

MAIDSTONE BOROUGH COUNCIL

# AUTHORITY MONITORING REPORT

Date: 2019-2020



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# 1. Introduction

1.1 The Maidstone Authority Monitoring Report (AMR) provides a framework with which to monitor and review the effectiveness of local plan policies that address local issues for the monitoring period 1st April 2019 to 31st March 2020. The AMR should also assess whether policies and related targets or "milestones" set out in the Local Development Scheme have been met, or whether progress has been made in meeting them. Where targets are not being met or are not on track to be achieved, the AMR must set out the reasons why and the appropriate action to be taken.

1.2 The AMR includes a brief profile of Maidstone Borough (section 2). It reviews the progress of the Maidstone Development Plan (section 3) against the timetable for plan making set out in the Local Development Scheme, i.e. for the preparation of the Local Plan Review. The report includes updates on neighbourhood development plans, the Council's community infrastructure levy, and the 'duty to cooperate' requirement for continued collaboration with partners over strategic cross-boundary issues. The performance of local plan policies (sections 4 and 5) is monitored in accordance with the monitoring indicators of the Maidstone Borough Local Plan 2017 and Sustainability Appraisal Statement 2017. This AMR is a corporate document with input from a range of Council departments. The report often includes a series of data so that changes over time can be understood. Appendix 1 contains tables and maps illustrating the Borough's heritage and environment assets and constraints, Appendix 2 provides an extract of the Infrastructure Funding Statement covering CIL matters, Appendix 3 shows progress under the Council's duty to cooperate, and Appendix 4 sets out a glossary of terms to assist the reader.

1.3 The key points highlighted in the AMR 2020 include:

- Consultation on the Local Plan Review – Scoping, Themes and Issues Public Consultation was held between July and September 2019 in accordance with the LDS 2018-2022. In December 2020 a consultation will be held on the Local Plan Review – Preferred Approaches in accordance with the LDS 2020-2022 (September 2020 edition).
- Since the last AMR was published the Council made (adopted) the Marden Neighbourhood Plan on 15th July 2020. The Staplehurst Neighbourhood Plan was originally made in 2016, but modifications were made in August 2020. The Lenham Neighbourhood Plan was examined during the monitoring year and the Council has since received the examiner's final report on 30<sup>th</sup> June 2020. A decision was then taken to move the plan to referendum. Both the Otham and Boughton Monchelsea Neighbourhood Plans have been subject to the first round of consultation during the

monitoring year, known as Regulation 14 consultation. Both plans have since progressed to Regulation 16 consultation.

- Continued delivery of housing allocations and meeting the housing need, which is demonstrated through 6.1 years' worth of housing land supply.
- 27% of completed dwellings were completed on previously developed land.
- There has been a sustained low delivery of self-build plots.
- The delivery of affordable housing is on target and does not significantly deviate from the indicative policy target.
- Continued delivery of employment allocations but the delivery of allocations without planning permission will be reviewed as part of the Local Plan Review.
- At the 1<sup>st</sup> April 2020 the Council can demonstrate 7.0 years' worth of deliverable planning gypsy and traveller pitches. The delivery of pitches is currently ahead of target.
- All critical and essential projects remain on track to be delivered within the time frames identified in the Infrastructure Delivery Plan (IDP).

## 2. Maidstone Profile

2.1 Maidstone Borough has a population of 171,850 (ONS, June 2019) and a dwelling stock of 70,990 at 31<sup>st</sup> March 2018<sup>1</sup> (KCC Housing Stock 2018 update). Maidstone is the county town of Kent and is an important administrative centre, strategically located between the Channel Tunnel and London with good road and rail links. The urban area, located to the north-west of the borough, has a strong commercial and retail town centre. Maidstone has an extensive rural hinterland, which is characterised by an abundance of villages and hamlets.

2.2 The borough benefits from a range of designated heritage assets, and its rural hinterland is of high landscape and environmental quality, much of which is protected by national and local designations. Parts of the borough located adjacent to its rivers lie within a floodplain. These assets and constraints are illustrated in Appendix 1.

2.3 Between mid-2018 and mid-2019 there has been an increase of 1.1% in Maidstone's population. There has been no change in the split between male and female since 2017 (49% male and 51% female). The two largest age groups in 2019 were 45-49 and 50-54 and accounted for 14% of the total population.

2.4 The Maidstone Borough Local Plan (2017) outlines the following key issues:

1. Where, when and how much development will be distributed throughout the borough;
2. Maintenance of the distinct character and identity of villages and the urban area;
3. Protection of the built and natural heritage, including the Kent Downs AONB and its setting, the setting of the High Weald AONB and areas of local landscape value;
4. Provision of strategic and local infrastructure to support new development and growth including a sustainable Integrated Transport Strategy, adequate water supply, sustainable waste management, energy infrastructure, and social infrastructure such as health, schools and other educational facilities;
5. Improvements to quality of air within the air quality management area (AQMA);
6. Regeneration of the town centre and areas of social and environmental deprivation;
7. Redressing the low wage economy by expanding the employment skills base to target employment opportunities;
8. Meeting housing needs by delivering affordable housing, local needs housing, accommodation for the elderly, accommodation to meet Gypsy and Traveller needs, and accommodation to meet rural housing needs;

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<sup>1</sup> No updated figures have been published

9. Promotion of the multi-functional nature of the borough's open spaces, rivers and other watercourses;
10. Ensuring that all new development is built to a high standard of sustainable design and construction; and
11. Ensuring that applications for development adequately address:
  - i. The impact of climate change;
  - ii. The issues of flooding and water supply; and
  - iii. The need for dependable infrastructure for the removal of sewage and waste water.

2.5 The borough is under pressure to meet the development needs outlined in the Maidstone Borough Local Plan (2017). Development must be managed in the context of Maidstone's quality environment. The key monitoring indicators of the AMR (section 4) and the significant effect indicators (section 5) provide additional context, revealing further characteristics of the borough.

### 3. Development Plan and Associated Documents

3.1 The Maidstone Development Plan currently comprises the Maidstone Borough Local Plan (2017) and its Policies Map, the Kent Minerals and Waste Local Plan (2016), Staplehurst Neighbourhood Plan (amended 2020), North Loose Staplehurst Neighbourhood Plan (2016), Loose Staplehurst Neighbourhood Plan (2019) and Marden Staplehurst Neighbourhood Plan (2020) (Figure 3.1 below). The Development Plan must conform to national policies and guidance, and is supported by a number of process documents, including the AMR. Development Plan Documents are available to view and download from the Council's website, together with process documents and supplementary planning documents.

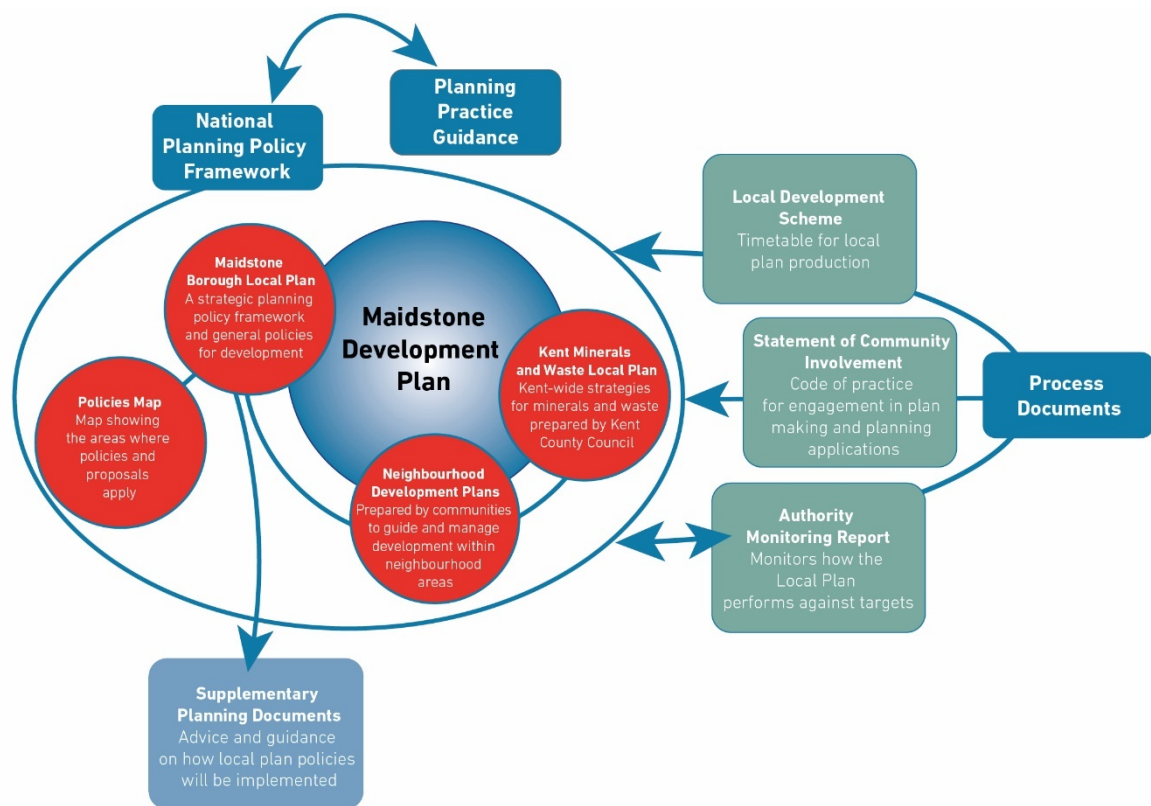


Figure 3.1: plan making diagram (Source: MBC 2018)

#### Local Development Scheme: Local Plan Review

3.2 The Council has a duty to review its local plan every five years and, following adoption of the Maidstone Borough Local Plan in 2017, the Local Development Scheme (LDS) outlines the delivery programme for the Local Plan Review (LPR). The LDS is a project plan that sets out the timetable for the delivery of the Council's development plan documents. The Maidstone Local Development



Scheme 2018-2022 was adopted by the Council in July 2018, and covered the period January 2018 to December 2022.

3.3 Since then there have been two further iterations of the LDS. The LDS 2018-2022 timetable states that Regulation 18 – scoping/options consultation would take place between July and August 2019. The consultation milestone was met and extended to September to accommodate the summer holiday period, running from 19<sup>th</sup> July to 30<sup>th</sup> September 2019. The timetable then outlined that consultation on the preferred approaches would take place in February to March 2020.

3.4 The Council completed a Call for Sites exercise whereby people could submit information about land and sites which could potentially be developed in the future. The Call for Sites was open between 28<sup>th</sup> February and 24<sup>th</sup> May 2019 and approximately 330 site submissions were received. Due to the number of responses to the Call for Sites and the need for a thorough appraisal of each submission, but also the number of responses to the first stage of consultation and the time required to process and analyse those representations, the LDS was updated. The LDS 2020-2022 (July 2020 edition) was adopted by the Council in July 2020.

3.5 Since the LDS 2020-2022 (July 2020 edition) came into effect, the MHCLG has published two key consultations on changes to the planning system in England. The changes proposed in the two consultations are likely to have a significant impact on plan making in the Borough. Among the proposed changes is an update to the standard methodology used to calculate housing need. The consultation also proposes transitional arrangements which, if met, could allow for the retention of the numbers around which the current Local Plan Review is being prepared. These changes in the standard methodology will have implications for the number of houses the Borough Council is required to provide. Table 3.1 outlines the new timetable for delivering the Local Plan Review and whether the key milestones have been met. The new timetable has been incorporated into the LDS 2020-2022 (September 2020 edition) which was adopted in September 2020.

Regulation	Stage of LPR Production	Target	Target met
18b	Preferred Approaches Consultation (Regulation 18b)	December 2020	On track
19	Consultation	June 2021	-
22	Submission	December 2021	-
24	Examination	May – June 2022	-
	Main Modification Consultation	August 2022	
26	Adoption	October 2022	-

Table 3.1: Stages of Local Plan Review Production (Source: MBC 2020)

## Neighbourhood Plans

3.6 Neighbourhood development plans, also known as neighbourhood plans, are prepared by Parish Councils or designated Neighbourhood Forums for their areas. Their production is subject to a legislative process, similar to that for local plans, and a local referendum. Following a successful referendum, a neighbourhood plan becomes part of the Maidstone Development Plan, before being formally 'made' (adopted) by the Borough Council. Further details regarding the neighbourhood planning process and the Council's role in the preparation of neighbourhood plans are set out in the Maidstone Statement of Community Involvement 2018 (and associated addendum).

3.7 Neighbourhood planning is very active in Maidstone Borough, which has a total of 16 designated neighbourhood areas: 15 submitted by parish councils and one by the North Loose Neighbourhood Forum. There are four made (adopted) plans that form part of the Maidstone Development Plan: Staplehurst 2016 (and amended in August 2020), North Loose 2016, Loose 2019 and Marden which was made in July 2020.

3.8 The Lenham Neighbourhood Plan was subject to examination and the Council received the examiner's final report on 30<sup>th</sup> June 2020. The examiner recommended that the plan, as modified, should proceed to referendum. A decision was taken by Strategic Planning and Infrastructure Committee in September 2020 to accept the examiner's recommendation and the plan will be subject to referendum. However, guidance provided by the Government on the impact of the Covid-19 pandemic to neighbourhood planning outlines that referendums will be postponed until May 2021. Meanwhile, significant weight is given to the Lenham Neighbourhood Plan when determining planning applications for Lenham parish.

3.9 Neighbourhood plans are subject to two rounds of public consultation. The second consultation stage (known as Regulation 16) has been completed for the Boughton Monchelsea Neighbourhood Plan (August – September 2020), with the Regulation 14 consultation taking place between April and May 2019. The Otham Neighbourhood Plan has reached a similar stage with the Regulation 16 being undertaken between October and November 2020 following Regulation 14 consultation between July and September 2019. Plans for Sutton Valence, Tovil and Yalding are in the early stages of preparation.

3.10 Neighbourhood plans and their production stages are regularly updated on the Council's website.

### Community Infrastructure Levy

3.11 The Council adopted its Community Infrastructure Levy (CIL) Charging Schedule in October 2017, and it took effect from 1 October 2018. The CIL Charging Schedule was approved by the Council, together with a list of the types of infrastructure to be funded in whole or part by CIL (known as the Regulation 123 List). An extract of the Infrastructure Funding Statement can be found at Appendix 2 and provides information on CIL matters. The primary purpose of the Council's Infrastructure Delivery Plan (IDP) is to identify the infrastructure schemes considered necessary to support the development proposed in the adopted Local Plan, and to outline how and when these schemes will be delivered. The Council has committed to an annual review of the IDP.

### Duty to Cooperate

3.12 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.

3.13 Appendix 3 provides information on how the Council has engaged with relevant authorities during the monitoring year.

### Supplementary Planning Documents

3.14 Supplementary Planning Documents (SPD) provide further detail to a policy or group of policies set out in a local plan. Although SPDs are not part of the

Development Plan, once adopted, they are a material consideration in development decisions and should be considered alongside the policies in the Local Plan. An SPD is governed by regulations that require public consultation, but they are not subject to examination.

3.15 The adopted Maidstone Borough Local Plan includes a commitment to produce an Affordable and Local Needs Housing SPD. Its purpose is to provide advice on how the Council's Local Plan housing policies are to be implemented. This includes guidance on the range of approaches, standards and mechanisms required to deliver a range of housing to meet identified needs. The SPD is intended to facilitate negotiations and provide certainty for landowners, lenders, housebuilders and Registered Providers regarding the Council's expectations for affordable and local needs housing provision in specific schemes.

3.16 Public consultation on the Affordable and Local Needs Housing SPD commenced on 7 October 2019, and closed on 18 November 2019. Following consideration of the representations made on the document, the SPD was appropriately amended and adopted by the Council on 7<sup>th</sup> July 2020.

## 4. Local Plan Performance: Maidstone Borough Local Plan – Monitoring Indicators

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 adopted Maidstone Borough Local Plan (October 2017) and the Sustainability Appraisal Statement (August 2017).

### General/Whole Plan

#### **Indicator M1: Number and nature of departures from the Local Plan granted consent per year**

4.2 There is no specific target for the indicator but during the reporting year there were two reported departures from the Local Plan. The details of the applications and the nature of the departure are outlined below:

- 18/506657/FULL, Land West of Loder Close and Westwood Close Ham Lane – the site is within the countryside outside the settlement boundary of Lenham. Therefore the site is initially covered by Policy SP17 The Countryside which seeks to ensure development does not result in harm to the character and appearance of the area, unless development accords with other policies in the plan. As a rural service centre, Lenham is amongst the second most sustainable settlements in the hierarchy to accommodate growth (Policy SP8 Lenham Rural Service Centre). Therefore, SP8 has taken precedence over SP17 in the determining this case. As such, there is no requirement to review the implementation of Policy SP17.
- 18/504921/REM, Russell and Russell Roofing Ltd The Farmhouse Business Centre, Headcorn Road – the site is within the countryside outside the settlement boundary of Lenham. The outline permission (14/500219/OUT) was granted at appeal prior to the adoption of the Maidstone Borough Local Plan. As such the site was assessed against Policy ENV28 from the previous Local Plan. The 2000 Local Plan predates the NPPF, therefore the inspector afforded little weight to the policy. As such, there is no requirement to review the implementation of Policy SP17.

## Indicator M2: Appeals lost against Local Plan policy per year

4.3 There is no specific target for this indicator. Between 2017/18 and 2019/20 there has been an increase in the number of appeals lodged against the Council's planning decisions (Table 4.1). In total 4% of appeals were withdrawn, a decline from the previous year. There has been a rise in the number of appeals allowed since 2017/18 from 23% of the total appeals, to 31% of the total appeals lodged in 2019/20. The main reasons given by the planning inspectors were because of disagreements with the Council's planning decisions on character and landscape matters.

Appeal decision	2017/2018	2018/2019	2019/2020
Allowed	22	28	31
Dismissed	64	42	64
Withdrawn	6	7	4
Disqualified	3	0	0
Part allowed/part dismissed	0	1	0
<b>Total</b>	<b>95</b>	<b>78</b>	<b>99</b>

Table 4.1: Planning appeal decisions (Source: MBC 2020)

## Indicator M3: Successful delivery of the schemes in the Infrastructure Delivery Plan

4.4 The Council maintains an Infrastructure Delivery Roadmap that tracks the progress of all infrastructure projects listed in the infrastructure Delivery Plan (IDP). All projects were reviewed and an updated IDP was published on the Council's website in 2019. A total of 41 schemes have been delivered since the first iteration of the IDP in 2016. Schemes delivered include highways and transportation, education, health and green and blue infrastructure.

4.5 For the reporting year, all critical short term projects remain on track to be delivered within the time frames identified in the IDP. However, two highways schemes: HTNW4 - 'capacity improvements at the junction of Fountain Lane and the A26/Tonbridge Road' and HTC1 - 'Linton crossroads junction improvements' are categorised as having a high risk to delivery. In both cases, this is due to a significant shortfall in funding as a result of the currently agreed scheme design. MBC continues to work with KCC to progress the delivery of these critical schemes.

4.6 The delivery of planned development has not been affected by the non-delivery of infrastructure.

## Housing

### Indicator M4: Progress on allocated housing sites per annum

4.7 Sites allocated in the Local Plan 2017 have continued to make excellent progress in gaining planning permissions over the plan period to 2031 (Figure 4.1). Broad locations are not included in Figure 4.1, only allocations.

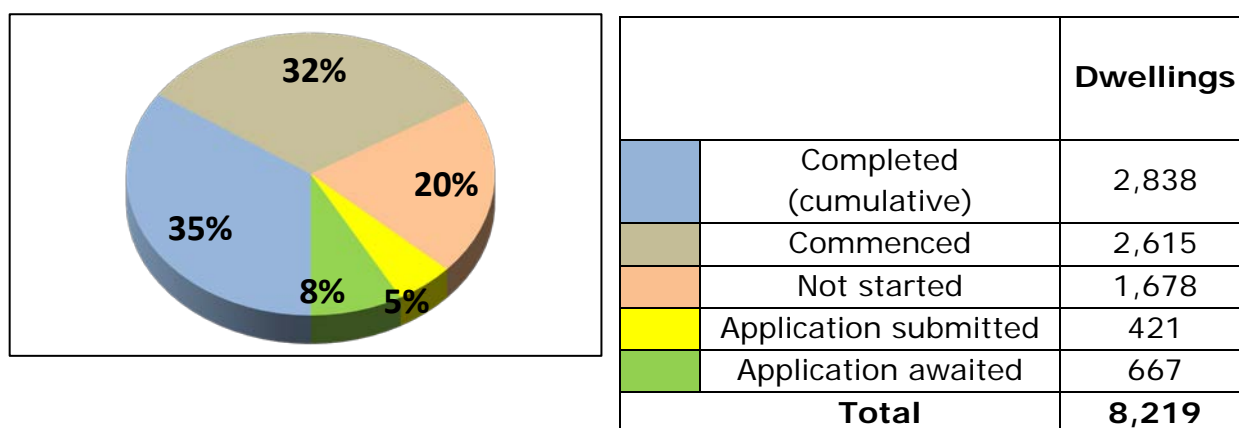


Figure 4.1: Progress on allocated housing sites (Source: MBC 2020)

### Indicator M5: Predicted housing delivery in the next 5 years

4.8 Since 2011, the base date of the Maidstone Borough Local Plan, a total of 7,741 dwellings have been completed which represents a shortfall of 206 against the nine year target of 7,947 dwellings. This shortfall will be delivered over the next six years 2020 to 2027. This is in accordance with the hybrid method proposed to address the backlog over a 10 year period which was endorsed by the inspector at the Local Plan examination. In respect of the Council's five year land supply Table 4.2 demonstrates a surplus of 1,058 dwellings above the target of 4,814. This represents 6.1 years' worth of housing land supply at the base date for calculations of 1 April 2020.

	<b>5 - year housing land supply - 'Maidstone Hybrid' method</b>	<b>Dwellings (net)</b>	<b>Dwellings (net)</b>
1	Objectively Assessed Need (OAN) 2011 - 2031	17,660	
2	Annual need 17,660/20 years	883	
3	Delivery target 01.04.11 to 31.03.20 (883 x 9 years)	7,947	
4	Minus completed dwellings 01.04.11 to 31.03.20	7,741	
5	Shortfall against target 01.04.11 to 31.03.20	206	
6	Annual delivery of shortfall 206/6 <sup>2</sup> years (Maidstone Hybrid)	34	
7	Five-year delivery target 01.04.20 to 31.03.25 (883x5)	4,415	
8	Plus shortfall against OAN 34 x 5 years	170	
9	5% buffer (Housing Delivery Test @ November 2019 135%)	229	
10	Total five-year housing land target at 01.04.20		4,814
11	Five-year land supply at 01.04.20		5,873
12	Surplus		1,058
13	<b>No. years' worth of housing land supply (4,814/5 = 963; 5,873/963 = 6.1)</b>		<b>6.1</b>

Table 4.2: 5 year housing land supply at 1<sup>st</sup> April 2020 (Source: MBC 2020)

### Indicator M6: Housing trajectory: Predicted housing delivery to 2031

4.9 Table 4.3 breaks down the various elements of the Council's housing land supply and demonstrates a surplus of 1,566 dwellings. Figure 4.2 illustrates how the target is delivered over the 20-year housing trajectory between 2011 and 2031. The trajectory shows that the Council has a healthy housing land supply. It is important to note that the surplus of 1,566 is against current annual requirement of 883 dwellings (Table 4.3). The housing target for the Borough will increase as the national standard methodology for calculating housing need is brought into effect, and the date of the Local Plan Review is rolled forward to 2037. New housing targets will be considered through the Local Plan Review

<sup>2</sup> The Local Plan inspector proposed a hybrid method of meeting the shortfall. The shortfall will be met in the first 10 years of the plan. There are six years remaining to deliver the shortfall.



(LPR) which will set out the strategy for meeting new targets and allocate additional land to meet the need. The LPR has a target adoption date of 2022, this is when the new targets will apply.

	<b>Housing trajectory</b>	<b>Dwellings (net)</b>	<b>Dwellings (net)</b>
1	Local Plan housing target		17,660
2	Completed dwellings 1 April 2011 to 31 March 2020	7,741	
3	Extant planning permissions at 1 April 2020 (including a 5% non-implementation discount)	6,571	
4	Local Plan allocated sites (balance of Local Plan allocations not included in line 3 above)	1,088	
5	Local Plan broad locations for future housing development	2,284	
6	Windfall sites contribution	1,542	
7	Total housing land supply		19,226
8	<b>Housing land supply surplus 2011-2031</b>		<b>1,566</b>

Table 4.3: 20 year housing land supply 1<sup>st</sup> April 2011 to 31<sup>st</sup> March 2031  
(Source: MBC 2020)

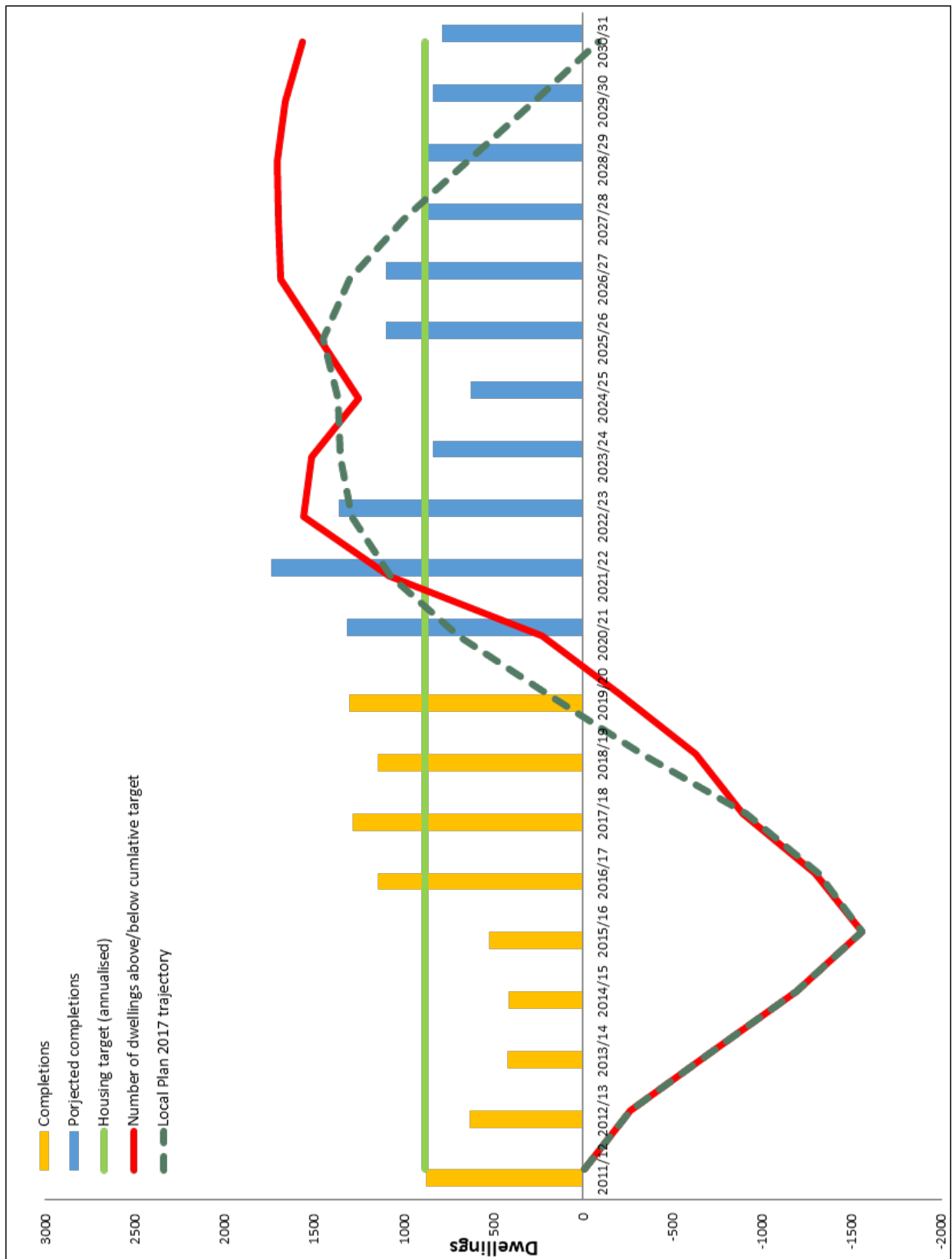


Figure 4.2: Housing Trajectory 2011/31 (Source: MBC 2020)

## Indicator M7: Windfalls: delivery of housing on identified sites

4.10 The methodology for calculating a windfall allowance was endorsed by the Inspector at the Local Plan inquiry<sup>3</sup>. Table 4.4 lists the dwellings completed on large and small windfall sites between 2008/09 and 2019/20, using the 2018 NPPF definition of a windfall site (historical pre-2018 data has been updated to reflect the amended NPPF definition). The updated windfall figure was applied at 1 April 2020 to give an allowance of 1,542 dwellings<sup>4</sup> against the Local Plan housing target of 17,660 dwellings (9%).

Year	Small	Large	Total
2008/09	89	54	143
2009/10	85	265	350
2010/11	73	214	287
2011/12	115	177	292
2012/13	118	183	301
2013/14	103	137	240
2014/15	61	86	147
2015/16	126	140	266
2016/17	130	304	434
2017/18	146	213	359
2018/19	178	145	323
2019/20	141	246	387
<b>Total</b>	<b>1365</b>	<b>2164</b>	<b>3529</b>
<b>Average over 12 years</b>	<b>114</b>	<b>180</b>	<b>294</b>

Table 4.4: Completed windfall dwellings 2019/20 (Source: MBC 2020)

## Indicator M8: Prior notification office to residential conversions in the town centre

4.11 The Local Plan housing trajectory sets out a Town Centre broad location for 350 dwellings from the conversion of identified poor office stock to residential dwellings. In the monitoring year 2019/20 there were no applications permitted on the identified poor office stock. To date, 231 dwellings out of the 350 dwellings have been approved under permitted development rights (66% of target).

4.12 See Indicator M18 for details on the loss of office space as a result of conversions.

<sup>3</sup> [https://maidstone.gov.uk/data/assets/pdf\\_file/0014/121118/SUB-005-Housing-Topic-Paper-May-2016.pdf](https://maidstone.gov.uk/data/assets/pdf_file/0014/121118/SUB-005-Housing-Topic-Paper-May-2016.pdf)

<sup>4</sup> Windfall calculation is:  $((114 \times 8) + (90 \times 5) + (180 \times 1))$

## **Indicator M9: Number of entries on the self-build register and number of plots for self-build consented per annum**

4.13 The Council is required under the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) to keep a register of individuals and associations who are seeking serviced plots of land for self-build and custom housebuilding. In addition, the Council has a duty to grant planning permission for enough suitable serviced plots of land to meet the demand for self-build and custom housebuilding. The demand is the number of entries added to the register during a base period. Each base period runs from 31 October to 30 October the following year<sup>5</sup>. At the end of each base period, the Council has 3 years in which to grant permission to meet demand for that base period. In total over the three base periods 203 individuals and 3 associations have been registered (Table 4.5).

4.14 Since the introduction of the self-build register there has been 46 applications for a self-build dwelling permitted. There has been a sustained low delivery of self-build plots. A policy review will be undertaken as part of the Local Plan Review.

<b>Base Period</b>	<b>Individuals Registered</b>	<b>Associations Registered</b>	<b>Number of plots approved</b>
31 October 2016 to 30 October 2017	124	2	0
31 October 2017 to 30 October 2018	49	0	6
31 October 2018 to 30 October 2019	30	1	40
Total <sup>6</sup>	203	3	46

Table 4.5: Maidstone Self Build Custom House building base dates (Source: MBC 2020)

<sup>5</sup> For example if someone registered an interest in October 2016 (base period 1), the Council would have until October 2019 (base period 3) in which to grant permission to meet demand

<sup>6</sup> Total entries per base period includes those individuals who may be editing a submission from a previous base period. Therefore, the total figure for Base Period 2, 3 and 4 is calculated by removing any individuals who are editing entries from a previous base period.

**Indicator M10: Number of dwellings of different sizes (measured by number of bedrooms) consented per annum**

4.15 Table 4.6 outlines the number of bedrooms per dwelling that have been granted planning permission during 2019/20 against the targets set out within the Strategic Housing Market Assessment (SHMA) 2014. The figures demonstrate general compliance with the targets. However, the table demonstrates that there has been an under delivery of permitted affordable housing for 1 bed dwellings. These targets will be assessed through a new SHMA and the Local Plan Review.

	<b>All Dwelling Types</b>		<b>Market</b>			<b>Affordable</b>		
	2019/20		2019/20	SHMA 2014	Difference	2019/20	SHMA 2014	Difference
<b>1 Bedroom</b>	156	12%	11%	5% to 10%	1% to 6%	21%	30% to 35%	-9% to -14%
<b>2 Bedroom</b>	366	28%	29%	30% to 35%	-1% to -6%	40%	30% to 35%	10% to -15%
<b>3 Bedrooms</b>	487	29%	37%	40% to 45%	-3% to -8%	33%	25% to 30%	3% to 8%
<b>4+ Bedrooms</b>	253	20%	24%	15% to 20%	4% to 9%	6%	5% to 10%	-4% to 1%
<b>Unknown</b>	31	2%						

Table 4.6: Bedroom size of dwellings granted planning permission 2019/20  
(Source: MBC 2020)

**Indicator M11: Number and tenure of affordable homes delivered (including starter homes)**

4.16 The methodology for calculating this has been amended for the monitoring year 2019/20 to better reflect the indicator. When looking at the target for affordable housing as a percentage, more intermediate affordable housing has been delivered during the monitoring year. However, the delivery of affordable housing units does not significantly deviate from the indicative policy target (Table 4.7). The Council will continue to monitor the delivery of affordable homes against current and future indicative policy targets.

<b>Tenure</b>	<b>Total affordable units</b>	<b>Affordable rented, social rented or a mixture of the two</b>	<b>Intermediate affordable housing (shared ownership and/or intermediate rent)</b>
Affordable target percentage		70%	30%
Number of affordable delivered 2019/20	148	80	68
Percentage achieved 2019/20		<b>54%</b>	<b>46%</b>

Table 4.7: Affordable housing by tenure delivered on qualifying sites (Source: MBC 2020)

**Indicator M12: Affordable housing as a proportion of overall housing delivery in qualifying geographical areas consented/completed relative to Policy SP20 requirements**

4.17 Table 4.8 demonstrates that in the reporting year, the Council has successfully secured affordable homes on qualifying development sites in strong alignment with the requirements of Local Plan Policy SP20. Looking at the cumulative totals from 2015/16 onwards, the percentage of affordable homes secured in qualifying geographical areas remains broadly aligned with the percentage targets as set out in Local Plan policy SP20. The Council will continue to monitor this indicator, particularly in relation to Springfield, Royal Engineers Road geographical location, to ensure it continues to provide appropriate levels of affordable housing on site. For 2019/20 the methodology for monitoring the tenure of affordable housing has changed from monitoring permitted development to monitoring development that has actually been delivered, to better reflect the indicator requirements.

	Maidstone, urban		Policy H1 (11) Springfield, Royal Engineers Road		Countryside, rural service centre and larger villages	
	Total dwellings delivered	Affordable dwellings delivered	Total dwellings delivered	Affordable dwellings delivered	Total dwellings delivered	Affordable dwellings delivered
2019/20	583	177	0	0	436	148
Total %	30%		-		34%	
Target %	30%		20%		40%	
Difference %	0%		-		-6%	
Cumulative totals						
2015/16	996	250	246	49	1070	398
2016/17	605	155	0	0	1517	577
2017/18	1078	250	310	0	1086	381
2018/19	1232	336	295	59	538	191
2019/20	606	177	0	0	436	148
TOTAL	4517	1168	851	108	4647	1695
Total as %	26%		13%		36%	
Target %	30%		20%		40%	
Difference %	-4%		-7%		-4%	

Table 4.8: Affordable dwelling completions as a proportion of total dwelling completions on qualifying sites (Source: MBC 2020)

### Indicator M13: Density of housing in Policies DM12, H1

4.18 Between 2016/17 and 2019/20, within the town centre and urban area, planning permissions have been granted for developments of considerably higher densities compared to the targets set out in the adopted Local Plan (Table 4.9). The high density in the town centre and sites within and adjacent to the urban area is accounted for by changes of use of single properties into flatted

developments, which results in an exceedingly high number of dwellings per hectare. It is important however to keep this policy under review as part of the Local Plan Review to ensure that it is being implemented correctly and consistently. Permissions granted on sites adjacent to rural service centres and large villages remain broadly in line with targets.

	<b>Density (dwellings per hectare)</b>					
<b>Area</b>	<b>Target</b>	<b>Average</b>	<b>2016/17</b>	<b>2017/18</b>	<b>2018/19</b>	<b>2019/20</b>
Sites within and adjacent to the town centre	45-170	<b>252</b>	306	220	155	326
Other sites within and adjacent to the urban area	35	<b>82</b>	81	88	70	87
Sites within and adjacent to rural service centres and larger villages	30	<b>27</b>	33	26	23	27
Other rural	No target	<b>36</b>	20	36	31	57

Table 4.9: Average density of permitted large (5+ dwellings) (Source: MBC 2020)

#### **Indicator M14: Number of nursing and care home bedspaces delivered**

4.19 The Council has a gross requirement of 980 nursing and care home bedspaces (49 per year) by the end of the plan period to 2031. During the reporting year, no bedspaces were built and since 2011, 23 nursing and care home bedspaces have been lost. Construction of bedspaces was evident during the monitoring year, despite no completions. A new 75 bedspaces care home at Newnham Park has since opened. If care home places were provided at a steady rate throughout the plan period 392 bedspaces should have been provided (built) by 1<sup>st</sup> April 2019 (8 x 49). It is clear that actual completions have been substantially below this level. The plan requirement is expressed as a total requirement and there is still 11 years of the Local Plan to run during which



supply may uplift. The need for nursing and care home bedspaces has been reviewed in the SHMA.

### **Indicator M15: Number of applications on the housing register**

4.20 There is no specific target for this indicator. It is a contextual indicator to monitor wider changes in social housing demand. Table 4.10 shows the change since 2011 (base date of the Maidstone Borough Local Plan).

<b>Year</b>	<b>Number of households</b>
2011/12	3674
2012/13	3187
2013/14	1339
2014/15	1461
2015/16	758
2016/17	610
2017/18	618
2018/19	776
2019/20	853
<b>2011-2020 % change</b>	<b>-77%</b>

Table 4.10: Number of households on the housing register at 1<sup>st</sup> April each year (Source: MBC 2020)

### **Indicator M16: Number of homeless households in the borough**

4.21 There is no specific target for this indicator. It is a contextual indicator to monitor wider changes in social housing demand. Since 3<sup>rd</sup> April 2018 new duties introduced have decreased the number of households accepted as being owed the main housing duty. This is because many households are either prevented from being homeless or relieved of their homelessness, before decisions are made on the main housing duty being owed. Before the decision is made on whether the main housing duty is owed the totals are:

- Number of applicants accepted as being eligible and threatened with homelessness (owed the Prevention Duty) is 483
- Number of applicants accepted as being Eligible and Homeless (owed the Relief Duty) is 643

4.22 The number of applicants who have gone on to be owed the main housing duty, following the Relief duty ending is 80<sup>7</sup>. This is decrease of 9 from the previous year.

### Indicator M17: House price: earnings ratio

4.23 There is no specific target for this indicator. It is a contextual indicator to monitor wider changes in local housing market. Figure 4.3 outlines the change since 2011, the base date of the Maidstone Borough Local Plan.

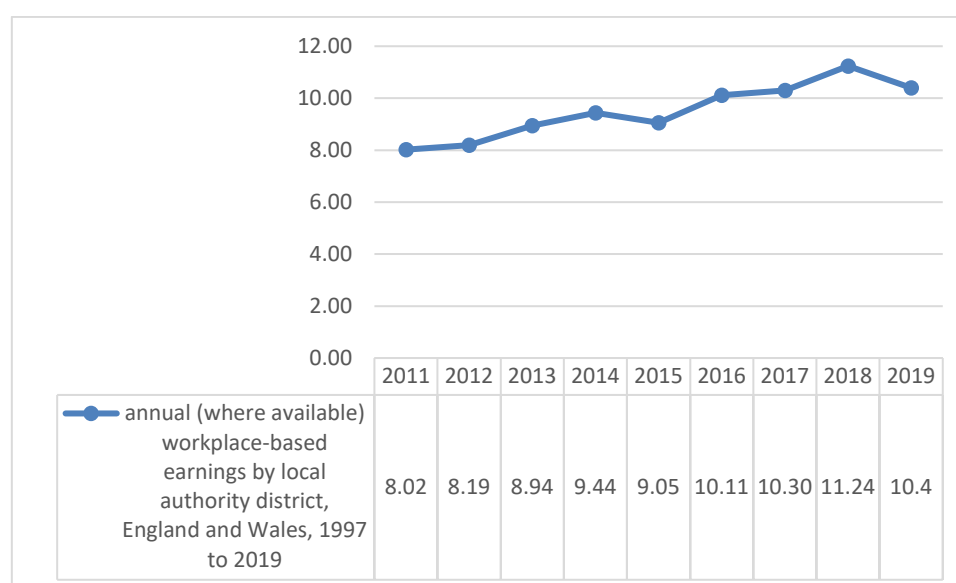


Figure 4.3: Ratio of house price to workplace based earnings (Source: ONS 2020)

## Employment

### Indicator M18: Total amount of B class employment floorspace consented/completed by type per annum

4.24 The Maidstone Borough Local Plan identifies in Policy SS1 the amount of office, industrial, warehousing and medical use to be delivered over the plan period. In the current reporting year, 6270sqm was lost in the town centre from prior notifications for conversion from office to residential. Based on analysis of office stock which had been vacant and on the market for more than five years at 2014, in order of 18,000sqm of office stock could be lost to other uses<sup>8</sup>. This stock does not form part of the functional supply of office floorspace. Table 4.11

<sup>7</sup> At 1<sup>st</sup> April 2020

<sup>8</sup> [https://www.maidstone.gov.uk/data/assets/pdf\\_file/0009/121140/SUB-003-Employment-and-Retail-Topic-Paper-May-2016.pdf](https://www.maidstone.gov.uk/data/assets/pdf_file/0009/121140/SUB-003-Employment-and-Retail-Topic-Paper-May-2016.pdf)

shows the net gain in completed and consented development during the reporting year.

	<b>B1a</b>	<b>B1b</b>	<b>B1c</b>	<b>B2</b>	<b>B8</b>	<b>Total</b>
Completed	-320	960	1,148	638	4,671	7,097
Consent	21,247	19,777	11,428	2,247	24,112	78,811

Table 4.11: Net gain for completed and consented B class development by type (Source: MBC 2020).

4.25 Since 2016/17 there has been a net total loss of 32,505 sqm (Table 4.12). This therefore results in greater pressure to deliver employment land requirements over the remaining years of the plan. As part of the Local Plan Review, the approach to employment land will be reviewed and in the meantime, the Council has agreed to proceed with an Article 4 Direction to limit the loss of office floorspace to residential uses in future.

	<b>B1a</b>	<b>B1b</b>	<b>B1c</b>	<b>B2</b>	<b>B8</b>	<b>Total</b>
<b>Net requirement (16-31)</b>	<b>24,600</b>			<b>-18,610</b>	<b>7965</b>	<b>13,955</b>
2016/17	-14,472	132	3678	5361	1805	-3496
2017/18	-10,048	28	-1305	-3656	-2734	-17,715
2018/19	-11,085	8	-4359	-4108	1153	-18,391
2019/20	-320	960	1148	638	4671	7,097
<b>Total</b>	<b>-35,925</b>	<b>1,128</b>	<b>-838</b>	<b>-1765</b>	<b>4895</b>	<b>-32,505</b>

Table 4.12: Net gain for completed B class development by type since 2016/17 (Source: MBC 2020).

#### **Indicator M19: Amount of B class floorspace by type consented/completed within Economic Development Areas per annum**

4.26 The Maidstone Borough Local Plan includes the designation of Economic Development Areas (EDAs). Policy SP22 Retention of employment sites protects the EDAs for employment use. Table (4.13) indicates that over the monitoring year there has been an increase of 13,292 sqm in B class floorspace from completions within designated Economic Development Areas. This includes over 2400sqm at Pattenden Lane EDA.

	<b>B1a</b>	<b>B1b</b>	<b>B1c</b>	<b>B2</b>	<b>B8</b>	<b>Total</b>
Completed	59	960	2016	438	9820	13,293
Consent	5596	380	2284	1629	2923	12,812

Table 4.13: Net gain for completed and consented B class development by type within Economic Development Areas (Source: MBC 2020).

**Indicator M20: Amount of B class floorspace by type consented/completed on allocated sites per annum**

4.27 The Maidstone Borough Local Plan includes allocations for employment uses. As of 1<sup>st</sup> April 2020 development at EMP1 (1) West of Barradale Farm, Maidstone Road, Headcorn is under construction. Table 4.14 outlines the delivery of the allocated sites at 1<sup>st</sup> April 2020. In addition to the consents outlined in Table 4.14, 4307sqm of B2 floorspaces has been completed at EMP1 (3) West of Wheelbarrow Industrial Estate, Pattenden Lane, Marden in a previous monitoring year. Since the adoption of the Local Plan in 2017, EMP1 (2) and RMX1 (6) have yet to gain planning permission. These allocations will be reviewed through the Local Plan Review.

<b>EMP1 (1) West of Barradale Farm, Maidstone Road, Headcorn</b>					
	<b>B1a</b>	<b>B1b</b>	<b>B1c</b>	<b>B2</b>	<b>B8</b>
Completed	-	-	-	-	-
Consent	-	-	-	968	968
<b>EMP1 (2) South of Claygate, Pattenden Lane, Marden</b>					
	<b>B1a</b>	<b>B1b</b>	<b>B1c</b>	<b>B2</b>	<b>B8</b>
Completed	-	-	-	-	-
Consent	-	-	-	-	-
<b>EMP1 (3) West of Wheelbarrow Industrial Estate, Pattenden Lane, Marden</b>					
	<b>B1a</b>	<b>B1b</b>	<b>B1c</b>	<b>B2</b>	<b>B8</b>
Completed	-	-	-	-	-
Consent	-	-	-	-	-
<b>EMP1 (4) Woodcut Farm, Bearsted Road, Bearsted</b>					
	<b>B1a</b>	<b>B1b</b>	<b>B1c</b>	<b>B2</b>	<b>B8</b>
Completed	-	-	-	-	-
Consent	2906	5182	14,934	-	22,273
<b>RMX1 (1) Newnham Park, Bearsted Road, Maidstone</b>					
	<b>B1a</b>	<b>B1b</b>	<b>B1c</b>	<b>B2</b>	<b>B8</b>
Completed	-	-	-	-	-
Consent	12,375	12,375	-	-	-
<b>RMX1 (2) – Maidstone East and forming Royal Mail sorting office, Maidstone</b>					
	<b>B1a</b>	<b>B1b</b>	<b>B1c</b>	<b>B2</b>	<b>B8</b>
Completed	-	-	-	-	-
Consent	-	-	-	-	-
<b>RMX1 (4) Former Syngenta works, Hampstead Lane, Yalding</b>					
	<b>B1a</b>	<b>B1b</b>	<b>B1c</b>	<b>B2</b>	<b>B8</b>
Completed	-	-	-	-	-
Consent	163	-	-	-	-
<b>RMX1 (5) Powerhub Building and Baltic Wharf, St Peter's Street, Maidstone</b>					
	<b>B1a</b>	<b>B1b</b>	<b>B1c</b>	<b>B2</b>	<b>B8</b>
Completed	-	-	-	-	-
Consent	-	-	-	-	-

<b>RMX1 (6) Mote Road, Maidstone</b>					
	<b>B1a</b>	<b>B1b</b>	<b>B1c</b>	<b>B2</b>	<b>B8</b>
Completed	-	-	-	-	-
Consent	-	-	-	-	-

Table 4.14: Net gain for completed and consented B class development by type for allocated sites at 1<sup>st</sup> April 2020 (Source: MBC 2020).

#### **Indicator M21: Amount of land/floorspace within Economic Development Areas and allocated sites and elsewhere lost to non B class uses**

4.28 As of 1st April 2020, there has been a total loss of B class uses to non B Class uses of 41,290sqm, with a further 34,561sqm anticipated from consents (Table 4.15). The highest loss of B class floorspace is from areas elsewhere in the borough outside the EDAs and allocated sites, with a combined loss of 34,909sqm (completed) and 25,204sqm (consented). A total of 1877sqm was lost in the town centre. The potential loss of 9358sqm of B class uses to non B class uses in the EDAs is a concern.

	<b>B1a</b>	<b>B1b</b>	<b>B1c</b>	<b>B2</b>	<b>B8</b>	<b>Total</b>
<b>Economic Development Area</b>						
Completed	0	0	0	1578	4863	6441
Consent	261	0	0	7250	1847	9358
<b>Allocations</b>						
Completed	0	0	0	0	0	0
Consent	0	0	0	0	0	0
<b>Elsewhere</b>						
Completed	10,933	0	1193	0	22,723	34,909
Consent	10,749	0	6598	1499	635	25,204
Completed total loss						41,350
Consent total loss						34,562

Table 4.15: Land/floorspace within Economic Development Areas and allocated sites lost to non B class uses 2018/19 (Source: MBC 2020)

#### **Indicator M22: Percentage unemployment rate**

4.29 There is no specific target for this indicator. It monitors wider changes in the local economy. With the introduction of Universal Credit, which requires a broader span of claimants to look for work than under Jobseeker's Allowance, the number of people recorded as being on the Claimant Count will increase. The number of people recorded as being on the Claimant Count is a proportion of the

resident population. Figure 4.4 shows how the percentage of those who are unemployed has reduced from previous years.

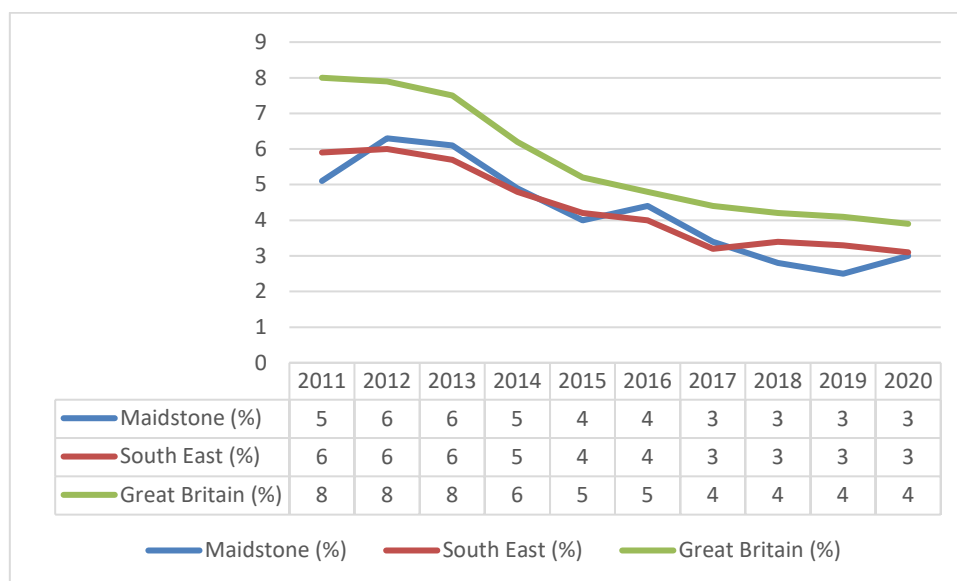


Figure 4.4: Percentage of unemployed 2019/20 (Source: Nomis 2020)

### Indicator M23: Number of jobs in the Borough

4.30 This indicator does not have a specific target as it monitors wider changes in the local economy. Figure 4.5 shows the change in the number of jobs between 2011 and 2018 using the latest information available.

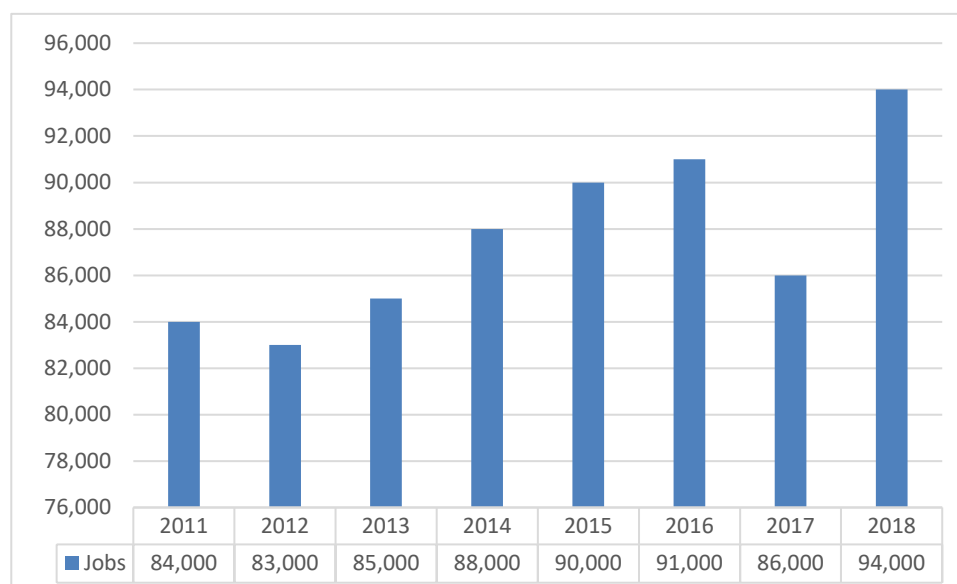


Figure 4.5: Number of jobs in Maidstone Borough (Source: Nomis 2020)

## Retail

### Indicator M24: Amount of additional comparison and convenience retail floorspace consented/completed per annum

4.31 Local Plan Policy SS1 Maidstone Borough spatial strategy outlines that over the plan period there is a need for 6100sqm of convenience retail floorspace and 23,700sqm of comparison retail floorspace. Table 4.16 shows the change in completed and consented retail floorspace over the monitoring year.

	<b>Convenience (Net sales area)</b>	<b>Comparison (Net sales area)</b>	<b>Unspecified (Net sales area)</b>	<b>Total</b>
Completed	407	-9439	-951	-9983
Consent	361	7439	754	8554

Table 4.16: Net gain for completed and consented retail floor space by type (Source: MBC 2020).

4.32 Since 2016/17 there has been a total overall loss of retail floorspace (Table 4.17). This will increase pressure to deliver retail floorspace requirements over the remaining years of the plan. Retail requirements will be reviewed as part of the Local Plan Review.

	<b>Convenience (Net sales area)</b>	<b>Comparison (Net sales area)</b>	<b>Unspecified (Net sales area)</b>	<b>Total</b>
<b>Net Requirement (16-31)</b>	<b>6100</b>	<b>23,700</b>	<b>0</b>	<b>29,800</b>
2016/17	728	-127	353	954
2017/18	1794	395	-47	2142
2018/19	1593	-897	20	716
2019/20	407	-9439	-951	-9983
<b>Total</b>	<b>4522</b>	<b>-10,068</b>	<b>-625</b>	<b>-6171</b>

Table 4.17: Retail floorspace net gain by type since 2016/17 (Source: MBC 2020).

### Indicator M25: Amount of convenience and comparison retail floorspace consented/completed on allocated sites per annum

4.33 The Maidstone Borough Local Plan allocates land for retail development. No planning permissions were granted or completed on retail allocations during the monitoring year. There is an extant permission at RMX1 (1) Newnham Park, Bearsted Road, Maidstone for refurbishment and extension of existing garden centre buildings (including the enclosure of 2570 sqm gross internal area of

existing external retail floor space). Temporary permission was granted previously at RMX1 (2) Maidstone East and former Royal Mail sorting officer, Maidstone. There is also an expired permission for a foodstore at RMX1 (5) Powerhub Building and Baltic Wharf, St Peter's Street, Maidstone. All allocations will be reviewed through the Local Plan Review.

### Indicator M26: Proportion of non-A1 uses in primary shopping frontages

4.34 There are eight primary frontages in Maidstone Town Centre and the indicator requires primary frontages to contain at or above 85% A1 uses. Overall, in the monitoring year, none of the primary frontages have fallen below the 85% threshold, indicating that the primary frontage is still effective in focusing a core retail provision in Maidstone Town Centre (see figure 4.6).

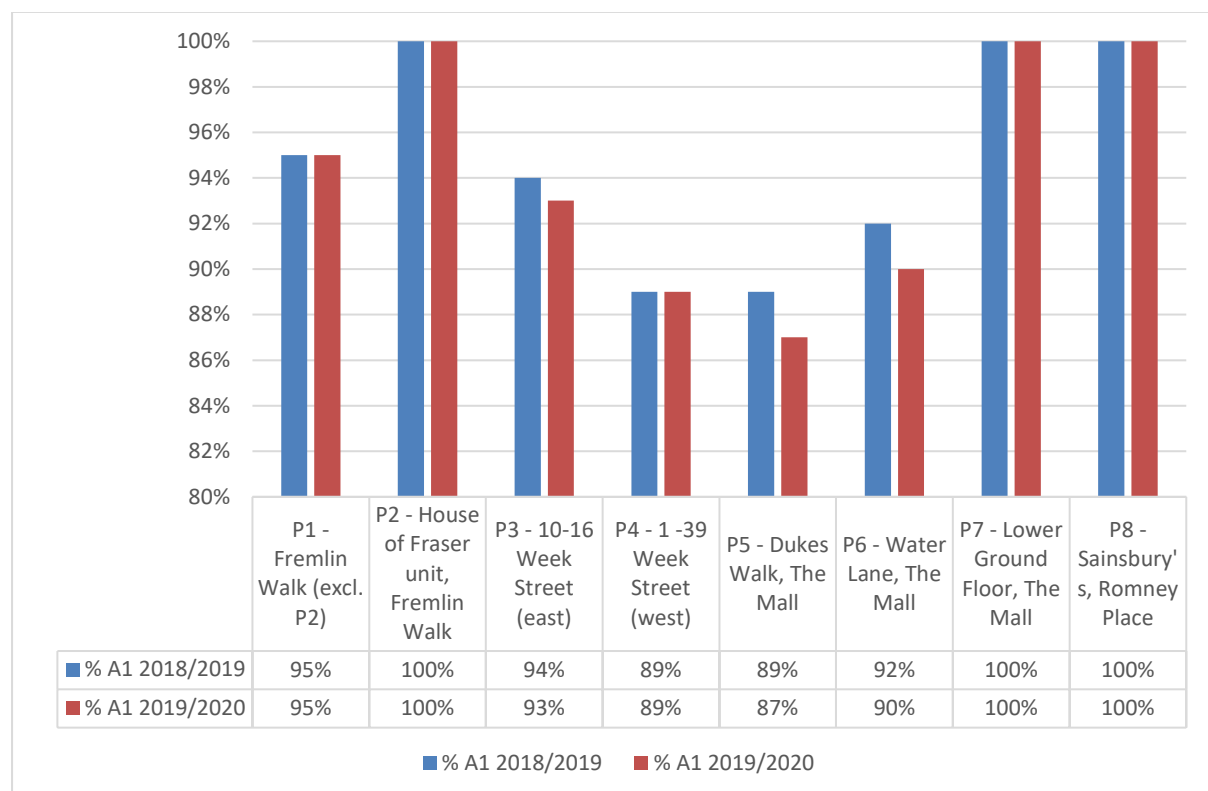


Figure 4.6: Change in the percentage of primary shopping frontage in A1 between 2018/2019 and 2019/2020 (Source: MBC 2020)



## Gypsies, Travellers and Travelling Showpeople Accommodation

### Indicator M27: Annual delivery of permanent pitches/plots (allocated and unidentified sites)

4.35 The Local Plan outlines a 187 pitch target over the plan period. Since 2011, the base date of the Maidstone Borough Local Plan, a total of 226 pitches have been granted permanent consent (Table 4.19). At the 1<sup>st</sup> April 2020, the rate at which permanent permissions have been granted exceeds the target. At Strategic Planning and Infrastructure Committee on 9<sup>th</sup> November 2020 the preferred approach for the LPR was agreed. The preferred approach contained an approach for gypsy and traveller need which will be based on an updated assessment. The preferred approach is to create a separate DPD for gypsy and traveller need.

Permanent non-personal pitches	Permanent personal pitches	Temporary non-personal pitches	Temporary personal pitches
196	30	4	39

Table 4.18: Permitted gypsy and traveller pitches 2011-2020 (Source: MBC 2020)

4.36 Between 1<sup>st</sup> April 2019 and 31<sup>st</sup> March 2020 there has been permission for 49 permanent pitches (Table 4.20). This figure is made up of 46 non-personal and 3 personal permanent permissions.

	Permanent non-personal pitches	Permanent personal pitches	Temporary non-personal pitches	Temporary personal pitches	Total
2019/2020	46	3	0	2	51

Table 4.19: Annual permissions of permanent pitches/plots (Source: MBC 2020)

### Indicator M28: Delivery of permanent pitches on allocated sites

4.37 All 9 permissions on allocated sites were permanent non-personal consents. Since the adoption of the Local Plan, 13 pitches have been delivered on allocated sites (32% of the 41 pitch requirement).

### Indicator M29: Five year supply position

4.38 The Ministry of Housing Communities and Local Government's (MHCLG) 'Planning policy for traveller sites' (PTS) requires local plans to identify 5 years' worth of deliverable Gypsy and Traveller pitches against the Local Plan's pitch

target. At the 1<sup>st</sup> April 2020 the Council can demonstrate a 7.0 years' worth of deliverable gypsy and traveller pitches. Tables 4.20 and 4.21 below outlines the calculation used.

		Pitches
1	Pitch requirement 1 October 2011 to 31 March 2020 (9 years) (105 + 5 + 5 + 5 + 5)	125
2	No of permanent pitches consented 1 October 2011 to 31 March 2020	226
3	5 year requirement 2019 – 2024 (5 + 5.4 + 5.4 + 5.4 + 5.4 = 26.6)	26.6
4	5% buffer brought forward from later in the Plan period (5% of line 3)	1.3
5	Total requirement 1 April 2020 to 31 March 2025 (line 3 + line 4)	28
6	Total pitch supply 1 April 2020 to 31 March 2025 (from Table 4.22)	39
	5 year supply: $28 \div 5 = 5.6$ ; $39 \div 5.6 = \mathbf{7.0 \text{ years}}$	

Table 4.20: Five year supply calculation (Source: MBC 2020)

	Pitches
Policy GT1 - allocated pitches (excl. consented and/or occupied pitches)	18
<ul style="list-style-type: none"> <li>• GT1(1) – The Kays, Linton (1)</li> <li>• GT1(2) – Greenacres, Church Hill, Boughton Monchelsea (1)</li> <li>• GT1(6) – Rear of Granada, Lenham Rd, Headcorn (1)</li> <li>• GT1(8) – Kilnwood Farm, Old Ham Lane, Lenham (2)</li> <li>• GT1(10) – The Paddocks, George Street, Staplehurst (2)</li> <li>• GT1(11) – Blue Bell Farm, George Street, Staplehurst (2)</li> <li>• GT1(13) – Flips Hole, South Street Rd, Stockbury (3)</li> <li>• GT1(14) – The Ash, Yelsted Rd, Stockbury (3)</li> <li>• GT1(15) Hawthorn Farm, Ulcombe (2)</li> <li>• GT1(16) – Neverend Lodge, Pye Corner, Ulcombe (1)</li> </ul>	
Pitch turnover on 2 x public sites (5 x 1.1 pitches/annum)	6 <sup>9</sup>
Windfall sites	15
Total pitch supply 1 April 2020 to 31 March 2025	39

Table 4.21: Components of total pitch supply 1 April 2019 to 31 March 2024 (Source: MBC 2020)

#### **Indicator M30: Number of caravans recorded in the bi-annual caravan count**

4.39 There is no specific target for this indicator. It provides a snapshot of Gypsy and Traveller accommodation provision in the Maidstone Borough. As reported in the Traveller Count published by the MHCLG in July 2019 there were 744 caravans and in January 2020 there were 727 caravans recorded. This figure includes both mobiles and tourers. There has been a significant increase in the number of caravans recorded between July 2018 and January 2020 (Table 4.23). The reason for an increase in the number of caravans reported is due to the large gypsy and traveller population in Maidstone Borough. An improved monitoring and identification system has also contributed to the increase in figures.

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<sup>9</sup> 5.5 rounded to 6

Year	Total caravans
January 2020	727
July 2019	744
January 2019	572
July 2018	466

Table 4.22: Number of caravans recorded in the bi-annual caravan count (includes both mobiles and tourers) (Source: MHCLG, 2020).

## Heritage

### **Indicator M31: Number of and nature of cases resulting in a loss of designated heritage assets as a result of development**

4.40 There have been no applications permitted for demolition, or for the removal of a heritage asset during the monitoring year, so no action is required.

### **Indicator M32: Change in the number of entries on Historic England's Heritage at Risk Register**

4.41 There has been no change to the Heritage at Risk Register and as of April 2020 there are 13 designated heritage assets at risk.

## Natural Environment – Biodiversity

### **Indicator M33: Loss of designated wildlife sites as a result of development (hectares)**

4.42 There has been no loss of designated wildlife sites as a result of development during 2019/20 so no action is required.

### **Indicator M34: Loss of Ancient Woodland as a result of development (hectares)**

4.43 There has been a small loss of 0.16ha of ancient woodland as a result of development permitted during the monitoring year permitted under 18/505455/REM Land East Of Gleamingwood Drive. Outline permission was granted at appeal and the loss is a result of a new access route. Further loss of ancient woodland will be reviewed to ensure the correct application of Local Plan policies.

## Agricultural Land

### **Indicator M35: Loss of the best and most versatile agricultural land as a result of development (hectares)**

4.44 Agricultural land is graded into five categories according to versatility and suitability for growing crops. Grade 1 is excellent, Grade 2 very good, Grade 3 good to moderate, Grade 4 poor and Grade 5 as very poor. Grades 1 – 3 are the best and most versatile agricultural land. The target for this indicator is no overall loss of best and most versatile agricultural land as a result of consented development on non-allocated sites (major applications only). In 2019/20 there was 1.98ha loss of grade 3 agricultural land (from Land West of Loder Close and Westwood Close Ham Lane – 18/506657/FULL). This indicator does not take into account reserved matters applications or local plan allocations.

	<b>Grade 1</b>	<b>Grade 2</b>	<b>Grade 3 (includes 3a)</b>
2016/17	0	3.06	0
2017/18	0	0	0
2018/19	0	1.93	0.26
2019/20	0	0	1.98

Table 4.23: Hectares of agricultural land lost due to windfall planning consent on major sites (Source: MBC 2020)

## Good Design and Sustainable Design

### **Indicator M36: Number of qualifying developments failing to provide BREEAM very good standards for water and energy credits**

4.45 Of the 132 applications permitted during 2019/2020 that qualify to provide BREEAM very goods standards, only two applications did so. Both applications have conditions which require a final certificate to be submitted to certify that a very good BREEAM rating has been achieved. By adding a condition a commercial application to meet the BREEAM standard the applications meet the policy objective.

### **Indicator M37: Completed developments performing well in design reviews**

4.46 Design quality is monitored through the planning decision and appeal process. There has been an increase in the number of applications allowed on appeal following a refusal on grounds of design quality since 2016/17 (Table 4.25 below). There is no sustained failure in the applications of policy DM1 'Principles of good design' that would trigger an action.

Year	Completed developments performing well in design reviews
2016/17	0
2017/18	0
2018/19	3
2019/20	5

Table 4.24: Completed developments performing well in design reviews (Source: MBC 2020)

## Open Space

### **Indicator M38: Loss of designated open space as a result of development (hectares)**

4.47 There has been no loss of designated open space as a result of development during the reporting year 2019/20.

### **Indicator M39: Delivery of open space allocations**

4.48 There are 17 open space (OS) allocations listed under Policy OS1 in the Local Plan. These are directly linked to residential site allocations. Table 4.26 shows all 17 OS1 allocations and the status/progress of the development sites for the 2019/20 monitoring year.

LP17 OS1 allocation	Site name/address	LP17 OS1 description	LP17 OS1 size (hectares)	Development site status 2019/20	OS permitted (description)	Completion year
1	Oakapple Lane Barming	Natural/semi-natural OS	1.5	No application		
2	Langley Park Sutton Road B. Monchelsea	Informal OS (nature conservation area)	7.65	Started		
3	South of Sutton Road, Langley	Natural/semi-natural OS	0.1	Started		
4	Kent Police HQ, Sutton Road, Maidstone	Outdoor sports provision (3-5 sports pitches)	1.6	Not started		
5	Cross Keys Bearsted	Natural/semi-natural OS	2.4	Started		
6	South of Ashford Road Harrietsham	Natural/semi-natural OS Allotments	1.37 0.5	Completed	Contributions towards refurbishment and replacement of offsite outdoor sports facilities and children's and young	2018/19

LP17 OS1 allocation	Site name/address	LP17 OS1 description	LP17 OS1 size (hectares)	Development site status 2019/20	OS permitted (description)	Completion year
					people's equipped play areas at Glebe Fields and improvements of infrastructure and provision of capacity at the existing allotments to the west of the land (due occupation of 35 dwelling)	
7	Church Road Harrietsham	Natural/semi-natural OS	0.91	Completed	Not to complete more than 75% of the dwellings of allow the same until land is made available for use the on site open space	2018/19



LP17 OS1 allocation	Site name/address	LP17 OS1 description	LP17 OS1 size (hectares)	Development site status 2019/20	OS permitted (description)	Completion year
8	The Parsonage Goudhurst Rd Marden	Natural/semi-natural OS	2.1	Started		
9	Land to the North of Henhurst Farm, Pinnock Lane, Staplehurst	Natural/semi-natural OS	1.22	No application		
10	Land at Lenham Road Headcorn	Natural/semi-natural OS	0.1	Completed	£60,480 towards improvements (including equipped play) refurbishment and maintenance to Hoggs Bridge Green Play Area to mitigate the impact of the development (50% prior to commencement and 50% prior to	2017/18

LP17 OS1 allocation	Site name/address	LP17 OS1 description	LP17 OS1 size (hectares)	Development site status 2019/20	OS permitted (description)	Completion year
					occupation of 24th dwelling)	
11	(Gibbs Hill Farm) South of Grigg Lane Headcorn	Natural/semi-natural OS	1.18	Not started		
12	Land North Of, Heath Road (Older's Field), Coxheath, Maidstone, Kent, ME17 4TB	Natural/semi-natural OS	1.12	Started		
13	Heathfield Heath Rd Coxheath	Natural/semi-natural OS	0.5	Completed	£97,924.20 towards the cost of improvements refurbishment and replacement of facilities (including pavilions play equipment and play areas ground works	2017/18

LP17 OS1 allocation	Site name/address	LP17 OS1 description	LP17 OS1 size (hectares)	Development site status 2019/20	OS permitted (description)	Completion year
					and facilities) at Stockett Lane Recreation Ground (prior to occupation of 55th dwelling)	
14	Land at Boughton Mount Boughton Lane	Natural/semi-natural OS	0.15	No application		
15	Lyewood Farm, Green Lane. B. Monchelsea	Natural/semi-natural OS	0.15	Started		
16	West of Church Road Otham	Natural/semi-natural OS	1.4	Appeal decision pending		
17	Tanyard Farm, Old Ashford Rd Lenham (Land North Of Old Ashford Road )	Natural/semi-natural OS	0.34	Not started		

Table 4.25: Local Plan Allocations and open space delivered (Source: MBC 2020)

## **Indicator M40: Delivery of new or improvements to existing designated open space in association with housing and mixed use developments**

4.49 This indicator looks at whether the delivery of new or improvements to existing designated open space has been fulfilled in accordance with Policy DM19 and, where appropriate, Policy H1 over the reporting year. Policy DM19 of the adopted Local Plan 2017 sets out the Council's requirements for open space provision and Policy H1 sets out site specific housing allocation requirements, including for the provision of open space. In the reporting year 2019/20, qualifying residential and mixed-use sites provided over 3 hectares of on-site open space provision, with no payments for off-site open space provision.

## **Air Quality**

### **Indicator M41: Progress in achieving compliance with EU Directive/national regulatory requirements for air quality within the Air Quality Management Area (AQMA)**

4.50 The Air Quality Annual Status Report (June 2020)<sup>10</sup> explains that

"The 2019 monitoring results show that the annual mean NO<sub>2</sub> [...] objective has been met in majority of the monitoring locations. Also, in the vast majority of monitoring locations, NO<sub>2</sub> levels had decreased from the 2018 levels, continuing the general trend of air quality improvements which has been ongoing in Maidstone in the last four or five years. There were six locations within the AQMA where NO<sub>2</sub> levels were observed to exceed the annual mean objective for NO<sub>2</sub> in 2019, when distance corrected to the nearest relevant exposure. Five of these locations were in Upper Stone Street and the other was at the Wheatsheaf Junction.

It is clear that air quality in Maidstone has improved over recent years, to the extent that a number of areas previously identified as air quality 'hotspots,' for example, the High Street and Well Road, no longer appear to exceed the NO<sub>2</sub> annual mean objective. At the Wheatsheaf junction, whilst an exceedance is regularly measured at the Wheatsheaf pub, the pub appears to be the only property where the exceedance is measured. Neighbouring residential properties appear to be below the objective. A similar picture is emerging at the Fountain Lane/Tonbridge Road junction where the area of exceedance barely seems to extend outside the carriageway of the road to the residential properties.

An apparent exceedance of the hourly mean NO<sub>2</sub> objective in Upper Stone Street was thought to be due to an instrument fault. [...]

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<sup>10</sup> [https://www.maidstone.gov.uk/\\_data/assets/pdf\\_file/0004/345181/Maidstone-ASR-2020-Final.pdf](https://www.maidstone.gov.uk/_data/assets/pdf_file/0004/345181/Maidstone-ASR-2020-Final.pdf)

Therefore it is now very clear that Upper Stone Street is now the main area of concern in Maidstone with regards to air quality. Even here, there have been considerable improvements in recent years. [...] Despite the improvements, the levels remain stubbornly in excess of the objective, and it's clearly here that we need to prioritise our efforts in the coming years. That said, it is not hard to envisage a time in the not too distant future, when our relatively new AQMA might be revoked and replaced with a much smaller AQMA, probably only including Upper Stone Street and Loose Road, between Wrens Cross and the Wheatsheaf Junction."

4.51 In conclusion, there has been continued improvements in air quality at the identified exceedance areas.

**Indicator M42: Applications accompanied by an Air Quality Impact Assessment (AQIA) which demonstrate that the air quality impacts of development will be mitigated to acceptable levels**

4.52 For this indicator, the Council reviewed the permissions granted for residential development in Maidstone urban area during the monitoring year. The Council focused on the 22 permissions granted on large sites (5+ dwellings). Of this number, 7 of the developments were found to have no specific air quality implications when the applications were assessed. A further 2 were 'Prior Notification' proposals and, as such, were exempted from air quality considerations. The remaining 13 proposals made provision for air quality as follows; provision of electric vehicle charging points (12 sites), and a requirement for all windows to be fixed shut, apart from one which can remain open (1 site). There was 1 site where electric vehicle charging points and low NOx boilers were included in the development.

## Infrastructure

**Indicator M43: Planning obligations – contributions prioritisation (Policy ID1(4))**

4.53 There were 7 applications granted planning permission subject to S106 agreements in the 2019/20 reporting year. All 7 provided all contributions sought in accordance with the priorities outlined in Policy ID1(4).

#### **Indicator M44: Planning obligations – number of relevant developments with planning obligations**

4.54 There were 7 applications granted planning permission subject to S106 agreements in 2019/20. All 7 provided all contributions sought.

#### **Indicator M45: Delivery of infrastructure through planning obligations/conditions**

4.55 Where developer contributions are secured through Section 106 agreements, there are normally prescribed dates by which the funds are required to be spent or risk being returned to the payee. In the reporting year, all contributions due to expire in 2019/20 were either spent or allocated to specific schemes. There are 8 contributions, totalling £268,402.93 that are due to be spent or allocated to specific schemes in 2020/21. The focus will be to ensure these contributions are spent/allocated ahead of their spend by dates.

#### **Indicator M46: Introduction of Community Infrastructure Levy**

4.56 The Council formally implemented CIL on 1<sup>st</sup> October 2018 and requires applicants to submit a CIL Form One (formerly Form Zero pre-September 2019). Form One is the additional CIL information form where an applicant is required to declare if they feel the development will be CIL liable. This gives an indication of the potential CIL liability at the point of submission. Over the monitoring year 1st April 2019 to 31st March 2020, 121 CIL liable applications were received. £573,222.21 received in CIL payments in this period.

### **Transport**

#### **Indicator M47: Identified transport improvements associated with Local Plan site allocations**

4.57 The Council maintains an Infrastructure Delivery Roadmap that tracks the progress of all known infrastructure projects. The Council also meets with KCC, as the highways authority, on a quarterly basis to discuss progress of identified highways improvement schemes and ensure their timely delivery – with a particular focus on the schemes identified as part of the Maidstone Integrated Transport Package (MITP). Over the reporting year, all relevant transport improvements associated with Local Plan allocations except for two highways schemes: HTNW4 - 'capacity improvements at the junction of Fountain Lane and the A26/Tonbridge Road' and HTC1 - 'Linton crossroads junction improvements' were on track for a timely delivery. In both cases, this is due to a significant

shortfall in funding as a result of the currently agreed scheme design. MBC continues to work with KCC to progress the delivery of these critical schemes. All highways and transportation schemes will continue to be closely monitored over the course of the year, however, the impact of Covid-19 on the ability to progress projects during 2020 is likely to result in a reported delay to delivery.

**Indicator M48: Sustainable transport measures to support the growth identified in the Local Plan and as set out in the Integrated Transport Strategy and the Walking and Cycling Strategy**

4.58 Projects remain on track to be delivered within the broad time periods identified within the Infrastructure Delivery Plan. Only 4.5% of the actions within the ITS have been rated as red in terms of delivery, with the remainder being 29.5% amber and 66% green. As part of the Local Plan Review, the Integrated Transport Strategy will be reviewed.

**Indicator M49: Provision of Travel Plans for appropriate development**

4.59 Travel Plans, Transport Assessments and Statements are all ways of assessing and mitigating the negative transport impacts of development in order to promote sustainable development. They are required for all developments which generate significant amounts of movements. In 2019/20 two travel plans were submitted to the KCC travel plan officer:

- 17/502432 – Springfield Mill
- 20/501773 – Oakapple Lane

**Indicator M50: Achievement of modal shift through:**

- **No significant worsening of congestion as a result of development**
- **Reduced long stay town centre car park usage**
- **Improved ratio between car parking costs and bus fares**

4.60 There is no specific target for this indicator. It purely monitors modal shift. The three parts of the indicator are discussed in turn below.

**4.61 No significant worsening of congestion as a result of development:**  
The figures below in Table 4.27 show the average vehicle speeds on five of the main A roads. Since 2017 speeds have reduced on the A20, A26 and A274, whilst the A229 and A249 has seen an increase in average speeds.

Road Name	2017 (mph)	2018 (mph)	2019 (mph)	Change in last year (%)
A20	32.2	31.3	30.7	-1.9
A229	31.5	33.6	34.1	1.5
A249	42.9	47.9	48.4	1.1
A26	24.3	24.0	24.3	1.3
A274	27.4	27.2	26.2	-3.7

Table 4.26: Average vehicle speeds on locally managed 'A' roads (Source: DfT 2020)

4.62 There is no further information regarding average combined journey times for public transport, bicycling and car to key services since 2018 (Figure 4.7).

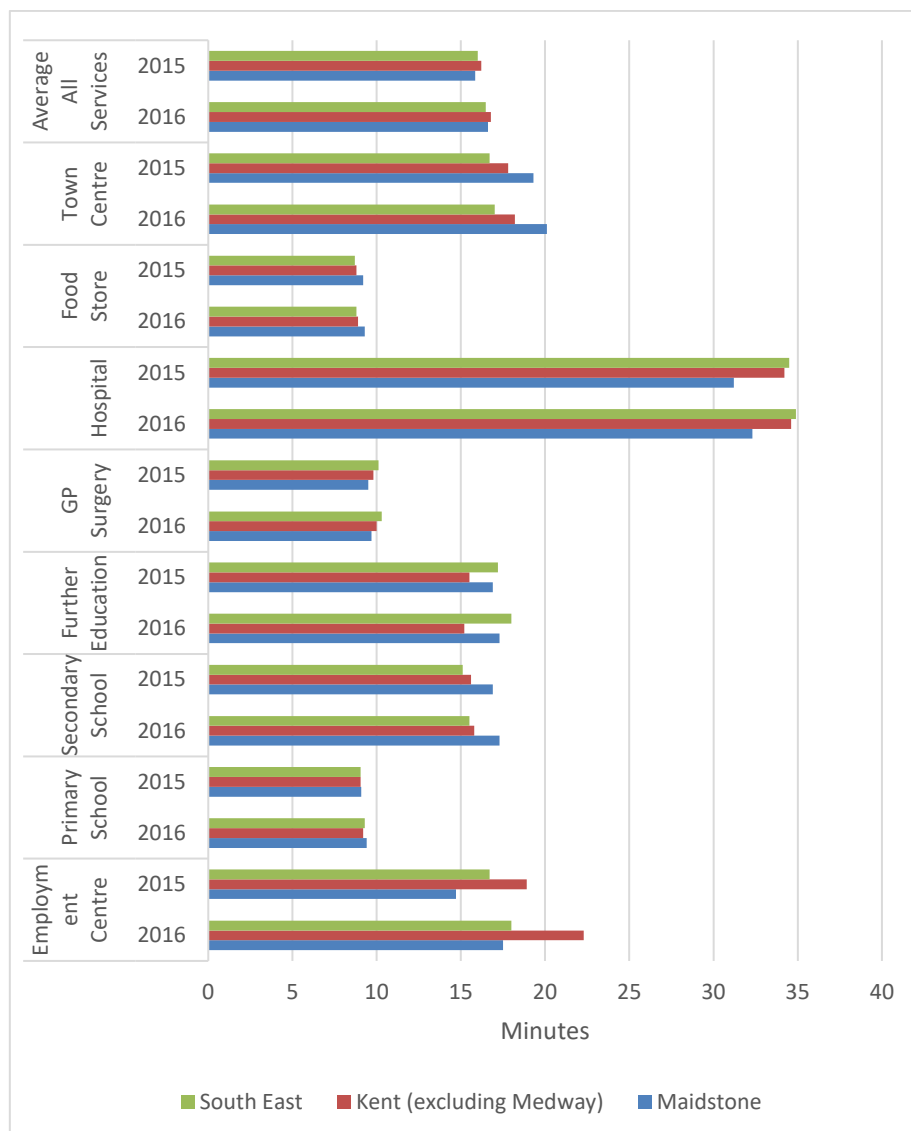


Figure 4.7: Average journey times to key services 2016 (Source: DfT 2018<sup>11</sup>)

<sup>11</sup> No recent figures have been published.



**4.63 Reduced long stay town centre car park usage:** In total there were 353,219 transactions in the town centre long stay car parks (Table 4.28) a decrease of 11% from the previous year.

Car Park	Payment Method						Total	
	Pre-pay Unit		RingGo		CiCo (Check In, Check Out)			
	18/19	19/20	18/19	19/20	18/19	19/20	18/19	19/20
Barker Road	24,595	15,970	15,066	17,082	0	0	39,661	33,052
Brooks Place	1698	1056	923	1153	0	0	2621	2,209
Brunswick Street	7111	0	4475	39	0	0	11,586	39
College Road	14,447	11,552	7276	10001	0	0	21,723	21,553
Lockmeadow	138,772	118,574	52,289	71,853	0	0	191,061	190,427
Lucerne Street	5648	2258	3120	3475	0	0	8768	5,733
Sandling Road	39,999	32,032	16,166	18,221	7013	5228	63,178	55,481
Sittingbourne Road	13,726	8,236	8132	9930	0	0	21,858	18,166
Union Street East	10,881	7,094	6352	4685	0	0	17,233	11,779
Union Street West	6126	3832	4304	4185	0	0	10,430	8,017
Well Road	3880	2301	3409	4462	0	0	7289	6,763
Total	266,883	202,905	121,512	145,086	7013	5,228	395,408	353,219

Table 4.27: Town Centre long stay car park transactions 2019/20 (Source: MBC 2020)

**4.64 Improved ratio between car parking costs and bus fares:** Since last year there has been a change to the cost of long stay parking and the cost of an Arriva day ticket (Table 4.29).

Car Parks	2020		Ratio 2020	Ratio 2019	Ratio 2018	Ratio 2017	Change
	Long stay cost (over 4 hours)	Arriva day ticket					
MBC (up to 5 hours)	£5.50 (mode)	£5.50	0	0	1.38	1.25	0
MBC (over 5 hours)	£7.00 (mode)	£5.50	1.27	1.28			-0.01
Fremlin Walk (4-5 hours)	£5.60	£5.50	0.02	0			0.02
Fremlin Walk (over 5 hours)	£10.50	£5.50	1.91	1.89	1.96	1.83	0.02
The Mall (4-5 hours)	£4.50	£5.50	-0.82	-0.83			-0.01
The Mall	£9.00	£5.50	1.63	1.67	1.8	1.73	-0.04

Table 4.28: Ratio of car parking costs compared to bus fares (Source: MBC 2019 and 2020)

## 5. Sustainability Appraisal – Significant Effect Indicators

5.1 The Sustainability Appraisal for the adopted Maidstone Local Plan outlines monitoring measures that will be used to monitor the effects of the Maidstone Borough Local Plan. The monitoring of the significant effect indicators allows previously unforeseen effects to be identified early.

### Housing

#### **Indicator SA1: Number of households on the Housing Register**

5.2 See Local Plan Indicator M15.

#### **Indicator SA2: Number of new dwellings built compared to targets**

5.3 There were 1,304 dwellings (net) completed during the monitoring year 2019/20, bringing the total completed dwellings to 7,741 for the plan period 2011/31. This represents a shortfall of 206 against the nine year target of 7,947 dwellings. This shortfall will be delivered over the next six years 2021 to 2027 (see indicator M5 for further information).

#### **Indicator SA3: Net additional Gypsy and Traveller pitches**

5.4 See Local Plan Indicators M27 and M29

### Flooding

#### **Indicator SA4: New development in the floodplain**

5.5 There have been 168 applications permitted within the floodplain, none of which have caused a loss in floodplain as a result of development during 2019/20 due to mitigating conditions were imposed and/or the Environment Agency were satisfied that there was no adverse impact.

### **Indicator SA5: Development permitted contrary to advice by the Environment Agency on flood risk**

5.6 During the monitoring year, no development has been permitted contrary to advice by the environment agency on flood risk.

### **Indicator SA6: Percentage of developments implementing SUDs**

5.7 Data for this monitoring indicator is currently unavailable.

## **Health**

### **Indicator SA7: Percentage of residents that consider their health to be good**

5.8 The 2011 Census data outlines that 48% of people within Maidstone consider their health to be very good, with a further 35% who consider their health to be good<sup>12</sup>. These figures are similar to the national averages, whereby a total of 47% consider their health to be very good and 34% consider their health to be good.

### **Indicator SA8: Distance travelled to services**

5.9 Information on access to services has been gathered for the five Rural Service Centres (RSCs) and five larger villages. The survey was undertaken in July 2018<sup>13</sup> and Table 5.1 shows the percentage of key villages with access to each service. The RSCs are Harrietsham, Headcorn, Lenham, Marden and Staplehurst and the larger villages are Boughton Monchelsea, Coxheath, Eythorne Street (Hollingbourne), Sutton Valence and Yalding.

<b>Service</b>		<b>% of key villages with access to service July 2018</b>
Education	Nursery	100%
	Primary School	100%
	Secondary School	40%
Community	Place of Worship	100%
	Public House	90%
	Village/Community Hall	100%
	Library (including mobile)	100%

<sup>12</sup> No recent figures have been published.

<sup>13</sup> No recent figures have been produced.

Service		% of key villages with access to service July 2018
Health	Doctor's Surgery	80%
	Other	70%
Leisure	Recreation	100%
	Sport	100%
	Other	80%
Convenience shopping	General Store/Newsagent	100%
	Post Office	100%
	Bank (including mobile)	40%
	ATM	50%
	Other	60%
Comparison shopping	Hairdresser, Florist etc	100%
Eating out	Restaurants	80%
	Take-Away	60%
	Café, Tearooms	60%
Transport	4+ Bus Journeys/Weekday	100%
	Train Service	70%

Table 5.1: Access to services in rural service centres and larger villages (Source: MBC 2018)

## Poverty

### Indicator SA9: Difference in levels of deprivation between the most and least deprived areas

5.10 The Index of Multiple Deprivation<sup>14</sup> ranks each Lower-layer Super Output Area (LSOA) in the country from 1 being the most deprived and 32,844 being the least deprived. As of 2019, according to the Index of Multiple Deprivation, the least deprived LSOA in Maidstone Borough is located in Bearsted<sup>15</sup> ward and is ranked as 32,648. The LSOA is amongst the 10% least deprived areas in the country. The most deprived LSOA in the Borough is located in Parkwood<sup>16</sup> ward and is ranked as 2914 in 2019 and 1979 in 2015, a change of 935 rankings. The LSOA remains amongst the 10% most deprived areas in the country.

<sup>14</sup> <https://www.gov.uk/government/statistics/english-indices-of-deprivation-2019>

<sup>15</sup> Whilst the least deprived LSOA in Maidstone Borough in both 2015 and 2019 is in Bearsted, it is a different LSOA identified as the least deprived. E01024330 in 2015 and E01024329 in 2019.

<sup>16</sup> The LSOA in Parkwood is E01024389

## Indicator SA10: Levels of unemployment

5.11 See Local Plan Indicator M22.

## Education

### Indicator SA11: Number of schools that are at capacity/surplus

5.12 The Department for Education's School Capacities return, shown in Figure 5.1, shows that capacity at both primary and secondary schools in the Borough has changed between 2019 and 2020.

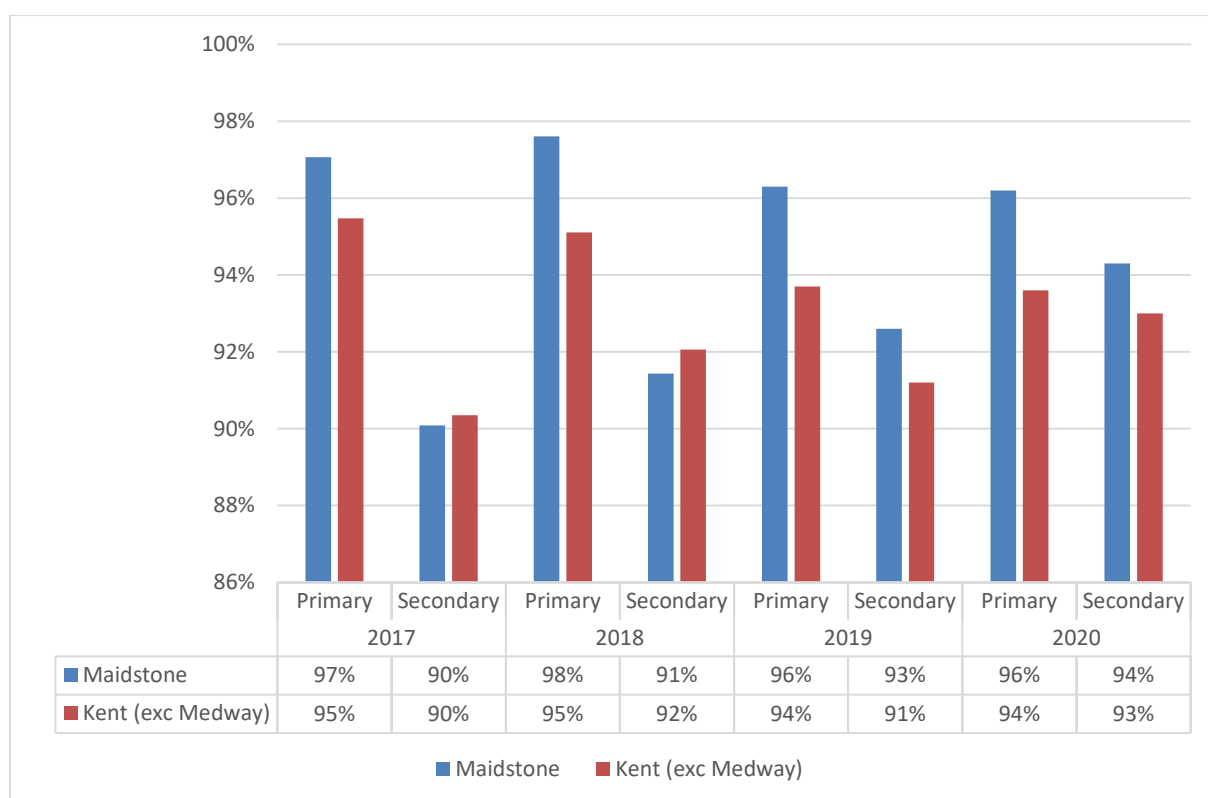


Figure 5.1 School capacities from 2017-2020 (Source: KELSI 2020, 2019, 2018 and 2017).

### Indicator SA12: Pupils achieving grades A-C

5.13 NVQ Level 2 equates to 4-5 GCSE grades A\*-C (grades 4-9 under the new grading system). In 2018 (January to December), 70.9% of pupils in Maidstone achieved NVQ 2 or above. In comparison to 79.1% in the South East. Since 2011, the base date of the Maidstone Borough Local Plan, there has been a

decrease in the number of pupils achieving NVQ 2 or above of 4.3%, and this is in contrast to the rest of the south east (7.9%) and nationally (8.8%)<sup>17</sup>.

## Crime

### Indicator SA13: Levels of crime in town centres

5.14 The town centre is located in the High Street ward. Figures provided by Kent Police show that between July-September 2017 and January-March 2020 there has been a decline in crime in the High Street ward from 1109 to 947 reported crimes (Figure 5.2).

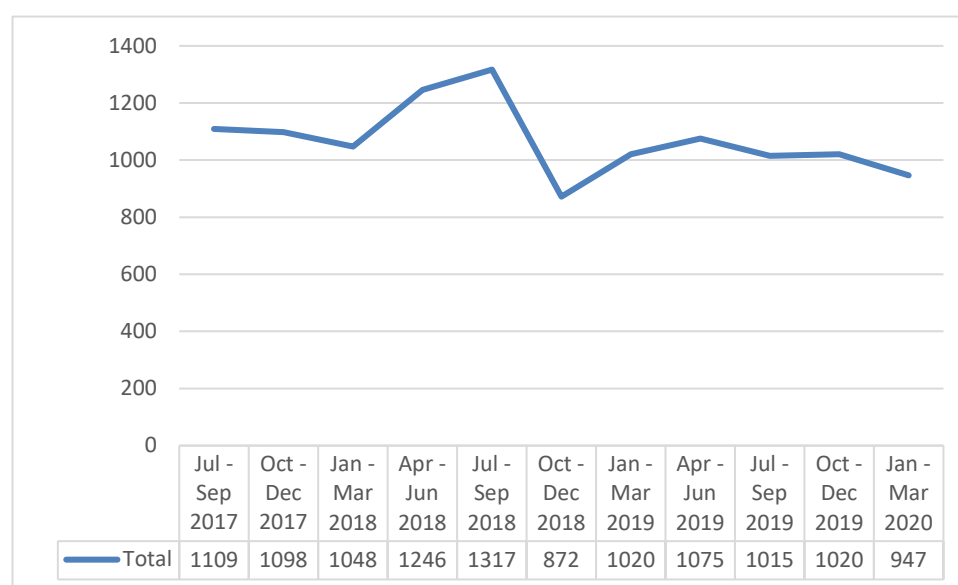


Figure 5.2: Crimes reported between July 2017 and March 2020 (Source: Kent Policy 2020)

### Indicator SA14: Crime rates per 1000 population

5.15 There has been a general increase in all reported crime both within Maidstone and county wide between 2017/18 and 2019/20. For the Borough as a whole, crime rate per 1,000 population has risen from 90 in 2017/18 to 95 in 2019/20 an increase of 6% (Table 5.2).

<sup>17</sup> Further details can be accessed at:

<https://www.nomisweb.co.uk/reports/lmp/la/1946157316/report.aspx?town=maidstone#tabquals>

		Crime rate per 1,000 population
2017/18	Maidstone	90
	Kent	114
2018/19	Maidstone	104
	Kent	127
2019/20	Maidstone	95
	Kent	120
% Change	Maidstone	6%
	Kent	5%

Table 5.2: Crime rates per 1,000 population (Source: Home Office 2020)

## Vibrant community

### Indicator SA15: Loss/gain of community facilities

5.16 The Maidstone Borough Local Plan seeks to resist the net loss of community facilities. During 2019/20, there was a total gain of 11 community facilities. This includes two education and training establishments; four leisure facilities; two medical/community care centres; one place of worship and two other public/community buildings/facilities.

5.17 During 2019/20 there has also been a total loss of 3 community facilities, consisting of one medical/community care centres and two education and training establishment. Overall, this equates to a net gain of eight community facility in 2019/20.

## Accessibility

### Indicator SA16: Percentage of relevant applications where a Travel Plan is secured

5.18 See Local Plan Indicator M49

### Indicator SA17: Percentage of trips to work, school, leisure using public transport, walking and cycling

5.19 Information produced by Public Health England<sup>18</sup> shows that in 2017/18 18% of adults in the Borough walk as their mode of travel at least three days per week, compared to 13% of adults in 2016/17. A further 1 % of adults cycle

<sup>18</sup> <https://fingertips.phe.org.uk/profile/wider-determinants/data#page/1/gid/1938133043/pat/6/par/E12000008/ati/101/are/E07000110>



for travel at least three days per week. There has been no change in the number of adults who cycle for travel since 2016/17.

5.20 Walking to school statistics published<sup>19</sup> indicate that over the monitoring year a total of 16,092 cars were taken off the road as a result of walking to school, a decrease from last year.

### **Indicator SA18: Develop indicators to look at access issues in rural areas**

5.21 The Council will develop indicators to look at access issues in rural areas. Table 5.1 for Indicator SA8 provides information on the level of access to services within the Rural Service Centres (RSCs) and five larger villages.

## **Culture**

### **Indicator SA19: Number of visits to the Borough**

5.22 In a report on Economic Impact of Tourism Maidstone – 2017 Results<sup>20</sup> published in November 2018, there were 371,000 staying visits to Maidstone Borough (Figure 5.3). This is a small decrease of 0.5% from 2015 when there were 373,000 staying trips<sup>21</sup>.

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<sup>19</sup> <https://kmcharityteam.secure.force.com/localauthority/walkingtoschoolstats>

<sup>20</sup> [https://www.visitkentbusiness.co.uk/library/Cambridge Model 2018/1. Economic Impact of Tourism - Maidstone 2017.pdf](https://www.visitkentbusiness.co.uk/library/Cambridge%20Model%202018/1.%20Economic%20Impact%20of%20Tourism%20-%20Maidstone%202017.pdf)

<sup>21</sup> No recent figures have been published

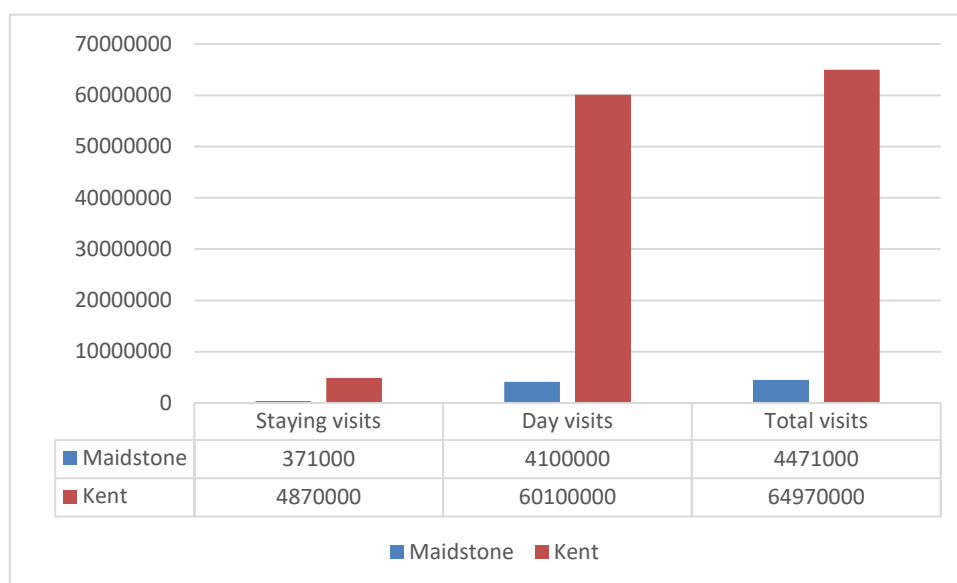


Figure 5.3: Number of visitors to the Borough (Source: Destination Research, 2018)

## Land use

### Indicator SA20: Percentage of development on previously developed land

5.23 Out of the 1,304 dwellings (net) completed during 2019/20 a total of 351 dwellings were completed on previously developed land. This equates to 27%. Table 5.3 shows that there has been a decline in the percentage of completions on previously developed land, which is to be expected as greenfield sites allocated in the adopted Local Plan are delivered.

Year	Percentage of completions on previously developed land
2011/12	92%
2012/13	84%
2013/14	77%
2014/15	77%
2015/16	69%
2016/17	60%
2017/18	47%
2018/19	51%
2019/20	27%

Table 5.3: Percentage of housing completions on previously developed land (Source: MBC 2020)

### **Indicator SA21: Net loss of agricultural land**

5.24 See Local Plan Indicator M35.

### **Indicator SA22: Number of new allotment pitches provided through development contributions**

5.25 Over the monitoring year no new allotment pitches have been provided through development contributions.

## **Congestion**

### **Indicator SA23: Peak traffic flow**

5.26 See Local Plan Indicator M50.

### **Indicator SA24: Travel times**

5.27 See Local Plan Indicator M50.

### **Indicator SA25: Investment in road infrastructure**

5.28 A total of 24 highways and transportation schemes from the Infrastructure Delivery Plan have been completed since the adoption of the Local Plan in 2017. These schemes include works to reduce traffic congestion; improve sustainable transport options through the provision of bus lanes and cycle parking; footpath provision; and the enhancement of the public realm. All of these measures contribute to reducing congestion in the borough.

## **Climate change**

### **Indicator SA26: CO<sub>2</sub> emissions per capita**

5.29 Between 2011 and 2018, CO<sub>2</sub> emissions per capita in Maidstone has declined, a trend which is reflected in the Kent average (Table 5.4).

<b>Per Capita Emissions (t)</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>
Maidstone	6.3	6.5	6.5	5.7	5.5	5.2	4.9	4.7
Kent	6.9	6.8	6.5	5.9	5.6	5.4	5.1	5.0
England	6.6	6.8	6.6	6.0	5.7	5.3	5.1	5.0

Table 5.4: Per Capita CO<sub>2</sub> Emissions (t) between 2011 and 2018 (Source: DEBIS 2020)

**Indicator SA27: Number of new residential developments where the energy/emissions standards in the Building Regulations Part L have been exceeded**

5.30 The Council assesses new residential developments to see if they meet Building Regulations Part L. What is not monitored, is to what extent developments exceed energy and emission standards.

**Indicator SA28: Number of developments where 'adaptation statements' have been produced**

5.31 Data for this monitoring indicator is currently unavailable.

## Biodiversity

**Indicator SA29: Net loss/gain of designated wildlife habitats**

5.32 There has been no net change in designated wildlife habitats.

**Indicator SA30: Condition of wildlife sites**

5.33 Data for this monitoring indicator is currently unavailable.

## Countryside and heritage

**Indicator SA31: Landscape character appraisals and impacts**

5.34 The Maidstone Landscape Character Assessment and Maidstone Landscape Character Assessment Supplement were produced in 2012. The Landscape Character Assessment identifies 58 borough wide landscape character areas.

Each landscape area has been assessed against condition and sensitivity. The Council also commissioned the Maidstone Landscape Capacity Study: Sensitivity Assessment and the Maidstone Landscape Capacity Study: Site Assessments which assessed the sensitivity of the landscape character areas in more detail. The documents form part of the evidence base for the Local Plan and inform planning application decisions.

### **Indicator SA32: Number of heritage restoration projects completed**

5.35 Data for this monitoring indicator is currently unavailable.

## **Waste**

### **Indicator SA33: Number of complaints to the Council related to waste storage and collection at new developments**

5.36 Data for the number of complaints received by the Council relating to waste storage and collection at new developments is unavailable. In previous years, the Council changed the standard collection service by providing additional collections on a weekly basis, rather than the standard alternative week system in a number of new build locations to accommodate for a lack of storage space.

### **Indicator SA34: Amount of construction and demolition waste**

5.37 Across Kent there has been a reduction in the amount of non-household waste collected between 2014/15 to 2018/19 of 14%, with 35,406 tonnes in 2018/19. In Maidstone there has been a decrease of 55% with 252 tonnes of non-household waste collected in 2018/19 (Table 5.5).

<b>Financial Year</b>	<b>Maidstone (collected)</b>	<b>Kent (disposal)</b>
2014/15	558	41,091
2015/16	523	40,266
2016/17	202	41,779
2017/18	357	39,119
2018/19	252	35,406

Table 5.5: Amount of non-household waste collected (tonnes) (Source: DEFRA 2020)

## Indicator SA35: Waste generate per capita

5.38 As demonstrated in the graph below there has been a decrease in the amount of household waste collected in Maidstone of 2%. When comparing the amount of waste collected per person for Maidstone against Kent figures, less waste per capita is collected in the Borough (Figure 5.4 below).

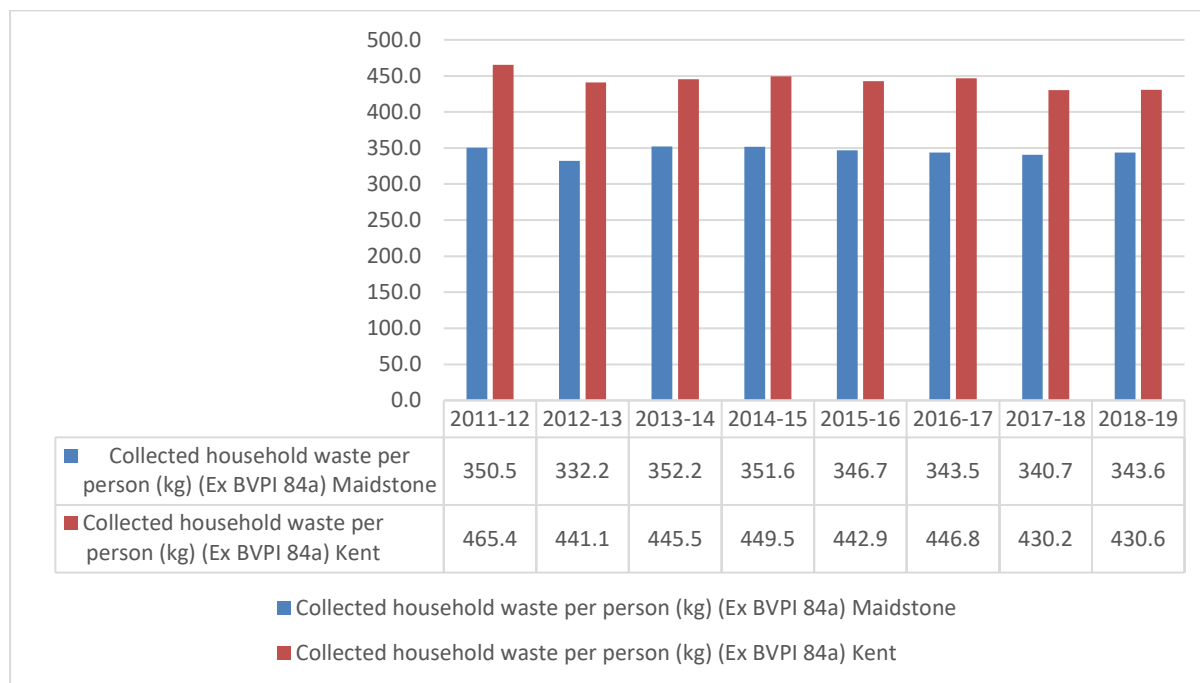


Figure 5.4: Collected household waste per person (kg) (Source: DEFRA 2020)

## Water management

### Indicator SA36: Water availability/consumption ratios

5.39 The Southern Water 'Water Resources Management Plan 2019' outlines the future forecasts for demand and supply across Southern England. The Southern Water Management Plan includes four scenarios. Table 5.6 outlines that over the management plan period, across all four scenarios there will be an increase in water demand.

Planning scenario	2019-20 demand (MI/d)	2069-70 demand (MI/d)	Net change (MI/d)	Net change (%)
Normal Year	535.1	594.9	59.8	11%
Dry Year	571.0	636.0	65.0	11%
Peak Demand	643.9	720.0	76.1	12%
Minimum DO	561.0	624.1	63.2	11%

Table 5.6 Increase in the demand over the 50 year planning period for each scenario (Source: Southern Water, 2019<sup>22</sup>).

5.40 The Southern Water Management Plan, has three areas of supply. Kent falls under the eastern area. At the start of the planning period (2020/21) in a 1 in 200 year drought, the water available for use is calculated as 165.05 MI/d (million litres per day). At the end of the planning period (2070) the water available for use is estimated at 143.32 MI/d. It is anticipated that in 2027-28, during a 1 in 200 year drought the supply demand balance for the eastern area will move from surplus to deficit as a result of potential sustainability reductions and water exported to South East Water.

5.41 The South East Water Resource Management Plan 2020 to 2080 also outlines that supply demand balance for Kent will move from surplus to deficit. Table 5.7 indicates that by 2024/25 there will be a deficit of 2.8 MI/d.

Kent	Average (MI/d)	Summer (MI/d)
2020/21	0.5	4.2
2024/25	-2.8	0.1
2029/30	-8.2	-6.6
2033/34	-11.8	-11.3
2039/40	-39.8	-41.3
2044/45	-45.4	-48.7
2049/50	-48.9	-54.0
2054/55	-51.6	-58.1
2059/60	-54.9	-62.6
2064/65	-58.5	-67.3
2069/70	-62.6	-72.1
2074/75	-67.3	-78.0
2079/80	-71.1	-83.9

Table 5.7 Baseline supply demand balance for Kent (Source: South East Water, 2019<sup>23</sup>)

<sup>22</sup> No recent figures have been published

<sup>23</sup> No recent figures have been published

### Indicator SA37: Ecological/chemical status of water bodies

5.42 Information gathered by the Environment Agency in Table 5.8 shows the ecological and chemical status of water bodies in and around Maidstone. In total, 73% of water bodies have been classified as moderate in terms of ecological status or potential (this figure excludes groundwater bodies). 85% of water bodies have a chemical status of good.

5.43 Stodmarsh is a nationally and internationally important wildlife site and is located along the Stour river to the south of Canterbury. Recent condition assessments have established that parts of this site are being adversely impacted by high levels of nitrates and phosphates which are deteriorating habitats. In July 2020 Natural England issued an advice note to Local Authorities informing them that all new development proposals within the Stour catchment, or that connect to a Waste Water Treatment Works linked to the Stour catchment, will need to consider the impact that they would have on the nitrate and phosphate nutrient levels of the Stour via an appropriate assessment. The advice note was accompanied by a methodology which sets out how applicants and local planning authorities will need to undertake an Appropriate Assessment. Lenham parish falls within the catchment of the Upper Stour, therefore the local plan will need to take its impact on nutrient levels in the Stour into account, and any potential mitigation will need to be included in the plan viability assessment.

Water Body Name	Water Body Category	Ecological status or potential	Chemical status
Alder Stream and Hammer Dyke	River	Moderate	Good
Aylesford Stream	River	Poor	Good
Bartley Mill Stream	River	Moderate	Good
Beult	River	Moderate	Good
Beult at Yalding	River	Moderate	Good
Bewl	River	Moderate	Good
Bewl Water	Lake	Moderate	Good
Bourne (Medway)	River	Moderate	Fail
Cliffe Pools North Lake	Lake	Good	Good
Cliffe Pools South Lake	Lake	Good	Good
Ditton Stream	River	Moderate	Good
East Kent Chalk - Stour	Groundwater Body		Poor
East Kent Tertiaries	Groundwater Body		Good
East Stour	River	Moderate	Good



<b>Water Body Name</b>	<b>Water Body Category</b>	<b>Ecological status or potential</b>	<b>Chemical status</b>
Great Stour between Ashford and Wye	River	Moderate	Good
Hammer Stream	River	Moderate	Good
Hilden Brook	River	Poor	Good
Kent Greensand Eastern	Groundwater Body		Poor
Kent Greensand Middle	Groundwater Body		Poor
Kent Greensand Western	Groundwater Body		Good
Kent Isle of Thanet Chalk	Groundwater Body		Poor
Len	River	Moderate	Good
Leybourne Stream	River	Moderate	Good
Little Hawden Stream	River	Moderate	Good
Loose Stream	River	Moderate	Good
Lower Teise	River	Moderate	Good
Marden Meadow Ponds	Lake	Good	Good
Marden Mill Stream	River	Moderate	Good
MEDWAY	Transitional	Moderate	Fail
Medway at Maidstone	River	Moderate	Good
Mereworth Stream	River	Moderate	Good
Mid Medway from Eden Confluence to Yalding	River	Moderate	Good
Murston Lakes	Transitional	Good	Good
Murston Lakes, angling lakes	Lake	Moderate	Good
North Kent Medway Chalk	Groundwater Body		Poor
North Kent Swale Chalk	Groundwater Body		Poor
North Kent Tertiaries	Groundwater Body		Good
Sherway	River	Moderate	Good
Snodland Reservoir	Lake	Moderate	Good
Somerhill Stream	River	Bad	Good
SWALE	Transitional	Moderate	Good
Teise and Lesser Teise	River	Moderate	Good
Teise at Lamberhurst	River	Poor	Good

Water Body Name	Water Body Category	Ecological status or potential	Chemical status
Tributary of Beult at Frittenden	River	Moderate	Good
Tributary of Beult at Sutton Valance	River	Moderate	Good
Tributary of Teise	River	Moderate	Good
Tudeley Brook	River	Moderate	Good
Ulcombe Stream	River	Moderate	Good
Upper Beult	River	Poor	Good
Upper Beult - High Halden and Bethersden Stream	River	Bad	Good
Upper Great Stour	River	Poor	Good
Upper Teise	River	Moderate	Good
White Drain	River	Poor	Good

Table 5.8 Water bodies classification status (Source: Environment Agency, 2016<sup>24</sup>)

## Energy

### Indicator SA38: New installed renewable energy capacity

5.43 Information published by Department for Business, Energy and Industrial Strategy states that between the end of 2014 and end of 2019 there has been an increase in the number of renewable energy installations from 1,484 installations to 2,225. The largest contributor being photovoltaics. The installed capacity has increased from 56.3 MW to 65.8 MW at the end of 2019.

### Indicator SA39: Total energy consumption

5.44 Total energy consumption has fluctuated between 2011 and 2018. Table 5.9 below shows the total energy consumption over the time period. There has been an overall increase of 0.11% in energy consumption.

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<sup>24</sup> No recent figures have been published

	Coal Total (GWh)	Manufactured Fuels Total (GWh)	Petroleum products Total (GWh)	Gas Total (GWh)	Electricity Total (GWh)	Bioenergy & wastes Total (GWh)	All fuels Total (GWh)
2011	99.2	9.7	1,648.5	1,033.1	697.4	63.0	3,550.8
2012	91.2	10.7	1,638.3	1,023.7	684.8	84.6	3,533.4
2013	152.4	11.2	1,594.5	1,004.1	755.5	104.6	3,622.4
2014	158.2	13.4	1,621.4	964.8	668.8	100.6	3,527.3
2015	126.1	11.6	1,683.1	988.7	670.6	109.6	3,589.7
2016	85.7	10.3	1,693.1	987.8	642.9	118.1	3,537.7
2017	69.7	11.2	1,689.2	1,062.5	653.0	114.4	3,599.9
2018	<b>76.0</b>	<b>11.4</b>	<b>1,672.7</b>	<b>1,034.5</b>	<b>649.2</b>	<b>111.1</b>	<b>3,554.9</b>
	-23.42%	17.96%	1.47%	0.13%	-6.91%	76.43%	0.11%

Table 5.9: Total energy consumption in Maidstone (Source: Department for Business, Energy and Industrial Strategy (DBEIS, 2020)).

## Economy

### Indicator SA40: Total amount of additional floorspace by type

5.45 During 2019/20 there has been an increase of 111,054 sqm of commercial floorspace (Table 5.10). This figure excludes C1 and C2 uses which are measured in number of bedspaces (see indicator M14 for the number of C2 bedspaces) and is based on completed and permissions.

Use class	Net sqm			
	2016/17	2017/18	2018/19	2019/20
A1	-1,665	-5,189	-2,998	-1,428
A2	611	-1,351	-655	70
A3	1,930	1,626	2,314	1,467
A4	-1,078	-1,418	-619	-2,191
A5	1,078	572	698	2,982
B1a	-17,166	-8,564	-195	22,170
B1b	13,228	14,156	19,004	20,737
B1c	-5,377	-5,775	8,914	12,576
B2	-12,386	-13,613	-10,200	2,885
B8	-2,683	-6,714	23,829	28,783
D1	27,090	30,009	32,674	54,029
D2	-1,181	-608	-38,874	-40,411
Sui Generis	3,292	3,657	17,331	9,385
<b>TOTAL</b>	<b>5,693</b>	<b>6,788</b>	<b>51,223</b>	<b>111,054</b>

Table 5.10: Net additional floorspace by type 2019/20 (completed and consent permissions combined) (Source: MBC 2020)

## **Indicator SA41: Unemployment rate**

5.46 See Local Plan Indicator M22.

## 6. Appendices

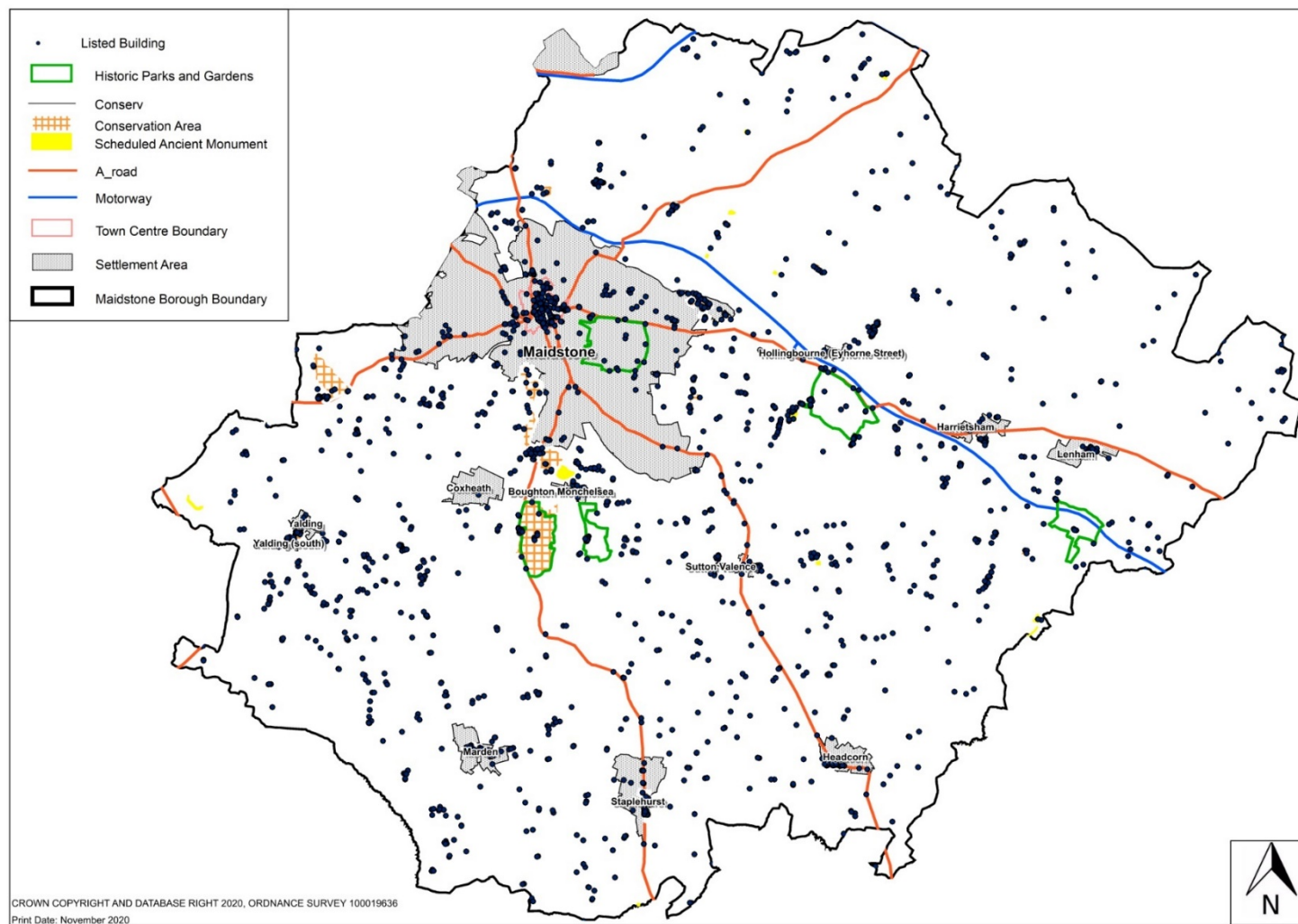
### Appendix 1 – Built and Natural Environment Assets and Constraints

<b>Built Environment Assets</b>	<b>2019</b>	<b>2020</b>
Conservation areas	41	41
Listed Buildings	2,024	2,023
Grade I	42	42
Grade II*	105	105
Grade II	1,877	1,876
Scheduled Ancient Monuments	26	26
Parks and Gardens of Special Historic Interest	5	5
Gardens of County Level historic importance	9	9

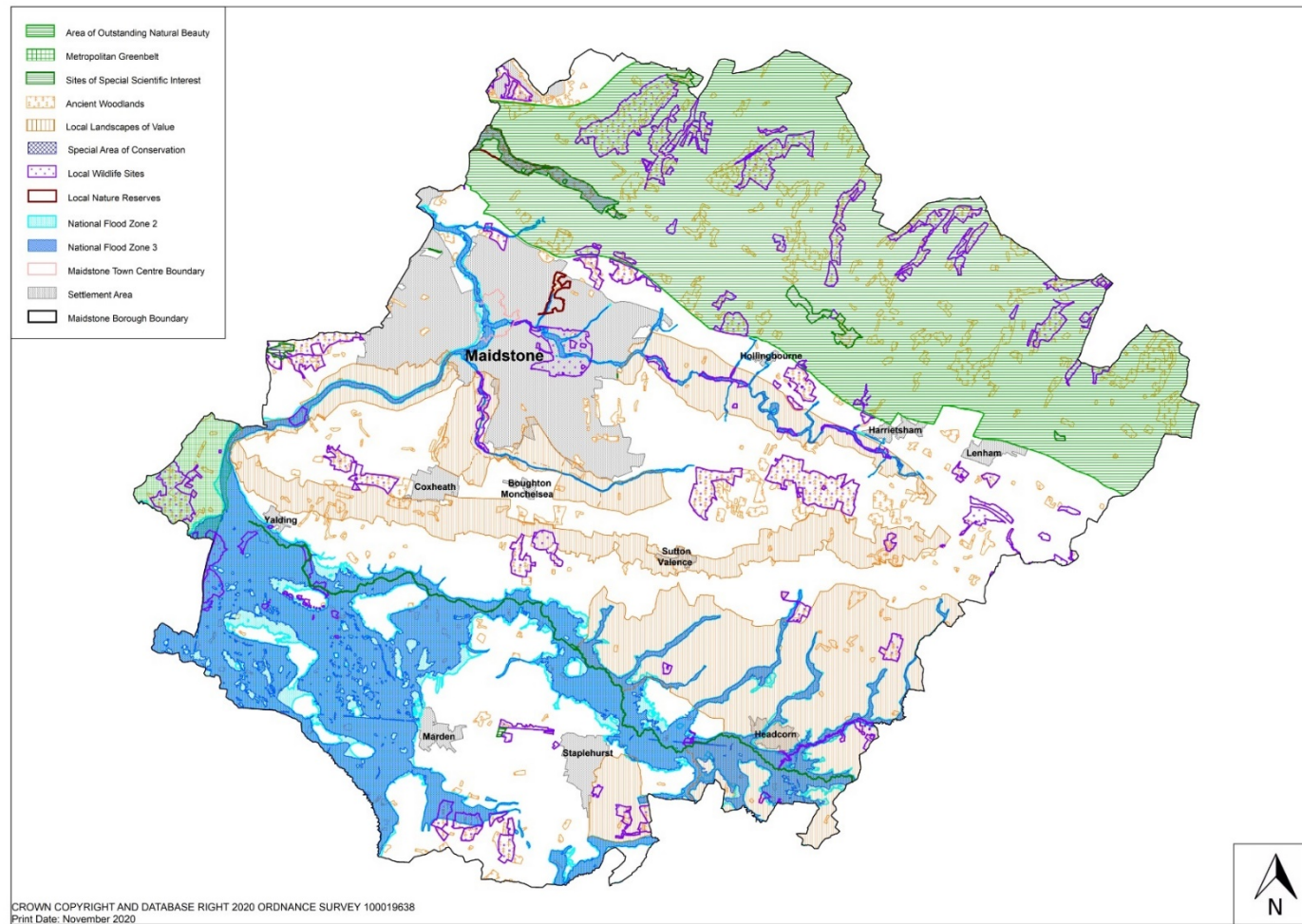
Table 6.1: Key assets of the built environment (Source: Historic England 2020)

<b>Natural Environment Assets and Constraints</b>	<b>2019</b>			<b>2020</b>		
	<b>KM<sup>2</sup></b>	<b>% of Borough</b>	<b>Number</b>	<b>KM<sup>2</sup></b>	<b>% of Borough</b>	<b>Number</b>
Total area of the Borough	391.88			391.88		
Metropolitan Green Belt	5.27	1.34%		5.27	1.34%	
Area of Outstanding Natural Beauty	106.8	27.25%		106.8	27.25%	
National Flood Zone 3	41.39	10.56%		41.39	10.56%	
National Flood Zone 2	25.05	6.39%		25.05	6.39%	
Landscape of Local Value	75.58	19.29%		75.58	19.29%	
Ancient Woodland (semi-natural and replanted)	28.29	7.22%		23.13	7.18%	
Special Area of Conservation	1.42	0.36%		1.42	0.36%	
Sites of Special Scientific Interest	4.92	1.25%	9	4.92	1.25%	9
Local Wildlife Sites	23.85	6.09%	62	23.85	6.09%	62
Roadside Verges of Nature Conservation Interest			34			34
Local Nature Reserves	0.33	0.08%	3	0.33	0.08%	3

Table 6.2: Key assets and constraints of the natural environment (Source: MBC 2020).



Map: 6.1: Key assets and constraints of the built environment (Source: MBC 2020)



Map 6.2: Key assets and constraints of the natural environment (Source: MBC 2020)

# Maidstone Borough Council

## Annual Infrastructure Funding Statement

For

### Community Infrastructure Levy and Section 106

Reporting Period:

From 01 April 2019 to 31 March 2020



## Community Infrastructure Levy Matters

### Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A Schedule 2 Section 1

- a) The total value of demand notices issued in the reported period is £803,807.04.

Of total value the amount from Liability Notices (liable floorspace after any relief that has been granted) is £796,940.61. The total value is from surcharges imposed due to breaches of the Community Infrastructure Levy Regulations is £6,866.43 and the total value of the late payment interest accrued is £0.00.

- b) The total amount of CIL collected within the reported period totals £573,222.21.
- c) The amount of CIL collected prior to the reported period totals £0.00. Of this total the following amount was collected in Cash and as Land Transactions (including payments in kind and infrastructure payments) and the following amounts remain unallocated:

Type	Received	Unallocated
<b>Cash</b>	£0.00	£0.00
<b>Land Payment</b>	£0.00	£0.00

- d) The total amount of CIL collected prior to the reported period allocated in the reported period in relation to cash received is £0.00 and in relation to land payments (including payments in kind and infrastructure payments) is £0.00.
- e) The total CIL expenditure recorded for the reported period is as follows:

Type	Expenditure
<b>Admin CIL</b>	£1,433.05
<b>Neighbourhood CIL</b>	£5,895.98
<b>CIL Land Payments</b>	£0.00
<b>Other CIL Cash</b>	£0.00
<b>Total Value</b>	£7,329.03

- f) The total amount of CIL allocated and not spent during the reported period is as follows, this does not include allocations made within the reported year that have been fully spent:

Type	Allocated	Spent	Remaining
<b>Admin CIL</b>	£1,433.05	£1,433.05	£0.00
<b>Neighbourhood CIL</b>	£5,895.98	£5,895.98	£0.00
<b>CIL Land Payments</b>	£0.00	£0.00	£0.00
<b>Other CIL Cash</b>	£0.00	£0.00	£0.00

- g) i) Within the reported year, £0.00 CIL (including land payments) has been spent on items of infrastructure.
- ii) The amount of CIL spent on repaying money borrowed, including any interest, was £0.00 in the reported year.
- iii) The amount of CIL collected towards administration expenses is £28,661.12. This was 5% of the total CIL receipts collected (£573,222.21) in the reported period.
- Maidstone Borough Council has set a collection percentage of 5%. The percentage taken may differ due to Land payments (including payments in kind and infrastructure payments) not being allocated to administration expenses, surcharges and late payment interest not being split with Neighbourhood Areas.
- The amount of CIL spent on administration expenses during the reported year was £1,433.05. This was 0.25% of the total CIL collected within the reported year.

h) Of the CIL collected within the reported year, £0.00 has been allocated.

- i) i) The total amount of CIL passed to a neighbourhood zone under Regulation 59A (collected on behalf of the neighbourhood zone in cash), cash collected and allocated towards Neighbourhood CIL, and 59B (cash provided by the Charging Authority to Neighbourhood Zones equivalent to what they would have received on a payment in kind), are as follows:

Zone	Date	Amount Passed
<b>Boughton Monchelsea</b>	15 October 2019	£1,549.32
<b>Bredhurst</b>	28 October 2019	£2,594.36
<b>Lenham</b>	15 October 2019	£668.25
<b>Loose</b>	15 October 2019	£1,084.05
<b>TOTAL</b>		<b>£5,895.98</b>

£0.00 was allocated towards neighbourhood zones under Regulation 59B, cash provided by the Charging Authority to Neighbourhood Zones equivalent to what they would have received on a payment in kind, during the reported year:

- ii) The following spends within the reported year have been passed to a third party to spend on the provision, improvement, replacement, operation or maintenance of infrastructure under Regulation 59(4):

Infrastructure	Amount	Date	Spend Description
<b>CIL LENHAM PC 18/504947/MLN/15</b>	£668.25	28 October 2019	No spend yet
<b>CIL LOOSE PC 18/504169/MLO/15</b>	£1,084.05	29 October 2019	<b>Repairs to basket swing</b> in the recreation ground King George V Playing Field, Loose

Infrastructure	Amount	Date	Spend Description
<b>CIL BREDHURST PC 19/500682/MBT/15</b>	£2,594.36	28 October 2019	<b>Gates for car park</b> at new community building, Blacksmiths Barn, in Blacksmiths Court. <b>Hedge cutting</b> throughout the village - Kemsley Street, Hurstwood Road, Forge Lane, The Street and Dunn Street.
<b>CIL BOUGHTON MONCHELSEA PC 18/506172/MBC/15</b>	£1,549.32	28 October 2019	<b>Highway Consultants design fees</b> for village 20mph zone (£720 + £829.32)

- j) i) The total collected by Maidstone Borough Council for the reported year under Regulation 59E (CIL returned to the Charging Authority after 5 years if not spent) was £0.00 and under Regulation 59F, CIL collected and retained by the Charging Authority for areas that are not designated Neighbourhood Zones, was £0.00.

ii) The amount of CIL allocated during the reported year under Regulation 59E, CIL returned to the Charging Authority that had been passed to a Neighbourhood Zone and had not been applied to infrastructure after a 5 year period, during the reported year was £0.00.

The amount of CIL spent under Regulation 59E during the reported year was £0.00.

The amount of CIL allocated during the reported year under Regulation 59F during the reported year was £0.00.

The amount of CIL spent under Regulation 59F during the reported year was £0.00.

- k) i) The amount of CIL requested under Regulation 59E for the reported year was £0.00.
- ii) The amount of CIL still outstanding for recovery under Regulation 59E at the end of the reported year for all years is £0.00.
- l) i) The amount of CIL collected, not assigned for Neighbourhood CIL or CIL Administration, for the reported year and that had not been spent is £454,924.30.
- ii) The amount of CIL collected, not assigned for Neighbourhood CIL or CIL Administration, from 01 October 2018 to the end of the reported year that had not been spent is £454,924.30.
- iii) The amount CIL collected and that had not been spent under Regulations 59E and 59F during the reported year are as follows:

Type	Retained
<b>Regulation 59E</b>	£0.00
<b>Regulation 59F</b>	£0.00

iv) The amount of CIL collected from 01 October 2018 to the end of the reported year under Regulations 59E and 59F that has not been spent is as follows:

Type	Retained
<b>Regulation 59E</b>	£0.00
<b>Regulation 59F</b>	£0.00

## Appendix 3 – Duty to Cooperate

Who was the meeting with?	Topic area/What was discussed?	When was the meeting?
KCC (Minerals and Waste)	Draft Statement of Common Ground concerning soft sand demand/supply	May 2019
KCC	Integrated Transport Strategy actions with a focus on health	May 2019
Canterbury City Council	Discussion on retail on leisure and invitation to Duty to Cooperate meeting	June 2019
KCC (Minerals and Waste)	Draft Statement of Common Ground concerning minerals and waste safeguarding and site allocation	June 2019
Tunbridge Wells Borough Council	Tunbridge Wells Local Plan progress – main issue in Paddock Wood  Maidstone call for sites release in Autumn 2019	July 2019
Tunbridge Wells Borough Council; Ashford Borough Council; Medway; Swale Borough Council and Tonbridge and Malling Borough Council	Iceni analysis of Housing Market Area shared with adjoining authorities and invited to feedback	July 2019
Swale Borough Council	Swale's forthcoming Green and Blue Infrastructure and evidence base. Also cross boundary issues	July 2019
Tonbridge and Malling Borough Council	Update on respective plans	July 2019
Ashford, Medway, Tonbridge and Malling, Tunbridge Wells and Swale	Lichfields analysis of Functional Economic Market Area shared with adjoining	July 2019

Who was the meeting with?	Topic area/What was discussed?	When was the meeting?
	authorities and invited to feedback	
Ashford Borough Council	Update on respective plans	July 2019
Medway	Update on respective plans	July 2019
Swale Borough Council	Update on respective plans	August 2019
Tunbridge Wells Borough Council	Update on respective plans	September 2019
KCC	Update on Local Plan Review (update Regulation 18a and Call for Sites); update on the transport modelling; integrated transport strategy update; Leeds Langley Relief Road	October 2019
Ashford Borough Council	Update on respective plans	November 2019
KCC	Local Plan Review update (working towards Regulation 19b); evidence required for transport modelling	January 2020
Highways England	Local Plan Review and Infrastructure Delivery Plan	February 2020

Table 6.3: Summary of duty to cooperate engagement with neighbouring authorities.

## Appendix 4 – Glossary

Acronym	Term	Description
	Affordable Housing	<p><b>The NPPF defines affordable housing as:</b> housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:</p> <p>a) <b>Affordable housing for rent:</b> meets all of the following conditions: (a) the rent is set in accordance with the Government’s rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).</p> <p>b) <b>Starter homes:</b> is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household’s eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.</p> <p>c) <b>Discounted market sales housing:</b> is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices.</p>

Acronym	Term	Description
		<p>Provisions should be in place to ensure housing remains at a discount for future eligible households.</p> <p>d) <b>Other affordable routes to home ownership:</b> is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.</p>
AMR	Authority Monitoring Report	The Monitoring Report provides a framework with which to monitor and review the effectiveness of local plans and policies.
	Ancient woodland	An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).
AQMA	Air Quality Management Area	Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.
AQIA	Air Quality Impact Assessment	AQIA considers the potential impacts of pollution from individual and cumulative development, and to demonstrate how air quality impacts of the development will be mitigated to acceptable levels.
	Best and most versatile agricultural land	Land in grades 1, 2 and 3a of the Agricultural Land Use Classification.
CIL	Community Infrastructure Levy	The levy will help pay for the infrastructure required to support new development. This includes development that does not require planning permission. The levy should not be



Acronym	Term	Description
		used to remedy pre-existing deficiencies unless the new development makes the deficiency more severe.
	Comparison shopping	Retail items not bought on a frequent basis, for example televisions and white goods (fridges, dishwashers etc.)
	Convenience shopping	The provision of everyday essential items, such as food
DEFRA	Department for Environment, Food and Rural Affairs	UK government department responsible for safeguarding the natural environment, supporting the world-leading food and farming industry, and sustaining a thriving rural economy. The department's broad remit means they play a major role in people's day-to-day life, from the food people eat, and the air people breathe, to the water people drink.
	Designated heritage asset	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
	Development Plan	Is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made.
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.
DfE	Department for Education	The Department for Education is responsible for children's services and education, including early years, schools, higher and further education policy, apprenticeships and wider skills in England.
DfT	Department for Transport	The DfT works with its agencies and partners to support the transport network that helps the UK's businesses and gets people and goods

Acronym	Term	Description
		travelling around the country. They plan and invest in transport infrastructure to keep the UK on the move.
	Environment Agency	The Environment 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)
	Historic England	Historic England is the government's expert advisor on the country's heritage. Historic England gives advice to local planning authorities, government departments, developers and owners on development proposals affecting the historic environment.
	Housing Delivery Test	Measures net additional dwellings provided in a local authority area against the homes required, using national statistics and local authority data. The Secretary of State will publish the Housing Delivery Test results for each local authority in England every November.
IDP	Infrastructure Delivery Plan	The Infrastructure Delivery Plan identifies the infrastructure schemes necessary to support the development proposed in the Local Plan and outlines how and when these will be delivered.
IMD	Index of Multiple Deprivation	The Index of Multiple Deprivation 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 are used are: income deprivation; employment deprivation; education, skills and training deprivation; health deprivation and disability; crime; barriers to housing and services; and living environment deprivation.
ITS	Integrated Transport Strategy	The Integrated Transport Strategy 2011-2031 assesses the principal existing and future challenges affecting the transport network, including taking account of jobs and housing growth, the recognises that the population of the urban area and dispersed villages bring different challenges and solutions.

<b>Acronym</b>	<b>Term</b>	<b>Description</b>
JSA	Jobseeker's Allowance	Jobseeker's Allowance is an unemployment benefit people can claim while looking for work.
KCC	Kent County Council	The county planning authority, responsible for producing the Kent Minerals and Waste Local Plans. Kent County Council is also responsible for roads, schools, libraries and social services in the county.
LDS	Local Development Scheme	A Local Development Scheme is required under section 15 of the Planning and Compulsory Purchase Act 2004 (as amended). This must specify (among other matters) the development plan documents (i.e. local plans) which, when prepared, will comprise part of the development plan for the area. Local planning authorities are encouraged to include details of other documents which form (or will form) part of the development plan for the area, such as Neighbourhood Plans.
LNR	Local Nature Reserves	Local nature reserves are formally designated areas. 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. ( <a href="http://www.naturalengland.org.uk">www.naturalengland.org.uk</a> )
	Maidstone Borough Local Plan	The Maidstone Borough Local Plan is the key document that sets the framework to guide the future development of the borough. It plans for homes, jobs, shopping, leisure and the environment, as well as the associated infrastructure to support new development. It explains the 'why, what, where, when and how' development will be delivered through a strategy that plans for growth and regeneration whilst at the same time protects and enhances the borough's natural and built assets. The plan covers the period from 2011 and 2031.
MBC	Maidstone Borough Council	The local planning authority responsible for producing the local plan and supplementary planning documents.
MHCLG	The Ministry of Housing Communities	The Ministry of Housing, Communities and Local Government's (formerly the Department for Communities and Local Government) job is to create great places to live and work, and to give

Acronym	Term	Description
	and Local Government's	more power to local people to shape what happens in their area.
	Neighbourhood Plan	A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.
NOMIS		Nomis is a service provided by the Office for National Statistics, ONS, providing the most detailed and up-to-date UK labour market statistics from official sources.
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.
	Previously developed land	Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.
	Primary Frontage	Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods.
	Self-build and custom-build housing	Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing.

Acronym	Term	Description
SCAP	Schools Capacity Survey	The school capacity survey is a statutory data collection that all local authorities must complete every year. Local authorities must submit data about: school capacity (the number of places and pupils in a school), pupil forecasts (an estimation of how many pupils there will be in future), capital spend (the money schools and local authorities spend on their buildings and facilities).
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.
SHMA	Strategic Housing Market Assessment	A Strategic Housing Market Assessment assessed the local planning authority/s full objectively assessed need for new homes. This is expressed as the number of new homes needed over the time period the local plan covers. The SHMA also considers affordable housing needs and the need for additional care home places. The National Planning Practice Guidance advises that local planning authorities work with neighbouring authorities where housing market areas cross administrative boundaries.
SPD	Supplementary planning documents	An SPD provides further detail to a policy or a group of policies set out in a local plan. A SPD can provide additional detail about how a policy should be applied in practice. SPDs are a material consideration in planning decisions but are not part of the development plan.
	Sustainability Appraisal	The SA is a tool for appraising policies to ensure they reflect sustainable development objectives, including social, economic and environmental objectives.
	Travel Plan	A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives and is regularly reviewed.
	Windfall sites	Sites not specifically identified in the development plan

Table 6.4: Glossary of terms