pitches for Gypsies and Travellers and 11 plots for Travelling Showpeople over the local plan period 2011 to 2031. The methodology for calculating the supply of pitches and plots is contained in the Gypsy & Traveller and Travelling Showpeople Topic Paper 2016.

4.12 Table 4.8 sets out the Council's current position in meeting this need. Through the implementation of policies GT1 and DM16, supply will continue to come forward on sites which are as yet unidentified so the need for pitches will be met by the end of the local plan period. Table 4.9 demonstrates the Council is maintaining a five-year supply of Gypsy and Traveller pitches: there is 5.6 years' worth of pitches.

4.13 The need for Travelling Showpeople plots is generated by the households on just two occupied sites, which can best be addressed through the development management process.

6 The Gypsy and Traveller and Travelling Showpeople Accommodation Assessment (2012)

	Pitches	
Pitch requirement (2011-2031)		187
Permanent consents granted (01/10/2011 - 13/05/2016)	92	
Local Plan allocations Policy GT1	41	
Public pitch turnover (1.4 per annum for 15 years)	21	
Total supply of pitches at 1 April 2016		154

Table 4.8 Pitch supply from consents, allocations and public pitch turnover (2011-31) (source: Maidstone Borough Council 2016)

		Pitches
1	Pitch requirement 1 October 2011 to 31 March 2021 (10 years) (105+25)	130
2	No of permanent pitches consented 1 October 2011 to 31 March 2016	89
3	Residual requirement 1 April 2016 to 31 March 2021 (line 1 - line 2)	41
4	5% buffer brought forward from later in the plan period	2
5	Total requirement 1 April 2016 to 31 March 2021 (line 3 + line)	43
6	Total pitch supply 1 April 2016 to 31 March 2021 (41 pitches allocated sites + 5x1.4 = 7 pitch turnover on public sites)	48

Table 4.9 Five-year supply of Gypsy and Traveller pitches at 1 April 2016 (source: Maidstone Borough Council 2016)

KMI 5 Housing Density

Key Monitoring Indicator 5

Performance indicator: Actual densities achieved on allocated and windfall sites compared with the densities set out in the local plan.

Related policies: DM12; H1(1) – H1(68); H2; H2(1) – H2(3); RMX1; RMX1(1) – RMX1(4)

Target:

Delivery of allocated sites at the indicative density in the site policy and windfall sites at densities set within Policy DM12.

4.14 Allocated sites in the Submission Plan have been granted planning permission in accordance with the indicative densities set out in the individual site policies. Table 4.10 shows that the average densities of windfall sites permitted within the monitoring year accord with the provisions of policy DM12 of the Submission Plan.

Area	Target density (dwellings per ha)	Average density (dwellings per ha)
Sites within and close to the town centre	45-170	238
Sites adjacent to the urban area	35	74
Sites within and adjacent to Rural. service centres and Larger villages	30	34
Other rural sites	30	47

Table 4.10 Average density of large (5+ units) windfall sites 2015/16 (source: Maidstone Borough Council 2016)

KMI 6 Quality Design

Key Monitoring Indicator 6

Performance indicator: Delivery of site allocations in accordance with specified policy criteria for design.

Related policies: DM1; DM34; H1(1) – H1(68); H2; H2(1) – H2(3); RMX1; RMX1(1) – RMX1(4)

Target:

Delivery of site allocations in accordance with specified policy criteria for design.

4.15 Design quality on local plan site allocations will be continually monitored through the planning decision and appeal processes. During the current monitoring year, no planning applications for allocated sites in the Submission Plan have been allowed on appeal following a refusal on grounds of design quality.

KMI 7 Economic Development Delivery

Key Monitoring Indicator 7

Performance indicator: Actual economic development and retail floorspace completed compared with the local plan target.

Related policies: SS1; SP1 – SP10; RMX1; RMX1(1) – RMX1(4); EMP1; EMP(1) – EMP(5); DM20; DM21; DM35; DM39; DM41; DM44

Targets:

Office (m^2)			
2014-2016	2017-2021	2022-2026	2027-2031
2,823	7,059	7,059	7,059

Industry (m^2)			
2014-2016	2017-2021	2022-2026	2027-2031
- 1,838	- 4,588	- 4,588	- 4,588

Warehouse (m^2)			
2014-2016	2017-2021	2022-2026	2027-2031
764	1,912	1,912	1,912

Retail (m^2)				
	2016	2021	2026	2031
Comparison (cumulative)	5,550	12,400	18,800	23,700
Convenience (cumulative)	3,700	4,400	5,250	6,100

Office, industry and warehousing

4.16 The net requirement for additional Class B employment floorspace (2014-31) is set out in the Economic Sensitivity Testing and Employment Forecast 2014, which quantifies the scale and nature of future economic growth in the borough and translates this into a land requirement in hectares for Class B uses, i.e. for offices, industry and warehousing/storage. The Submission Plan seeks to ensure that the need for additional land will be met through the specific land allocations.

4.17 The Submission Plan also designates existing industrial estates and business parks as Economic Development Areas which are suitable for, and should be retained for, Class B uses. These areas will play the primary role in supporting economic development and growth by offering attractive and available opportunities for the retention and expansion of existing occupiers, as well as helping to secure new inward investment.

4.18 The targets for offices, industrial and warehousing in Key Monitoring Indicator 7 annualise the net requirements and presents these annualised figures in phases to the end of the plan period (excluding the floorspace at Maidstone Medical Campus). In fact, new employment land is highly unlikely to be delivered in such a consistent rate over the plan period but the approach provides some guideline against which delivery can be monitored over the plan period.

4.19 Table 4.11 shows the actual progress of the allocated employment sites as at 1 April 2016 and reveals that, in addition to the outline consent for the Maidstone Medical Campus, some 4,300m^2 of additional floorspace for a local, expanding firm is nearing completion at the Wheelbarrow Industrial Estate in Marden. There is clear developer interest in the allocation at Woodcut Farm, albeit that an outline planning application on this site has recently been refused permission.

4.20 Table 4.12 shows there was an overall gain in B class floorspace of some 23,866sqm in this period. There was a net gain across all use classes, other than for offices (B1a). The loss of office floorspace was primarily as a result of schemes for the residential conversion of offices but there were also significant gains, the largest of which were at Maidstone Studios, New Cut, Maidstone (1,000sqm gain) and at the town centre St Faiths Street library site (1,443sqm gain).

4.21 Significant completed developments within the identified Economic Development Areas include 5,247sqm of mixed B class floorspace at Aylesford Industrial Estate, Forstal Road, Maidstone, some 11,072sqm of mixed B class floorspace across 3 sites on the Parkwood Industrial Estate, Maidstone and 1,766sqm of B2 floorspace at Brooklyn Park, Sandling near Maidstone. Also a 3,044sqm new light industrial unit (B1c) was completed at Station Approach, Staplehurst. This modern standard floorspace compensates for the loss of some 6,400sqm of older, underused stock in B2 and B8 use which will be redeveloped when the planning consent for a new Sainsburys supermarket on an adjacent site is implemented.

Site allocation	Floorspace	Progress at 1 April 2016
EMP1(1) Mote Road, Maidstone	Up to 8,000m^2 B1a	No current planning application.
EMP1(2) Barradale Farm, Headcorn	5,500m^2 B1,B2,B8	No current planning application.
EMP1(3) Land south of Claygate, Marden	6,800m^2 B1, B2,B8	No current planning application.
EMP1(4) Land at Wheelbarrow Estate, Marden	14,500m^2 B1,B2,B8	Development of 4,307m^2 B2 floorspace is under construction in the northern portion of the allocated site (MA/14/4058). The remaining site area of 1.9ha could deliver in the order of 7,600- 9,500m^2 of Class B floorspace.
EMP1(5) Woodcut Farm,Bearsted,Maidstone	Up to 49,000m^2 B1, B2,B8	Current outline planning application for 47,750m^2 mixed Class B floorspace (MA/15/503288)(7)
RMX1(4) Syngenta, Yalding	Up to 8,600m^2 B1,B2	No current planning application.
RMX1(1) Newnham Park,Maidstone	100,000m^2 of medical related uses	Outline planning consent granted for 98,000m^2 of medical related uses (MA/13/1163).

Table 4.11 Progress of employment allocations as at 1 April 2016 (source: Maidstone Borough Council 2016)

	B1a	B1b	B1c	B2	B8	Total
Gain	6,863	1,351	7,025	12,215	9,604	37,058
Loss	9,922	0	326	1,723	1,221	13,192
Net	-3,059	1,351	6,699	10,492	8,383	23,866

Table 4.12 Class B completions in 2014/15 and 2015/16 (sqm) (source: Maidstone Borough Council 2016)

Retail

4.22 The assessment of future capacity for both comparison and convenience retail floorspace is provided by the Maidstone Retail Capacity Study 2013, which quantifies retail capacity in terms of additional net sales area floorspace

7 Subsequently refused at Planning Committee 30 June 2016

(2012-2031). The phased requirements are set out in in Key Monitoring Indicator 7. These requirements will be met through the granting of consents and through the delivery of new retail floorspace on sites allocated in the Submission Plan. These allocated sites will deliver in the order of 10,390m^2 of additional net sales floorspace. Tables 4.13 and 4.14 show retail floorspace completions for the past two years and consents at 1 April 2016. Table 4.15 shows the progress of allocated retail sites at the snapshot date of 1 April 2016.

4.23 The Retail Capacity Study presents the retail floorspace forecast for the borough in 5 year tranches. This helps to illustrate the rate at which the demand for additional retail floorspace is expected to transpire and provides a useful guideline to monitor progress. For comparison floorspace, the Capacity Study findings indicate a demand for some 5,550m^2 of comparison floorspace arising in the period to 1 April 2016. The completion of the new Next retail store has delivered a substantial proportion of this expected floorspace requirement (3,320sqm net sales).

4.24 The forecast requirement for convenience floorspace for the same interim period is 3,700m^2. There are sufficient planning consents in the pipeline to deliver, and indeed exceed, this figure as demand arises. Sainsburys at Staplehurst (1,784m^2 net sales), the foodstore plus additional retail units at Langley Park, Sutton Road (1,254m^2) and, potentially, the large scale scheme at Baltic Wharf, St Peters Street, Maidstone (3,716 m^2).

	Convenience		**Comparison**	
	Gross floorspace	Net sales area	Gross floorspace	Net sales area
Gain m^2	781	557	7,202	4,556

Table 4.13 Retail floorspace completions 2013/14 and 2015/16 (source Maidstone Borough Council 2016)

	Convenience		**Comparison**		**Unspecified**	
	Gross floorspace	Net sales area	Gross floorspace	Net sales area	Gross floorspace	Net sales area
Gain m^2	14,267	7,977	527	448	1,219	1,036

Table 4.14 Retail floorspace with consent at 1 April 2016 (source: Maidstone Borough Council 2016)

Site allocation	Floorspace	Net additional sales	Progress at 1 April 2016
RMX1(1) Newnham Park, Bearsted Road, Maidstone (additional)	700m^2	700m^2	No current planning application.
RMX1(2) Maidstone East and former Royal Mail sorting office	10,000m^2	8,500m^2	Subject of planning application (14/ 500483/OUT) for redevelopment to provide a new railway station , foodstore (8,293 m^2 GIA) and non-food retail units (4,364m^2 GIA) and commuter car parking. The application is not currently being progressed.
RMX1(3) King Street car park and former AMF Bowling site, Maidstone	1,400m^2	1,190m^2	The eastern part of the site has planning consent for a sheltered housing scheme which is under construction. The western part of the site is currently a surface level car park in the ownership of the Council. As the car park is well used, it is not being actively marketed for development at this point in time but will be kept under review.

Table 4.15 Progress of retail allocations (source: Maidstone Borough Council 2016)

KMI 8 Recreational Open Space

Key Monitoring Indicator 8

Performance indicator: Actual publicly accessible open space provided compared with the Local Plan allocations.

Related policies: OS1; SP1 – SP10; RMX1(1); RMX1(4); EMP1(4); DM22

Target:

Delivery of quantity of open space required on allocated housing sites and as allocated in Policy OS1.

4.25 The open space allocations included under policy OS1 of the Submission Plan, together with the open space requirements of individual site allocation policies, have been secured through planning permissions granted in the monitoring period. This amounts to an additional 13.19ha of open space.

4.26 Where it has not been possible to provide for open space requirements entirely within the boundary of allocated housing sites, contributions towards open space have been secured to fund off-site provision or improvements to existing areas of open space. During the monitoring period £598,252 has been secured through Section 106 agreements.

KMI 9 Transport and Air Quality

Key Monitoring Indicator 9

Performance indicators: Delivery of transport air quality initiatives and changes in air quality in Air Quality Management Areas.

Related policies: DM24 - DM26; DM5

Targets:

Delivery of transport schemes listed within the Integrated Transport Strategy and those proposals required in association with developing allocated sites.
100% of applications to submit a travel plan in accordance with the threshold levels set by Kent County Council's Guidance on Transport Assessments and Travel Plans.
100% of applications which are likely to have a negative impact on air quality within or adjacent to an Air Quality Management Area to provide an Emissions Statement identifying how these emissions will be minimised and mitigated.
100% of applications in or affecting Air Quality Management Areas or of a sufficient scale to impact local communities incorporate mitigation measures which are locationally specific and proportionate to the likely impact.

4.27 The delivery of transport schemes listed within the Integrated Transport Strategy, together with other infrastructure associated with the delivery of allocated development sites, will be monitored through the Infrastructure Delivery Plan. Schemes where progress has been made during the monitoring year are set out under Key Monitoring Indicator 11 (Local Services and Infrastructure). During the monitoring year, no planning applications have been allowed on appeal that were refused on the grounds of submitted travel plans or air quality.

KMI 10 Built and Natural Environment

Key Monitoring Indicator 10

Performance indicator: The retention of designated assets.

Related policies: DM1; DM3; DM16; DM30; DM34

Targets:

No loss of listed buildings, historic parks and gardens, scheduled ancient monuments, ancient woodlands, veteran trees, or sites of archaeological interest.
No reduction in the extent of Conservation Areas due to insensitive development.
No housing development permitted in areas liable to flood where contrary to Environment Agency recommendations.

4.28 Tables 2.14 and 2.15 of this report will be used as a benchmark for monitoring future changes in the number and extent of Maidstone's abundant built and environmental assets.

4.29 There has been a increase in the extent of the indicative flood plain (from 54.47km^2 to 66.44km^2), the flood plain now covering 16.95% of the borough (an increase from 13.85%). This is due to updated flood risk modelling for the River Medway catchment areas by the Environment Agency and, as a consequence, the Council is refreshing its Strategic Flood Risk Assessment.

4.30 The Environment Agency objected to 22 planning applications during 2015/16 on grounds of flood defence:

- 1 application was withdrawn;
- 1 application was permitted and the EA objection was withdrawn following satisfactory mitigation measures;
- 1 application was permitted contrary to EA objection following a proposed scheme to raise floor levels by 600mm;
- 7 applications were refused - the grounds for refusals on 6 of these applications included flood risk; and
- 12 of the applications remain undetermined.

4.31 The Environmental Agency objected to one application on water quality grounds during 2015/16, and this application remains undetermined.

KMI 11 Local Services and Infrastructure

Key Monitoring Indicator 11

Performance indicators: The number of shops and community uses within designated District and Local Centres, and delivery of the Infrastructure Delivery Plan.

Related policies: DM18; DM23; IDP1

Targets:

No change in the number of shops and community uses within designated District and Local Centres.

Delivery of each of the identified schemes within the Infrastructure Delivery Plan on schedule.

4.32 The Council seeks to maintain and enhance the existing retail function and supporting community uses in the district and local retail centres designated in the Submission Plan. In the two reporting years 2014 to 2016 there has been a net gain of one retail unit, The Boughton Physiotherapy Practice, Boughton Parade, Loose Road, Maidstone and no change in community uses across all district and local centres.

4.33 The Infrastructure Delivery Plan (IDP) identifies the borough's infrastructure requirements including social, physical and green infrastructure. Importantly, the IDP includes information relating to the timing, costings, funding, importance and risks associated with the delivery of infrastructure projects, and is updated on an annual basis to support the local plan. Table 4.17 identifies the schemes where progress has been achieved.

IDP Item	Service and Issue	Output	Scheme Status	Timescale for delivery	Local Plan Importance to strategy	Risk to delivery
HTTC1	Highway improvements	Provision of a bridge gyratory bypass through Fairmeadow to reduce congestion in the Town Centre.	Works commenced in February 2016.	Short term	Critical	Low
HTTC10	Pedestrian and cycle environment	Improvements to the existing towpath on the eastern and western banks of the River Medway.	Draft designs and costings developed. Detailed design work now underway and construction anticipated in summer 2016.	Short term	Essential	Low
HTTC11	Public transport and pedestrian environment	Improvements to Maidstone East Rail Station forecourt and ticket office, together with improvements to the public realm at the northern end of Week Street.	Funding secured and scheme expected to be delivered in 2016/17.	Short term	Essential	Moderate
HTSE5	Highway improvements	Provision of a new roundabout to provide access to site H1 (5)	Delivered as part of the Langley Park development. Works completed.	N/A	Critical	N/A

IDP Item	Service and Issue	Output	Scheme Status	Timescale for delivery	Local Plan Importance to strategy	Risk to delivery
EDM3	Primary Education	Provision of a new 2FE primary school on site H1 (5) Langley Park, Maidstone	Identified in the Commissioning Plan for delivery by 2016-17. Works under construction and opening planned September 2016.	Short term	Critical	Moderate

Table 4.16 Progress of the Infrastructure Delivery Plan Schemes 2015/16 (source: Maidstone Borough Council 2016)

Glossary

Acronym	Term	Description
-	Affordable Housing	Affordable housing: Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. (Source: NPPF glossary)
AMR	Authority Monitoring Report	The Monitoring Report provides a framework with which to monitor and review the effectiveness of local plans and policies.
CIL	Community Infrastructure Levy	The Community Infrastructure Levy (CIL) is a planning charge, introduced by the Planning Act 2008 as a tool for local authorities to help deliver infrastructure to support the development of the area. It came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010.
	Community Strategy	The Community Strategy is produced by a partnership of the local public, private, voluntary and community sector with the aim of improving the social, environmental and economic well being of their areas. The Maidstone Borough Local Plan is the strategic, spatial representation of the Community Strategy 2009 - 2020 *Your community, our priority,* refreshed in 2013.
DCLG	Department for Communities and Local Government	The Department of Communities and Local Government work to move decision-making power from central government to local councils. This helps put communities in charge of planning, increases accountability and helps citizens to see how their money is being spent. They work on housing, the UK economy, local government, planning and building, public safety and emergencies, community and society.
-	Development Plan	In accordance with legislation all planning applications should normally be determined in accordance with Development Plan policies. This includes adopted local plans and neighbourhood plans and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.
DPD	Development Plan Document	A DPD is a spatial planning document that is subject to independent examination. Under new regulations, DPDs are now known as local plans.
EA	Environment Agency	The Environment Agency is the leading public body for protecting and improving the environment in England and Wales, with particular responsibilities for river, flooding and pollution (www.environment-agency.gov.uk).
-	Gross Internal Floorspace	The entire area inside the external walls of a building and includes corridors, lifts, plant rooms,

Acronym	Term	Description
		mezzanines, services accommodation e.g. toilets but excludes internal walls.
-	Index of Multiple Deprivation	The Index of Multiple Deprivation 2010 provides a relative measure of deprivation at small area level across England. Areas are ranked from least deprived to most deprived on seven different dimensions of deprivation and an overall composite measure of multiple deprivation. The domains used in the indices of deprivation 2010 are: income deprivation; employment deprivation; health deprivation and disability; education deprivation; crime deprivation; barriers to housing and services deprivation; and living environment deprivation.
KCC	Kent County Council	The county planning and highway authority, responsible for producing the Kent Minerals and Waste Local Plans and the County's local planning policy framework.
LDS	Local Development Scheme	The LDS is a business programme or timetable listing the documents the Council will produce under the local planning policy framework, and explaining how documents will be prepared and when they will be published.
LNR	Local Nature Reserves	Local nature reserves are formally designated areas for both people and wildlife. They are places with wildlife or geological features that are of special interest locally. They offer people special opportunities to study or learn about nature or simply to enjoy it (www.naturalengland.org.uk).
	Local Plan	The plan for the future development of the local area, drawn up by a local authority in consultation with the community. The local plan for Maidstone includes DPDs adopted under the Act and saved policies. These will be superseded by the the Maidstone Borough Local Plan once it is adopted in 2017. The local plan does not include SPDs or supplementary guidance, although these documents are material considerations in development management decisions.
LSOA	Lower Super Output Area	This is the name for Lower Layer Super Output Areas used for census outputs. In England and Wales Super Output Areas (SOAs) are a geographical hierarchy designed to improve the reporting of small area statistics. Unlike electoral wards, the SOA layers are of consistent size across the country and will not be subject to regular boundary change. Lower Layer SOAs have a minimum population of 1,000 and are used as the building blocks for Middle Layer SOAs (www.ons.gov.uk).
MBC	Maidstone Borough Council	The local planning authority responsible for producing the local planning policy framework.

Acronym	Term	Description
-	Net Tradeable Floorspace	Sales space which customers have access to (excluding areas such as storage).
ONS	Office for National Statistics	The Office for National Statistics (ONS) is the executive office of the UK Statistics Authority, a non-ministerial department which reports directly to Parliament. ONS is the UK Government's single largest statistical producer and is responsible for the production of a wide range of economic and social statistics (www.ons.gov.uk).
SCI	Statement of Community Involvement	The SCI specifies how the community and stakeholders will be involved in the process of preparing local planning policy documents.
SHLAA	Strategic Housing Land Availability Assessment	The purpose of a Strategic Housing Land Availability Assessment is to establish realistic assumptions about the availability, suitable location and the likely economic viability of land to meet the identified need for housing over the plan period. (Source: NPPF)
SHMA	Strategic Housing Market Assessment	A Strategic Housing Market Assessment to assesses the local planning authority's full objectively assessed housing needs and affordable housing needs, working with neighbouring authorities where housing market areas cross administrative boundaries.
SPD	Supplementary Planning Document	An SPD provides further detail to policies set out in local plans. SPDs are a material consideration in planning decisions but are not part of the development plan or the local plan.
	Submission Plan	The Maidstone Borough Local Plan submitted on 20 May 2016 to the Secretary of State for independent examination.
-	Unidentified Sites or Windfall Sites	Sites which have not been specifically identified as available in the local plan process. They normally comprise previously-developed sites that have unexpectedly become available. (Source: NPPF glossary)