

MAIDSTONE BOROUGH COUNCIL

# AUTHORITY MONITORING REPORT

Date: 2021-2022



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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 2021 to 31st March 2022. 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 and other Development Plan Documents. 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 shows progress under the Council's duty to cooperate, and Appendix 3 sets out a glossary of terms to assist the reader.

1.3 The key points highlighted in the AMR 2021-22 include:

The following section provides a headline summary of key findings of the AMR 2021-2022. Further details and the full complement of monitoring information is set out in the main body of the report.

## **Local Development Scheme**

- The Local Development Scheme (LDS) identifies the Development Plan Documents (DPDs) the Council intends to prepare along with the timetable for their preparation.
- The LDS 2021-2024 was adopted on 08 December 2021. This revised the timetable for the Local Plan Review and set out the programme for the Design and Sustainability DPD and Gypsy, Traveller and Travelling Showpeople DPD.
- The LDS was subsequently updated to reflect a change to the timetable for preparing the Design and Sustainability DPD as well as the Gypsy,

Traveller and Travelling Showpeople DPD. The revised LDS 2022-2024 was adopted on 28 September 2022.

## **Plan production**

### Local Plan Review

- The Local Plan Review was progressed in accordance with the LDS.
- A Regulation 19 stage public consultation on the Local Plan Review was carried out from 29 October 2021 to 12 December 2021.
- The Local Plan Review was submitted to the Secretary of State for independent examination on 31 March 2021.

### Neighbourhood Planning

- As of 31 March 2022, there are 7 made (adopted) neighbourhood plans that form part of the Maidstone's statutory Development Plan.
- There were 3 neighbourhood plans brought into force during the reporting year, as follows:
  - Boughton Monchelsea Neighbourhood Plan (2021)
  - Lenham Neighbourhood Plan (2021)
  - Otham Neighbourhood Plan (2021)

## **Maidstone Local Plan: Monitoring performance**

### Housing

- There continues to be a strong record of housing delivery in Maidstone. More than 10,700 net homes have been delivered since the start of the plan period in 2011, with 1,627 homes delivered in 2021-2022.
- The Council can demonstrate a 5-Year Housing Land Supply against its adopted annual housing requirement of 883 units.
- Since the adoption of the Local Plan the Government has introduced a standard method for calculating 'Local Housing Need', which will result in a significantly higher housing requirement for Maidstone Borough. The Local Plan Review will address this requirement.
- Affordable housing delivery is broadly in line with the targets set for specific geographic areas, with comparably stronger performance in the 'countryside, rural service centres and larger villages'
- 390 affordable housing units were delivered in the reporting year. In terms of split by affordable tenure type, the proportion of shared ownership and/or intermediate rented products delivered in the reporting year (37%) was higher than the target (30%).

- Housing delivery was broadly in line with the Local Plan targets for dwelling size mix, however for market housing there was a notably high proportion of 1-bedroom units.

### Employment land

- There is a sufficient supply of employment land to meet the borough's identified needs. Since 2016/17 there has been a total net loss of 33,581 square metres of commercial and industrial floorspace through completed developments however this has been offset by gains achieved through new planning consents.
- A considerable amount of employment floorspace lost is owing to the Government's expansion of Permitted Development (PD) Rights which allow for the conversion of offices to housing. In response to this the Council has implemented Article 4 Directions removing the PD rights. These Directions expired in August 2022.
- There is currently a comparative oversupply of space for general industrial (Class B2) and warehousing (Class B8) uses, with more limited provision for office and light industrial uses (Class E(g), former Class B1).
- The Local Plan continues to perform well in maintaining the employment function of designated Economic Development Areas and facilitating development within allocated mixed-use sites, with new planning approvals and completions demonstrating their viability for business uses.
- The Covid-19 pandemic has impacted on business practices, work and consumer shopping patterns. The Council has prepared new evidence to assess these trends and future employment and retail requirements in Maidstone, which has informed the Local Plan Review.

### Retail and town centres

- Progress continues to be made towards the delivery of new retail space to meet identified needs, with overall net gains achieved. However, there is a notable shortfall in provision for comparison goods retail space. This is partly due to the redevelopment of the Grafty Green Garden Centre, which resulted in a significant loss of retail floorspace in the previous monitoring year.
- Maidstone town centre continues to perform an important retail function, with the targets for retail uses in Primary Shopping Frontages broadly met.
- In the future the Council will have more limited scope to manage uses within town centres particularly for retail. This is owing to recent changes to the Use Classes Order and expansion of PD Rights, which provide greater flexibility for changes between retail and other main town centre uses.

### Natural environment and open space

- The Local Plan continues to provide strong protection for the borough's natural assets and open spaces. During the reporting year there were no developments that resulted in the loss of designated wildlife sites, ancient woodland and open space.
- The provision of new and improved open space was delivered in association with a number of mixed-used developments, whether directly on-site or off-site via planning contributions.
- The latest Environment Agency information indicates that 73% of water bodies in the Borough are classified as 'moderate' in terms of their ecological status or potential. There is further scope for improvements in this regard, with particular consideration required for new developments within the Stour Catchment.

### Climate change resilience and sustainability

- Between 2011 and 2020, CO<sub>2</sub> emissions per capita in Maidstone have declined, mirroring trends in Kent overall. Opportunities to enhance climate resilience are being considered as part of the Local Plan review.
- In terms of air quality, there has been improvements in those areas in exceedance of statutory air quality limits. This will continue to be monitored particularly in the light of the Covid-19 pandemic which resulted in lower traffic levels and consequent reductions in Nitrogen Dioxide.
- During 2021 the Council commenced a review of Air Quality Management Areas.
- There are positive trends in waste management, with the amount of non-household waste collected in the Borough decreasing significantly since in recent years. Household waste generated in the Borough has fluctuated over the past decade, mirroring trends in Kent, however 2020/21 saw the highest levels recorded during that time.

### Transport and infrastructure

- The Council continues to work jointly with Kent County Council (KCC), as the highway authority, to progress the timely delivery of key highways improvement schemes.
- Progress continues to be made on the delivery of 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.
- Progress continues to be made on strategic infrastructure required to support the Local Plan. A total of 55 infrastructure schemes have been delivered since the first iteration of the Infrastructure Delivery Plan (IDP) in 2016.

- The Council publishes an Infrastructure Funding Statement (IFS) annually, which sets out details of Community Infrastructure Levy and Planning Obligations receipts and spend. A new IFS is anticipated to be published in January 2023.



## 2. Maidstone Profile

2.1 Maidstone Borough has a population of 175,800 (ONS, June 2022) and a dwelling stock of 74,866 homes at 31<sup>st</sup> March 2021, which is the largest in the county (KCC Housing Stock 2022 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 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 the 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;
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 wastewater.

2.4 The borough is expected 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, North Loose Neighbourhood Plan (2016), Loose Neighbourhood Plan (2019), Marden Neighbourhood Plan (2020), Staplehurst Neighbourhood Plan (2020), Boughton Monchelsea Neighbourhood Plan (2021), Lenham Neighbourhood Plan (2021), Otham Neighbourhood Plan (2021), Kent Minerals and Waste Local Plan 2013-30 as amended by Early Partial Review (2020) and Kent Minerals Sites Plan (2020) (Figure 3.1 below). The Development Plan must conform to national policies and guidance, and is supported by several 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.

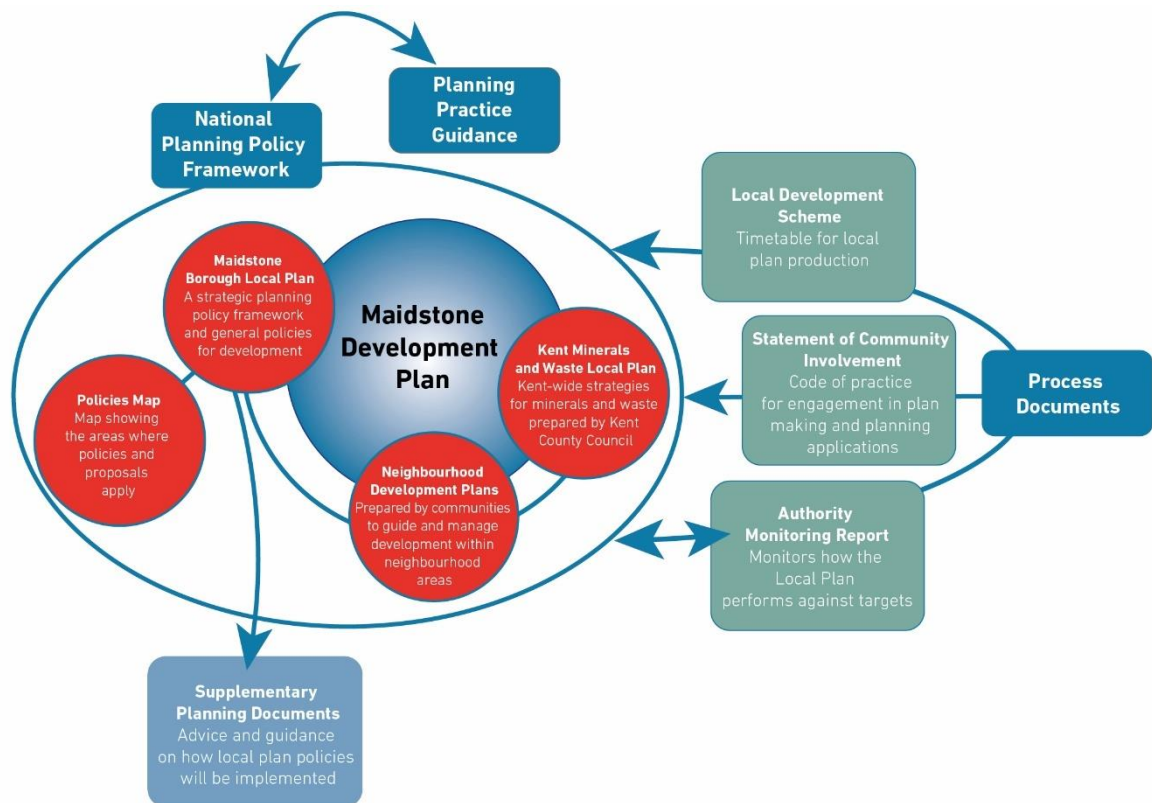


Figure 3.1: plan making diagram (Source: MBC 2018)

#### Local Development Scheme: Local Plan Review

3.2 The Council has a duty to review its local plan every five years and as such the adopted Maidstone Borough Local Plan (2017) included a commitment to review the plan. Work is progressing on the Local Plan Review (LPR) and the

delivery programme is set out in the Local Development Scheme (LDS). Since the adoption of the Local Plan in 2017 there have been six iterations of the LDS setting out the delivery programme for the Local Plan Review.

3.3 The LDS adopted in September 2020 was superseded by the Maidstone Local Development Scheme 2021-2023, which was adopted in July 2021 and took effect the same day. The Local Plan Review Regulation 19 was subject to consultation between October and December 2021 in which stakeholders, the public and others with an interest in the borough had the opportunity to consider whether they believe the documents are sound and legally compliant. This was an important series of tests and will provide Maidstone Borough Council, as Local Planning Authority, with important information as it sought to proceed to submission of the documents and associated evidence base. During the consultation over 2,200 representations were received.

3.4 The decision was made to produce two standalone Development Plan Documents (DPDs). The two DPDs would cover Design and Sustainability DPD and the Gypsy and Traveller DPD. Just like the Local Plan, as a DPD, the timetable for both documents are required to be set out in an LDS. As such a new Maidstone Local Development Scheme 2021-2024 was produced and adopted in December 2021 and took effect the same day. The significant interest in the Regulation 19 Local Plan Review consultation impacted on the Design and Sustainability DPD, as a significant amount of officer resource was required to collate and respond to consultation feedback on the Local Plan Review. Consequently, the first round of consultation was pushed back into the subsequent monitoring year.

3.5 The Maidstone Local Development Scheme 2022-2024 was produced and adopted in September 2022 and took effect the same day. Table 3.1 outlines the current timetable for delivering the Local Plan Review and whether the key milestones have been met.

3.6 The Local Plan Review was submitted to the Secretary of State for independent examination on 31 March 2022, in accordance with the Local Development Scheme. The examination process commenced during the Spring and Summer, with the Inspector scheduling hearings over two stages during the Autumn with stage 1 hearings starting in September. The anticipated adoption date for the Local Plan Review will be subject to review in order to take in account of progress of the examination, for example to reflect additional public consultations on evidence base documents as required by the Planning Inspector. Further updates on the progress of the Local Plan Review will be provided in the Authority Monitoring Report 2022/23.

## Neighbourhood Plans

3.7 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 2020.

3.8 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.

3.9 As at 1 April 2022, there are seven made (adopted) plans that form part of the Maidstone Development Plan:

- Staplehurst Neighbourhood Plan (2016 and amended in August 2020)
- North Loose Neighbourhood Plan (2016)
- Loose Neighbourhood Plan (2019)
- Marden Neighbourhood Plan (2020)
- Boughton Monchelsea Neighbourhood Plan (2021)
- Lenham Neighbourhood Plan (2021)
- Otham Neighbourhood Plan (2021).

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 that may be funded in whole or part by CIL (formerly known as the Regulation 123 List). It is expected that the council will conduct the first round of bidding for allocation of strategic CIL funds to support the delivery of strategic infrastructure in the borough in the next monitoring year.

3.12 The Council's Infrastructure Delivery Plan (IDP) identifies 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. CIL funding can be allocated towards these schemes. The Council has committed to an annual review of the IDP. As part of the Local Plan Review a separate IDP has been created.

## Duty to Cooperate

3.13 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.

3.14 Local planning authorities must demonstrate how they have complied with the duty at the independent examination of their local plans. The Duty to Cooperate Statement<sup>1</sup> forms part of the evidence-base for the Local Plan Review and sets out the Council's approach to cooperation on key strategic issues in the Local Plan Review. The statement identifies the requirements set out in the NPPF, guidance, and legislation; and demonstrates how the Council has met those requirements.

3.25 Appendix 2 of this AMR provides a summary of those meetings and correspondence which has taken place during the monitoring year. This record may be subject to updates to ensure all meetings and correspondence have been appropriately documented.

## Supplementary Planning Documents

3.26 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. SPDs are governed by regulations that require public consultation, but they are not subject to examination.

3.27 The adopted Maidstone Borough Local Plan included a commitment to produce an Affordable and Local Needs Housing SPD.

3.28 The SPD was adopted by the Council on 7<sup>th</sup> July 2020. It provides 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.

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<sup>1</sup> [LPR 5.5 Duty to Cooperate Statement 2022 \(including Statements of Common Ground\) Medway Redacted.pdf - Google Drive](#)

## 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 (2017) and the Sustainability Appraisal Statement (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 five reported departures from the Local Plan. The details of the applications and the nature of the departure are outlined below:

- i. 20/506064/FULL – Culls Farm, Dean Street (demolition of existing and erection of 10 dwellings and 1 office) – the site is within the countryside and covered by Policy SP17 The Countryside. Under the policy, development proposals will not be permitted unless they accord with other policies in the plan, and they will not result in harm to the character or appearance of the area. The application summaries that “due to the site’s relationship to existing built development and limited visibility from the surrounding countryside, subject to the design and character of the development, the principle of residential development with a small office building would not impact upon the wider rural character of the area and therefore accords with Policy SP17”. The number of dwellings and combined floor spaces triggers the need for affordable housing under SP20. A Financial Viability Assessment concluded that the development would not provide enough revenue with reasonable level of developer profit for there to be affordable housing contributions. As such, there is no requirement to review the implementation of policies.
- ii. 22/500141/FULL – Scrases Rectory Lane (change of use to 2 dwellings) – the site is within the countryside and covered by Policy SP17 The Countryside. Despite the location, the application summaries that “it is considered that an additional dwelling here would not be in an entirely unsustainable location to warrant objection”. Furthermore, the application states that “The distinctive landscape character of the Medway Valley Landscape of Local Value should also be conserved and enhanced. Other



policies in the Local Plan seek for new development in the countryside: to respect the amenity local residents; to be acceptable in heritage and highway safety terms; to protect and enhance any on-site biodiversity features where appropriate or provides sufficient mitigation measures; and to be acceptable in flood risk terms". As such, there is no requirement to review the implementation of Policy SP17.

- iii. 21/506545/FULL – Wilsons Yard George Street (six dwellings) – the site is within the countryside and covered by Policy SP17 The Countryside. Under the policy, development proposals will not be permitted unless they accord with other policies in the plan, and they will not result in harm to the character or appearance of the area. The proposed building results in harm and the proposal is not in full accordance with other Local Plan policies. Hence a departure from Policy SP17. The application outlines that after acknowledging the departure from the plan it needed to be considered whether material considerations were present that suggested that such a departure was justified. It has been established that the development overall will result in a significant environmental improvement. As such, there is no requirement to review the implementation of Policy SP17.
- iv. 21/503063/FULL – The Dreys Squirrel Woods Rumstead Lane (events venue) – the site lies in the countryside where Policy SP17 requires no harm to character and appearance, great weight to the conservation and enhancement of the Kent Downs AONB and account taken of the Kent Downs AONB Management Plan and the Maidstone Borough Landscape Character Guidelines SPD. The case officer concluded that the proposal would not be in conflict with Policy SP17 or the NPPF (in relation to the AONB) and that Policy SS1 that requires conservation of the AONB and protection of rural character, is not breached. As such, there is no requirement to review the implementation of policies.

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

4.3 There is no specific target for this indicator. Between 2017/18 and 2021/22 the number of appeals lodged against the Council's planning decisions has fluctuated (Table 4.1). During the monitoring year, there were 57 appeals made, of which 4 were withdrawn. For the remaining 53 appeals 72% were dismissed. This is roughly in line with the appeals since 2017/18 overall. The main issues considered by the planning inspectors were character and landscape matters.



<b>Appeal decision</b>	<b>2017/18</b>	<b>2018/19</b>	<b>2019/20</b>	<b>2020/21</b>	<b>2021/22</b>	<b>TOTAL</b>
Allowed	22	28	31	15	15	111 (28%)
Dismissed	64	42	64	45	38	253 (64%)
Withdrawn	6	7	4	7	4	28 (7%)
Disqualified	3	0	0	0	0	3 (1%)
Part allowed/part dismissed	0	1	0	0	0	1 (0.2%)
<b>Total</b>	<b>95</b>	<b>78</b>	<b>99</b>	<b>67</b>	<b>57</b>	<b>396</b>

Table 4.1: Planning appeal decisions (Source: MBC 2022)

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

4.4 The Council monitors the progress of all schemes in the IDP and updates it on an annual basis based on the financial year April to March.

4.5 A total of 55 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. For the reporting year 2021-22 7 further schemes have been delivered. These schemes are:

- i. HPR5
- ii. HTC7
- iii. HTHA1
- iv. HTHE3
- v. HTNW1
- vi. HTSE4
- vii. HTTC3
- viii. HTUA4

## **Housing**

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

4.6 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). 57% of all dwellings on allocated sites have now been completed with a further 20% having commenced. There now remains just 7% of the allocated dwellings to gain planning consent.

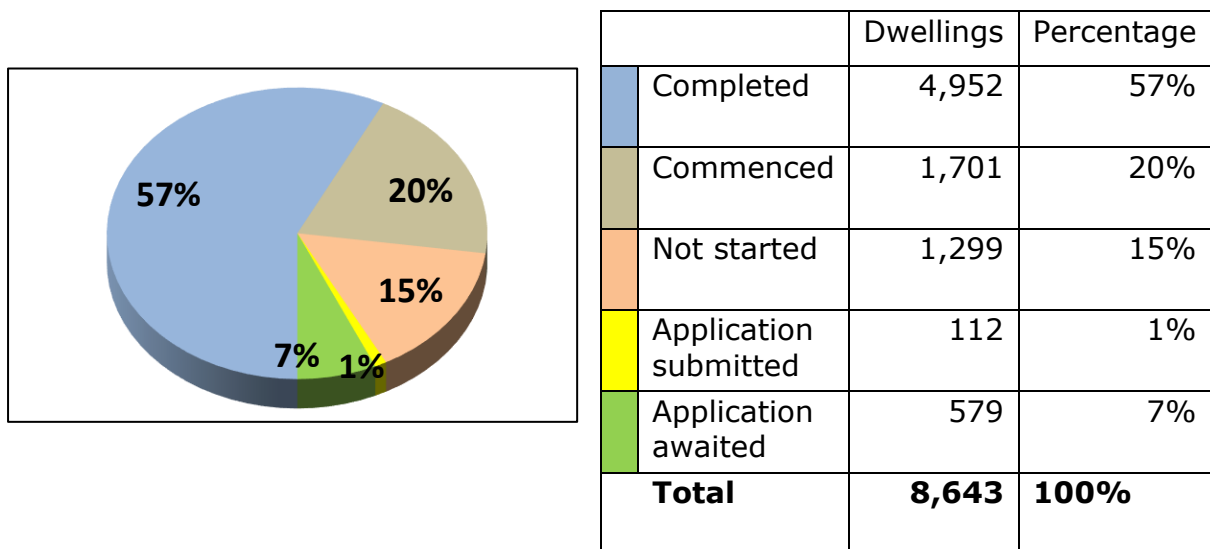


Figure 4.1: Progress on allocated housing sites (Source: MBC 2022)

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

4.7 Since 2011, the base date of the Maidstone Borough Local Plan, a total of 10,722 dwellings have been completed. There has been a strong delivery in the year 2021/22. In respect of the Council’s five year housing land supply it demonstrates a surplus of 136 dwellings above the target of 4,636. This represents 5.1 years' worth of housing land supply at the base date for calculations of 1 April 2022.

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

4.8 Table 4.2 breaks down the various elements of the Council’s housing land supply and demonstrates a surplus of 603 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 603 is against current annual requirement of 883 dwellings and the housing requirement for the Borough is expected to increase in line with the government’s methodology for calculating Local Housing Need (LHN). New housing requirements are being considered through the Local Plan Review (LPR) which will set out the spatial strategy and allocate additional land to meet the identified need. The LPR has a target adoption date of 2023, and this is when the new requirements will apply.

	<b>Housing land supply 1 April 2011 to 31 March 2031</b>	<b>Dwellings (net)</b>	<b>Dwellings (net)</b>
1	Objectively assessed housing need / Local Plan housing requirement		17,660
2	Completed dwellings 1 April 2011 to 31 March 2022	10,722	
3	Extant planning permission as at 1 April 2022 (including a 5% non-implementation discount)	4,971	
4	Local Plan allocated sites (balance of Local Plan allocations not included in line 3 above)	682	
5	Local Plan broad locations for future housing development	854	
6	Windfall sites contribution	1,034	
7	Total housing land supply		18,263
8	Housing land supply surplus 2011/2031		603

Table 4.2: 20 year housing land supply 1<sup>st</sup> April 2011 to 31<sup>st</sup> March 2031  
(Source: MBC 2022)

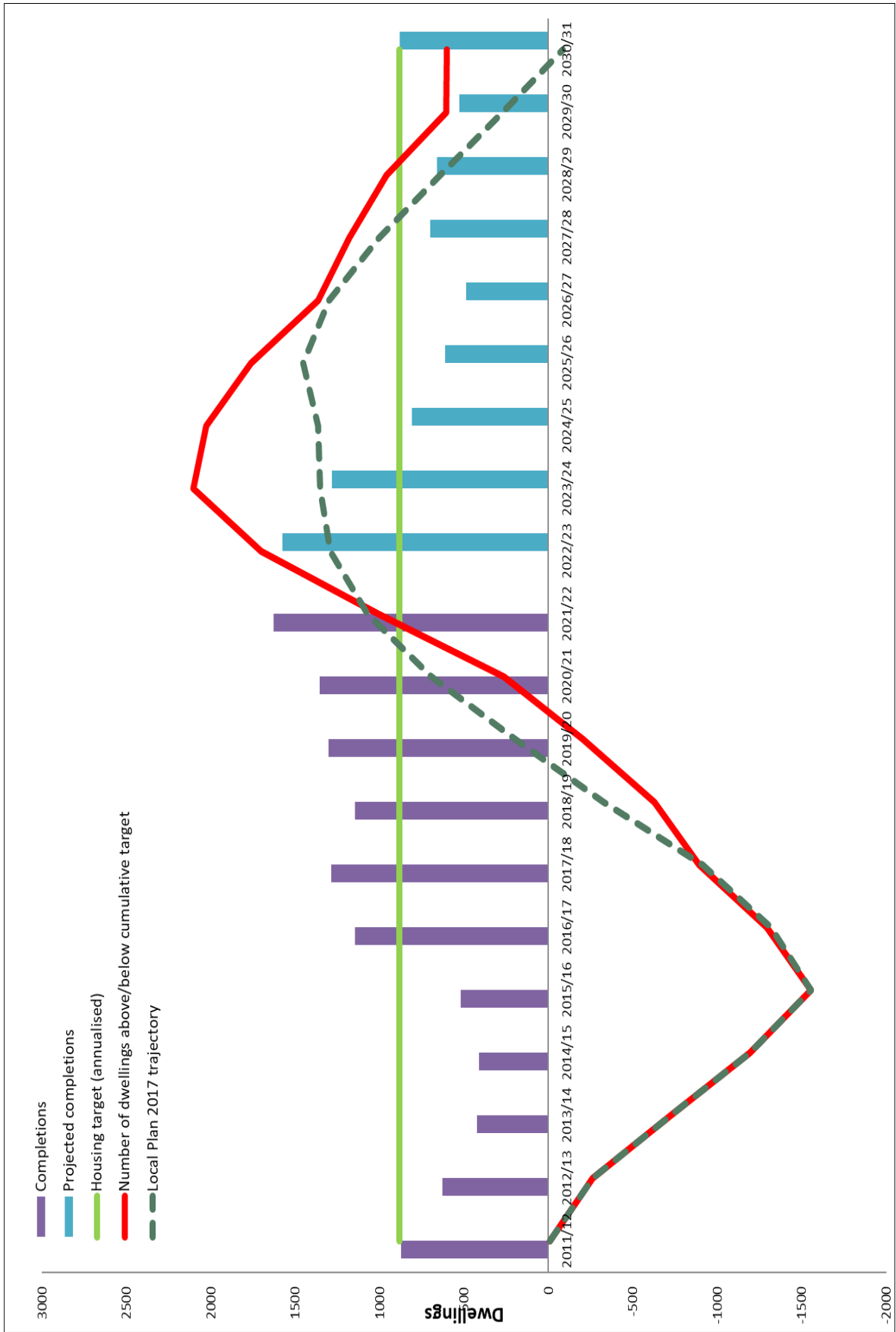


Figure 4.2: Housing Trajectory 2011/31 (Source: MBC 2022)

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

4.9 The Housing Topic Paper 2021 sets out the methodology used to calculate the windfall allowance, justifying the criteria for excluding certain sites from calculations and the discount rates applied. Table 4.3 and Figure 4.3 lists the dwellings completed on large and small windfall sites between 2008/09 and 2021/22, using the 2018 NPPF definition of a windfall site (historical pre-2018 data has been updated to reflect the new NPPF definition) and applying the robust methodology as originally set out in the Council’s 2016 Topic Paper. The result is an increase in the completion rates on small sites between 2008/09 and 2018/19, followed by a gradual decrease. However there remains a healthy supply of small site windfalls, as the average per annum is 114 averaged over 14 years. 2021/22 saw a small decrease in the number of large site windfalls completed, which results in an average 14 year delivery of 178 dwellings.

<b>Year</b>	<b>Large</b>	<b>Small</b>	<b>Total</b>
2008/09	54	89	143
2009/10	265	85	350
2010/11	214	73	287
2011/12	177	115	292
2012/13	183	118	301
2013/14	137	103	240
2014/15	86	61	147
2015/16	140	126	266
2016/17	304	130	434
2017/18	213	146	359
2018/19	145	178	323
2019/20	246	141	387
2020/21	193	124	317
2021/22	134	102	236
<b>Average pa</b>	<b>178</b>	<b>114</b>	<b>292</b>
<b>Total</b>	<b>2,491</b>	<b>1,591</b>	<b>4,082</b>

Table 4.3: Completed windfall dwellings 2021/22 (Source: MBC 2022)

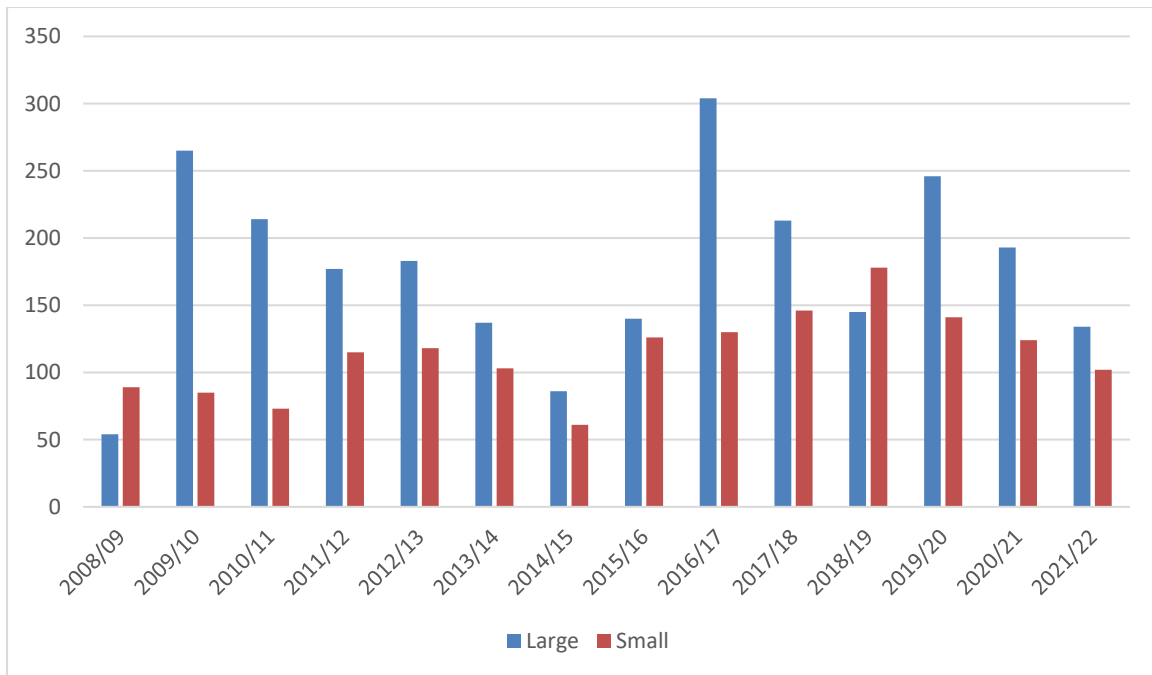


Figure 4.3: Completed large and small windfall dwellings 2021/22 (Source MBC 2022)

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

4.10 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 2021/22, no further applications have been permitted on the identified poor office stock. To date, 176 dwellings out of the 350 dwellings have been approved under permitted development rights (50% of target).

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

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

4.11 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>2</sup>. At the end of each base period, the Council has 3 years in which to granted permission to meet demand for that base period.

4.12 Since the introduction of the self-build register there have been 141 applications for self-build dwellings permitted. There has been a sustained low delivery of self-build plots. To try to address this low delivery rate, a policy review has been 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>
Base Period 2: 31 October 2016 to 30 October 2017	124	2	0
Base Period 3: 31 October 2017 to 30 October 2018	49	0	3
Base Period 4: 31 October 2018 to 30 October 2019	90	1	33
Base Period 5: 31 October 2019 to 30 October 2020	83	1	65
Base Period 6 <sup>3</sup> 31 October 2020 to 30 October 2021	97	0	40
Total <sup>4</sup>	443	4	141

Table 4.4: Maidstone Self Build Custom House building base dates (Source: MBC 2022)

<sup>2</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>3</sup> Please note, in 2020/21 figures were corrected to discount self builds where these replaced an existing dwelling. The table below provides amended figures for previous base periods.

<sup>4</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**

4.13 Table 4.5 outlines the number of bedrooms per dwelling that have been granted planning permission during 2021/22 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 2- and 3-bedroom market dwellings and 4+ bedroom affordable dwellings. There has been an over delivery on 1 bedroom market housing as well as 2-bedroom affordable dwellings. These issues will be assessed through a new SHMA and the Local Plan Review.

	All Dwelling Types		Market			Affordable		
	2021/22		2021/22	SHMA 2014	Difference	2021/22	SHMA 2014	Difference
<b>1 Bedroom</b>	318	28%	29%	5% to 10%	+19%	31%	30% to 35%	Within range
<b>2 Bedroom</b>	311	28%	28%	30% to 35%	-2%	42%	30% to 35%	+7%
<b>3 Bedrooms</b>	303	27%	28%	40% to 45%	-12%	26%	25% to 30%	Within range
<b>4+ Bedrooms</b>	168	15%	19%	15% to 20%	Within range	2%	5% to 10%	-3%
<b>Unknown</b>	18	2%						

Table 4.5: Bedroom size of dwellings granted planning permission 2021/22 (Source: MBC 2022)

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

4.14 **Target:** Number and tenure of affordable homes delivered per annum matches policy requirement (SP20).

4.15 The Local Plan sets out a target mix for affordable housing products, which is split as 70% affordable rented or social rented provision and 30% intermediate provision. In 2021-2022, delivery has not aligned with the target as



a higher proportion of intermediate affordable housing has been delivered during the monitoring year (Table 4.6). 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>
<b>Affordable target percentage</b>		70%	30%
<b>Number of affordable delivered 2020/21</b>	390	244	146
<b>Percentage achieved 2020/21</b>		63%	37%

Table 4.6: Affordable housing by tenure delivered on qualifying sites (Source: MBC 2022)

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

4.16 Table 4.7 demonstrates that in the reporting year, the Council has successfully secured affordable homes on qualifying development sites. Looking at the cumulative totals from 2015/16, the delivery of affordable dwellings is slightly behind the annualised target as set out in policy SP20 of the Local Plan. i 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. Please note, in 2019-20 the methodology changed from monitoring permitted homes to delivered homes 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
<b>2021/22</b>	703	73	88	34	859	283
<b>Total %</b>	10%		39%		33%	
<b>Target %</b>	30%		20%		40%	
<b>Difference %</b>	-20%		19%		-7%	
<b>Cumulative totals</b>						
<b>2015/16</b>	996	250	246	49	1,070	398
<b>2016/17</b>	605	155	0	0	1,517	577
<b>2017/18</b>	1,078	250	310	0	1,086	381
<b>2018/19</b>	1,232	336	295	59	538	191
<b>2019/20</b>	606	177	0	0	436	148
<b>2020/21</b>	447	93	0	0	842	280
<b>2021/22</b>	703	73	88	34	859	283
<b>TOTAL</b>	<b>5,667</b>	<b>1,334</b>	<b>939</b>	<b>142</b>	<b>6,348</b>	<b>2,258</b>
<b>Total as %</b>	25%		13%		36%	
<b>Target %</b>	30%		20%		40%	
<b>Difference %</b>	-5%		-7%		-4%	

Table 4.7: Affordable dwelling completions as a proportion of total dwelling completions on qualifying sites (Source: MBC 2022)

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

4.17 Between 2016/17 and 2021/22, 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 4.8). The higher density in the town centre is largely as a result of the change of use of single properties into flatted developments. 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 in sites adjacent to rural service centres and large villages remain broadly in line with targets.

Area	Density (dwellings per hectare)							
	Target	Average	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
Sites within and adjacent to the town centre	45-170	252	306	220	155	326	175	242
Other sites within and adjacent to the urban area	35	82	81	88	70	87	97	89
Sites within and adjacent to rural service centres and larger villages	30	27	33	26	23	27	32	21
Other rural	No target	36	20	36	31	57	49	35

Table 4.8: Average density of permitted large (5+ dwellings) (Source: MBC 2021)

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

4.18 The adopted Local Plan sets out a gross requirement of 980 nursing and care home bedspaces (49 per year) to be provided over the plan period to 2031. If provided at a steady rate throughout the plan period, it would be expected that 539 bedspaces would have been delivered by 1<sup>st</sup> April 2021 (11 years x 49 bedspaces). This requirement was based on the projected ageing population at the time and estimated likely demand for care and nursing homes, particularly for the frailer elderly. Since the adoption of the local plan there have been 280 net bedspaces delivered to date. Delivery is therefore slightly behind the annualised target.

4.19 Whilst nursing and care home provision falls under the C2 Use Class, this Use Class category also encompasses a much wider range of specialist accommodation. During the reporting year, the net total of bedspaces exceeded the calculated annual gross requirement of 49 bedspaces per year with a total of 108 bed spaces being provided within the C2 Use Class. The two main sources of this provision were: the completion of the 78-bed care home for the elderly on Sutton Road; and retirement housing consisting of 24-beds. A further 5 bed spaces were completed at a care home specialising in end-of-life care, convalescence and respite care, as well as a 1-bed assisted living unit.

4.20 This Local Plan policy and associated indicator are to be reviewed as part of the Local Plan Review to ensure the identified needs of all specialist accommodation are planned for and monitored, in accordance with the requirements of the latest Strategic Housing Market Assessment (SHMA) evidence.

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

4.21 There is no specific target for this indicator. It is a contextual indicator to monitor wider changes in social housing demand. Table 4.9 shows the change since 2011 (base date of the Maidstone Borough Local Plan). The criteria for joining the housing register changed some years ago, hence the reason for the significant overall reduction over the past 10 years. However, since the low in 2016/17, the number of applicants joining the register has been steadily rising. Further, although not shown in the below table, there has been a significant increase in the number of applicants applying to join the housing register during 2021/22. However, this may not result in an increase in the number of applicants on the register due to the number of unsuccessful applications combined with an increase in the number of applicants successfully housed from the register.

<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
2020/21	840
2021/22	906
<b>2011-2022 % change</b>	<b>-75%</b>

Table 4.9: Number of households on the housing register at 1<sup>st</sup> April each year (Source: MBC 2022)

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

4.22 There is no specific target for this indicator. It is a contextual indicator to monitor wider changes in social housing demand. Between 2018/19 and 2019/20, new duties introduced decreased the number of households accepted as being owed the main housing duty. This is because many households were either prevented from being homeless or relieved of their homelessness, before decisions are made on the main housing duty being owed. The number of applicants accepted as being eligible and threatened with homelessness (owed the Prevention Duty) at the 1<sup>st</sup> April 2022 was 469. The number of applicants accepted as being Eligible and Homeless (owed the Relief Duty) is 422, a significant increase from the previous year.

4.23 For the year 2021/22 the number of applicants who have gone on to be owed the main housing duty, following the Relief Duty ending is 85<sup>5</sup>.

<b>Year</b>	<b>Number of applicants accepted as being eligible and threatened with homelessness</b>	<b>Number of applicants accepted as being eligible and homeless</b>	<b>Number of applicants accepted as owed the main housing duty</b>
2018/19	486	390	99
2019/20	478	553	80
2020/21	534	333	96
2021/22	469	422	85

<sup>5</sup> At 1<sup>st</sup> April 2022

Table 4.10: Number of homeless households in the borough (Source: MBC 2022).

**Indicator M17: House price: earnings ratio**

4.24 There is no specific target for this indicator. It is a contextual indicator to monitor wider changes in the local housing market. Figure 4.4 outlines the change since 2011, the base date of the Maidstone Borough Local Plan.

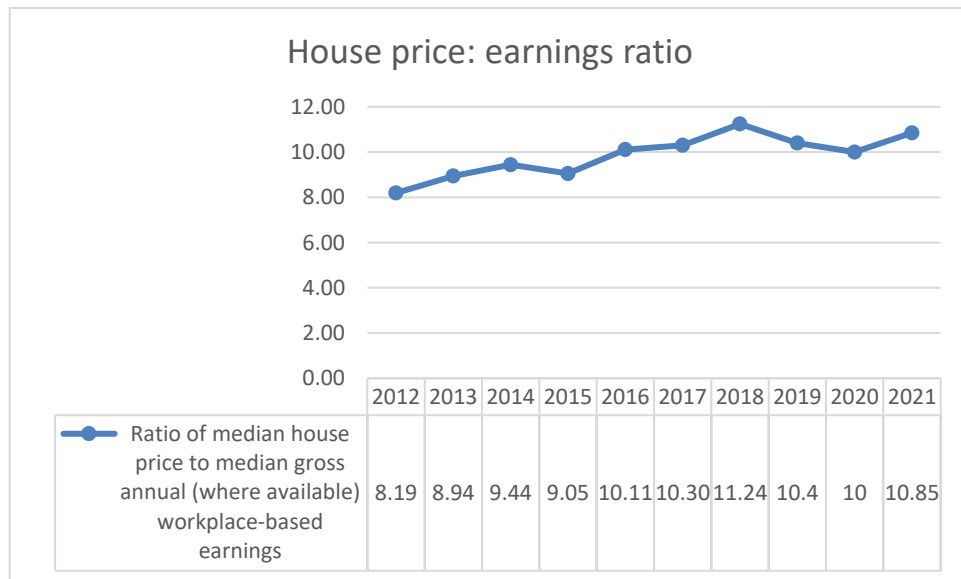


Figure 4.4: Ratio of house price to workplace-based earnings (Source: ONS 2022)

**Employment**

4.25 Informative: It should be noted that although this indicator monitors B1, B2 and B8 use classes, changes were made to the national Use Class Order in 2020 and 2021<sup>6</sup>. Use Class B1 has been deleted and replaced by Use Class E(g). There are no changes to B2 and B8 use class categories. The table references both the former B1 use class and current E(g) use class.

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

4.26 Policy SS1 of the Maidstone Borough Local Plan identifies the amount of office, industrial, warehousing and medical use floorspace to be delivered over the plan period (a net requirement of 13,955 sqm across all B use class

<sup>6</sup> Use Classes Order 1987 (as amended) and the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

employment types). Since 2016/17 there has been a total net loss of 33,581 sqm of employment floorspace, thereby increasing the overall net floorspace requirement to 58,181 sqm by 2031. However, this loss is offset by the current net pipeline supply of employment floorspace (i.e. extant permissions), which equates to 93,502 sqm. In purely quantitative terms, this pipeline supply of floorspace results in a significant net overprovision of employment floorspace by 44,966 sqm (see Table 4.11 and Figure 4.5 below).

	Use Class					Total
	B1a E(g)(i)	B1b E(g)(ii)	B1c E(g)(iii)	B2	B8	
<b>Net requirement 2016-31 (sqm)</b>	<b>24,600</b>			<b>-18,610</b>	<b>7,965</b>	<b>13,955</b>
<b>Completions (per annum)</b>						
2016/17	-14,472	132	3,678	5,361	1,805	-3,496
2017/18	-10,048	28	-1,305	-3,656	-2,734	-17,715
2018/19	-11,085	8	-4,359	-4,108	1,153	-18,391
2019/20	-320	960	1,148	638	4,671	7,097
2020/21	-2,515	20	-1,010	2,612	-2,884	-3,777
2021/22	-1,927	1,741	-824	2,808	903	2,701
<b>Net total (sqm)</b>	<b>-40,367</b>	<b>2,889</b>	<b>-2,672</b>	<b>3,655</b>	<b>2,914</b>	<b>-33,581</b>
<b>Consent (extant permissions)</b>						
<b>Net total (sqm)</b>	<b>2,901</b>	<b>5,182</b>	<b>14,173</b>	<b>20,147</b>	<b>51,099</b>	<b>93,502</b>
<b>Remaining net total floorspace (sqm) required to 2031</b>	<b>42,494</b>			<b>-42,412</b>	<b>-46,048</b>	<b>-45,966</b>

Table 4.11: Net delivery of B use class floorspace, by type since 2016/17 (Source: MBC 2022).

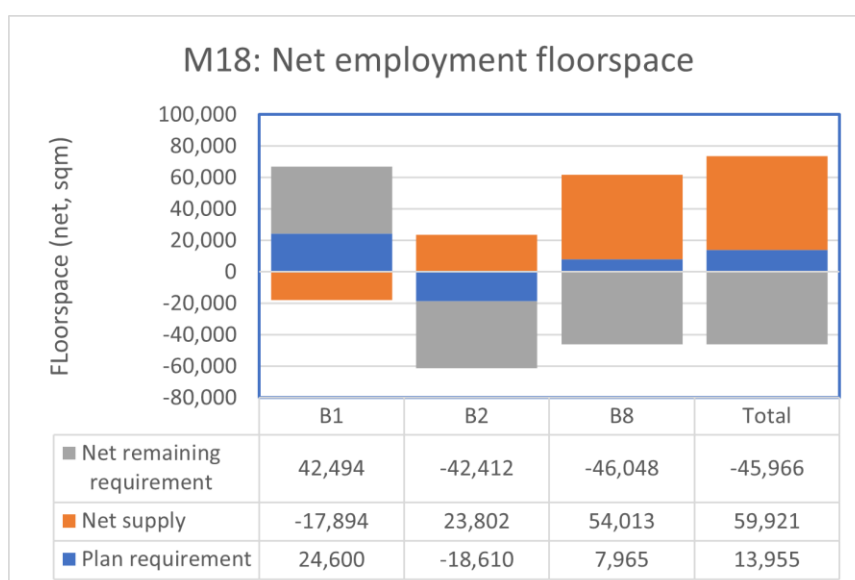


Figure 4.5: Net delivery of B use class floorspace, by type since 2016/17 (Source: MBC 2022).

4.27 As is evident from the above, whilst the quantity of overall floorspace provision is well in excess of the requirements expected by 2031, the mix of floorspace being delivered does not align with the requirements. There is an apparent and significant oversupply of B2 and B8 uses, whilst there is a significant under delivery of office floorspace (B1 or E(g) use). A considerable amount of this office floorspace loss between 2016/17 and 2018/19 can be attributed to conversion to residential uses under permitted development rights. Further, the changing nature of the wider sub-regional, national and international economies post-Brexit and post-Covid has seen a shift in demands for employment floorspace. Office floorspace has seen reduced demand as companies adopt more flexible working practices and increased levels of home-working, whilst supply chain and logistics companies have seen an increase in the demand for floorspace. Maidstone's supply of employment floorspace is reflective of the current market trends and consents are positive across all monitored floorspace types.

### **Prior notification – office to residential conversion in Maidstone Town Centre**

4.28 In the current reporting year, 1,800sqm of office floorspace was lost in the town centre through conversion of office to residential via prior notification application (Medvale House, Mote Road). This takes the total amount of office floorspace lost in the town centre through conversion of office to residential to around 32,700sqm since 2016/17. The adopted Local Plan employment and retail topic paper<sup>7</sup> outlined that somewhere in the order of 18,000sqm of office stock could be lost to other uses (based on analysis of office stock which had been vacant and on the market for more than five years at 2014). This stock does not form part of the functional supply of office floorspace. In order to ensure the retention of higher quality office stock in the town centre, the Council placed an Article 4 Direction on 14 office blocks, which removed the Permitted Development Rights for conversion of employment floorspace to residential uses. However, these Directions ceased to have effect as of 1<sup>st</sup> August 2022 and no new Directions were put in place during the monitoring year. See indicator M8 for information on the number of new residential units created through these prior notifications in the town centre.

4.29 As part of the Local Plan Review, new evidence is being produced to look at future employment land requirements, particularly as new ways of working evolve in a post-Covid economy. The floorspace requirements will be 'reset' from the start of the new plan period. The Council's approach to employment land supply and delivery is therefore being reviewed in light of the updated evidence

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<sup>7</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)



to ensure that the floorspace provision is aligned as closely as possible to future assessed needs and market requirements.

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

4.30 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 4.12 indicates that over the monitoring year there has been an increase of 5,772 sqm in B class floorspace from completions within designated Economic Development Areas, demonstrating the policy's continued success in maintaining employment uses in these designated areas and their continued viability for these uses.

	<b>B1a E(g)(i)</b>	<b>B1b E(g)(ii)</b>	<b>B1c E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Total</b>
Completed (sqm)	2,448	0	-280	3,884	-280	<b>5,772</b>
Consent (sqm)	185	0	-384	0	3,075	<b>2,876</b>
<b>Total</b>	<b>2,633</b>	<b>0</b>	<b>-664</b>	<b>3,884</b>	<b>3,425</b>	<b>8,648</b>

Table 4.12: Net gain for completed and consented B class development by type within Economic Development Areas (Source: MBC 2022).

4.31 It should be noted that although this indicator monitors B1, B2 and B8 use classes, changes were made to the national Use Class Order in 2020 and 2021<sup>8</sup>. Use Class B1 has been deleted and replaced by Use Class E(g). There are no changes to B2 and B8 use class categories. The table above references both the former B1 use class and current E(g) use class.

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

4.32 The Maidstone Borough Local Plan includes allocations for employment uses. Table 4.13 below outlines the progress of delivering the allocated sites as at 2021/22.

4.33 EMP (1) West of Barradale Farm has consent and has completed on part of the site, while the remainder of the allocation has a new application currently awaiting decision.

4.34 Since the adoption of the Local Plan in 2017, EMP1(2) has yet to gain further planning permission beyond that completed under permission 11/1138.

<sup>8</sup> Use Classes Order 1987 (as amended) and the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

The site promoters have confirmed through the Local Plan Review Regulation 18b consultation that their site remains suitable and available for development.

4.35 Sites RMX1(4) and RMX1(6) have both gained planning consent within the last year. The former Syngenta Works (RMX1(4)) has outline consent for up to 46,447sqm B1/B2/B8 uses. Site RMX1(6) Mote Road has consent for 172 units and 1,169sqm office floorspace.

4.36 Site RMX1(2) is now owned by Maidstone Borough Council and is identified in the Strategic Plan (2019-2045) as a top priority for redevelopment. Good progress is being towards bringing forward an application for the comprehensive redevelopment of this site. Further, it is included within the submission Local Plan Review as a site for a mixed use scheme.

4.37 Site RMX1(5), Baltic Wharf, has a Planning Performance Agreement in place and work is underway to bring the site forwards for comprehensive redevelopment. Further, it is included within the submission Local Plan Review as part of a wider site for a mixed use residential-led scheme.

4.38 Overall, the employment and mixed use site allocations in the Local Plan are delivering new floorspace and will continue to meet the needs outlined in the plan, to 2031.

Progress	B1a E(g)(i)	B1b E(g)(ii)	B1c E(g)(iii )	B2	B8	Total
<b>EMP1 (1) West of Barradale Farm, Maidstone Road, Headcorn (5,500sqm)</b>						
17/503152/FULL. Complete.	0	0	0	968	968	<b>1,936</b>
22/503965/FULL (decision pending)				1,840	433	<b>2,273</b>
<b>EMP1 (2) South of Claygate, Pattenden Lane, Marden (6,800sqm)</b>						
11/1138. Complete.	0	0	0	0	2,716	<b>2,716</b>
<b>EMP1 (3) West of Wheelbarrow Industrial Estate, Pattenden Lane, Marden (14,500sqm)</b>						
14/504058/FULL. Complete.	0	0	0	4,307	0	<b>4,307</b>
<b>EMP1 (4) Woodcut Farm, Bearsted Road, Bearsted (49,000sqm)</b>						
20/505195/OUT	2,906	5,182	14,934	0	22,273	<b>45,295</b>
(21/502637/REM)					(23,270)	<b>(23,270)</b>
<b>RMX1 (1) Newnham Park, Bearsted Road, Maidstone (25,000sqm)</b>						
16/507292/OUT (outline for up to 24,750sqm B1a/b).	12,375	12,375	0	0	0	<b>24,750</b>
(18/506658/REM) Maidstone Innovation Centre. Complete.	(1,741)	(1,741)				<b>(3,482)</b>
<b>RMX1 (2) Maidstone East and forming Royal Mail sorting office, Maidstone (4,000sqm)</b>						
No application. Site now in MBC ownership. Site is included as allocation in LPR: LPRSA146.	0	0	0	0	0	<b>0</b>
<b>RMX1 (4) Former Syngenta works, Hampstead Lane, Yalding</b>						
19/504783/FULL	163					<b>163</b>

<b>Progress</b>	<b>B1a E(g)(i)</b>	<b>B1b E(g)(ii)</b>	<b>B1c E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Total</b>
19/504910/OUT: not started Reserved Matters applications received, most recent May 2022.				19,972	26,475	<b>46,447</b>
<b>RMX1 (5) Powerhub Building and Baltic Wharf, St Peter's Street, Maidstone</b>						
No application. PPA in place and pre-application discussions underway for Baltic Wharf. Site is included as part of larger allocation in LPR: LPRSA148.	0	0	0	0	0	<b>0</b>
<b>RMX1 (6) Mote Road, Maidstone (2,000sqm)</b>						
Permission (granted July 2022): 20/505707/FULL. Not started. Site is included as allocation in LPR: LPRSA151.	1,169	0	0	0	0	<b>1,169</b>

Table 4.13: Net gain for completed and consented B class development by type for allocated sites (Source: MBC 2022).

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

4.39 Table 4.14 below shows the breakdown of net floorspace completed and consented, by location. A positive (+) figure represents a net increase in B Use Class floorspace whilst a negative (-) figure represents a net loss of B Use Class floorspace.

4.40 Over the monitoring year, a net total of 2,701 sqm of B Use Class floorspace was gained through non-B Use Classes across the borough. Whilst both the EDAs and Allocations had positive net B Use Class floorspace completions (+9,180 sqm), 'elsewhere' in the borough saw a net loss of -6,479 sqm of B Use Class floorspace completed. This loss is primarily of office (B1a Use Class) and to a lesser extent general industrial (B2 Use Class) floorspace. By far the largest single source of loss of office floorspace 'elsewhere' in the borough during the monitoring year was the commencement of conversion of Somerfield House and Ashmore House (both part of the former Somerfield Hospital site) within Maidstone Urban Area, to residential units under permitted development rights (-3,900sqm).

4.41 As at 1<sup>st</sup> April 2022, a net total of +93,602sqm of B Use Class floorspace had consent. The majority of this floorspace (+91,505sqm) is on allocated sites, specifically Woodcut Farm (EMP1(4)) and the Former Syngenta Works (RMX1(4)), indicating that the Local Plan is continuing to deliver on its requirements well ahead of the end of the plan period, 2031.

	<b>B1a E(g)(i)</b>	<b>B1b E(g)(ii)</b>	<b>B1c E(g)(iii)</b>	<b>B2</b>	<b>B8</b>	<b>Total</b>
<b>Economic Development Area</b>						
Completed	2,448	0	-280	3,810	-280	5,698
Consent	185	0	-384	0	3,075	2,876
<b>Allocations</b>						
Completed	1,741	1,741	0	0	0	3,482
Consent	3,069	5,182	14,934	19,572	48,748	91,505
<b>Elsewhere</b>						
Completed	-6,116	0	-544	-1,002	1,183	-6,479
Consent	-353	0	-377	675	-724	-779
Completed total:						2,701
Consented total:						93,602

Table 4.14: Net B Use Class land/floorspace gained/lost within Economic Development Areas, allocated sites and elsewhere, 2020/21 (Source: MBC 2022)

### Indicator M22: Percentage unemployment rate

4.42 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. Table 4.15 shows the change in claimants since 2011.

<b>Date</b>	<b>Maidstone (%)</b>	<b>South East (%)</b>	<b>Great Britain (%)</b>
2011/12	2.5	2.6	3.8
2012/13	2.5	2.5	3.8
2013/14	2.0	2	3.2
2014/15	1.4	1.3	2.2
2015/16	1.2	1.0	1.8
2016/17	1.2	1.1	1.8
2017/18	1.2	1.2	2.0
2018/19	1.2	1.5	2.3
2019/20	1.9	1.9	2.9
2020/21	5.1	5.1	6.2
2021/22	4.1	4	5

Table 4.15: Percentage of claimants as a proportion of the resident population since 2011 (Source: Nomis 2022)

4.43 Figure 4.6 shows how the percentage of those who are unemployed has reduced from previous years, with a small increase in 2020.

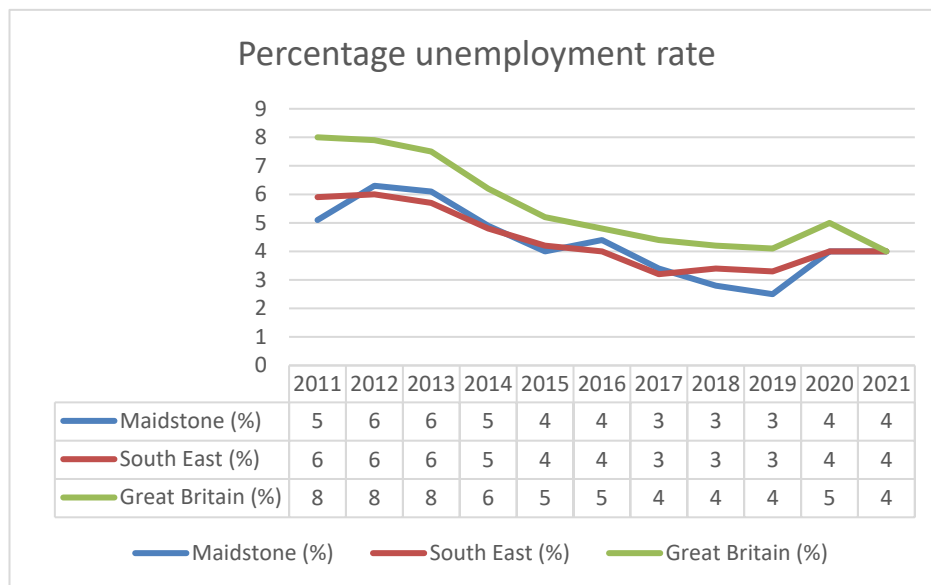


Figure 4.6: Percentage of unemployed since 2011 (Source: Nomis 2022)

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

4.44 This indicator does not have a specific target as it monitors wider changes in the local economy. Figure 4.7 shows the change in the number of jobs between 2011 and 2020 using the latest information available. The general trend is one of increase, however, there has been a decline in the number of jobs between 2019 and 2020 coinciding with the Covid-19 pandemic period.

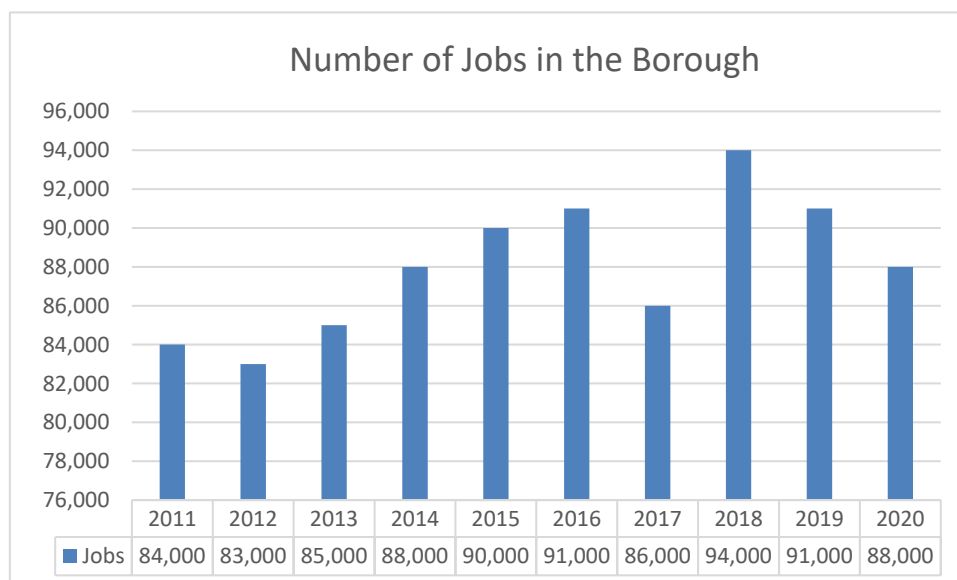


Figure 4.7: Number of jobs in Maidstone Borough (Source: Nomis 2022)

## Retail

4.45 It should be noted that although this indicator monitors A1 use class, changes were made to the national Use Class Order in 2020 and 2021. Use Class A1 has been deleted and replaced by Use Class E(a). The table references both the former A1 use class and current E(a) use class.

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

4.46 Policy SS1 of the Maidstone Borough Local Plan identifies the need for an additional 6,100sqm of convenience retail floorspace and 23,700sqm of comparison retail floorspace to be delivered over the plan period. Since 2016/17 there has been a total net gain across the A1 use class retail floorspace of 2,009 sqm in completions and a further 225 sqm (net) in consents, thereby reducing the overall net floorspace requirement to 27,566 sqm by 2031 (see table 4.16 below).

	Use Class			Total
	A1 [E(a)] convenience	A1 [E(a)] comparison	A1 unspecified	
<b>Net requirement 2016-31 (sqm)</b>	<b>6,100</b>	<b>23,700</b>	<b>0</b>	<b>29,800</b>
<b>Completions (per annum)</b>				
2016/17	728	-127	353	954
2017/18	1,794	395	-47	2,12
2018/19	1,593	-897	20	716
2019/20	407	-9,439	-951	-9,983
2020/21	1,409	6,435	402	8,246
2021/22	-321	175	80	-67
<b>Net total (sqm)</b>	<b>5,610</b>	<b>-3,458</b>	<b>-143</b>	<b>2,009</b>
<b>Consent (extant permissions)</b>				
<b>Net total (sqm) (2021/22)</b>	<b>0</b>	<b>-610</b>	<b>835</b>	<b>225</b>
<b>Remaining net total floorspace (sqm) required to 2031</b>	<b>490</b>	<b>27,768</b>	<b>-692</b>	<b>27,566</b>

Table 4.16: Net gain for completed and consented retail floor space by type (Source: MBC 2021).

4.47 As is evident from the above table, the quantity of overall floorspace provision is well below target to meet the requirements by 2031. However, upon analysis of the provision of different types of retail floorspace, it is evident that the requirement for convenience retail has almost been met in full, whilst there is a significant under delivery of comparison retail floorspace.

4.48 The first three years of the plan saw a relatively modest net loss in comparison retail floorspace (629sqm). However, this loss was compounded during 2019/20, when there was a significant net comparison retail floorspace loss (9,439sqm) primarily due to the demolition of Grafty Green Garden Centre. This has meant that despite the strong net floorspace gains in 2020/21 (6,435sqm) predominately through the completion of a Marks and Spencer store at Eclipse Park, the growth has not been significant enough to counteract the previous years' cumulative net losses. During the monitoring year 2021/22, consumer shopping and retailing patterns (particularly for comparison goods) continued to change, moving from the more traditional methods to an accelerated online presence – a continued trend post-Covid.

4.49 As part of the Local Plan Review, new evidence has been produced looking at future retail, food/drink and leisure floorspace requirements, particularly as new ways of retailing and use of high streets evolve in a post-Brexit and post-Covid economic market. This evidence indicates a vastly reduced need for comparison floorspace. The borough's floorspace requirements will be 'reset' from the start of the new plan period. The Council's approach to retail land supply and delivery is therefore being reviewed in light of the updated evidence to ensure that the floorspace provision is aligned as closely as possible to future assessed needs and market requirements.

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

4.50 The Maidstone Borough Local Plan allocates land for both comparison and convenience retail development. Over the monitoring year, no planning permissions were granted or completed on retail allocations.

4.51 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 2,570 sqm gross internal area of 31 existing external retail floor space). In May 2021, a lawful development certificate was issued (21/501247/LDCEX), confirming that a material start has been carried out in accordance with the original planning permission.

4.52 Temporary permission was previously granted for a mix of uses including offices (873sqm), warehousing (1,214sqm net gain) and retail (450sqm) at

RMX1 (2) Maidstone East and former Royal Mail sorting office, Maidstone. This permission was completed in the monitoring year 2017/18. However, Maidstone Borough Council now own the former Royal Mail sorting office and are progressing works to redevelop the site as a corporate priority.

4.53 Permission was also granted for a foodstore at RMX1 (5) Powerhub Building and Baltic Wharf, St Peter's Street, Maidstone. This has since expired. However, the Council approved planning guidance documents for five Town Centre Opportunity Sites in 2019. One of these opportunity sites, titled Maidstone Riverside, includes land allocated under RMX1(5) Powerhub and Baltic Wharf. In March 2022, an environmental screening application was submitted for a proposed residential conversion of the listed building (including two additional floors) with Class E uses and new build residential on the site of the sheds and the surrounding land (22/501685/ENVSCR).

4.54 All allocations will be reviewed through the Local Plan Review, particularly as new ways of retailing and use of high streets evolve in a post-Brexit and post-Covid economic market. The Council's approach to retail land supply and delivery will be reviewed in light of the updated evidence to ensure that the provision of new floorspace is aligned as closely as possible to future assessed needs and market requirements.

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

4.55 There are eight primary frontages identified within Maidstone town centre. These are areas where retail uses are concentrated and in order to maintain this concentration, the indicator requires primary frontages to contain at or above 85% retail (A1 Use Class) uses. In 2020 and 2021, changes were made to both the national Use Class Order and to Permitted Development Rights, including, among other things, the introduction of a new E Use Class (Commercial, Business and Service) and the deletion of the A Use Class. Retail shops previously falling under A1 Use Class are now E(g) Use Class. These changes to permitted development rights allow a far greater flexibility of changes of use and limit the council's ability to manage certain types of main town centre uses. The revised use classes will be reflected in the Local Plan Review indicators, but for the purposes of this adopted Local Plan indicator, reference is made to both old and new Use Class categories.

4.56 Overall, in the monitoring year, the level of A1 (now E(g)) Uses within primary frontages remains above the 85% threshold in all barring one frontage (P6 – Water Lane, The Mall) which is now at 84%. Overall, this indicates that the primary frontage still remains effective in focusing a core retail provision in Maidstone Town Centre (see figure 4.8).



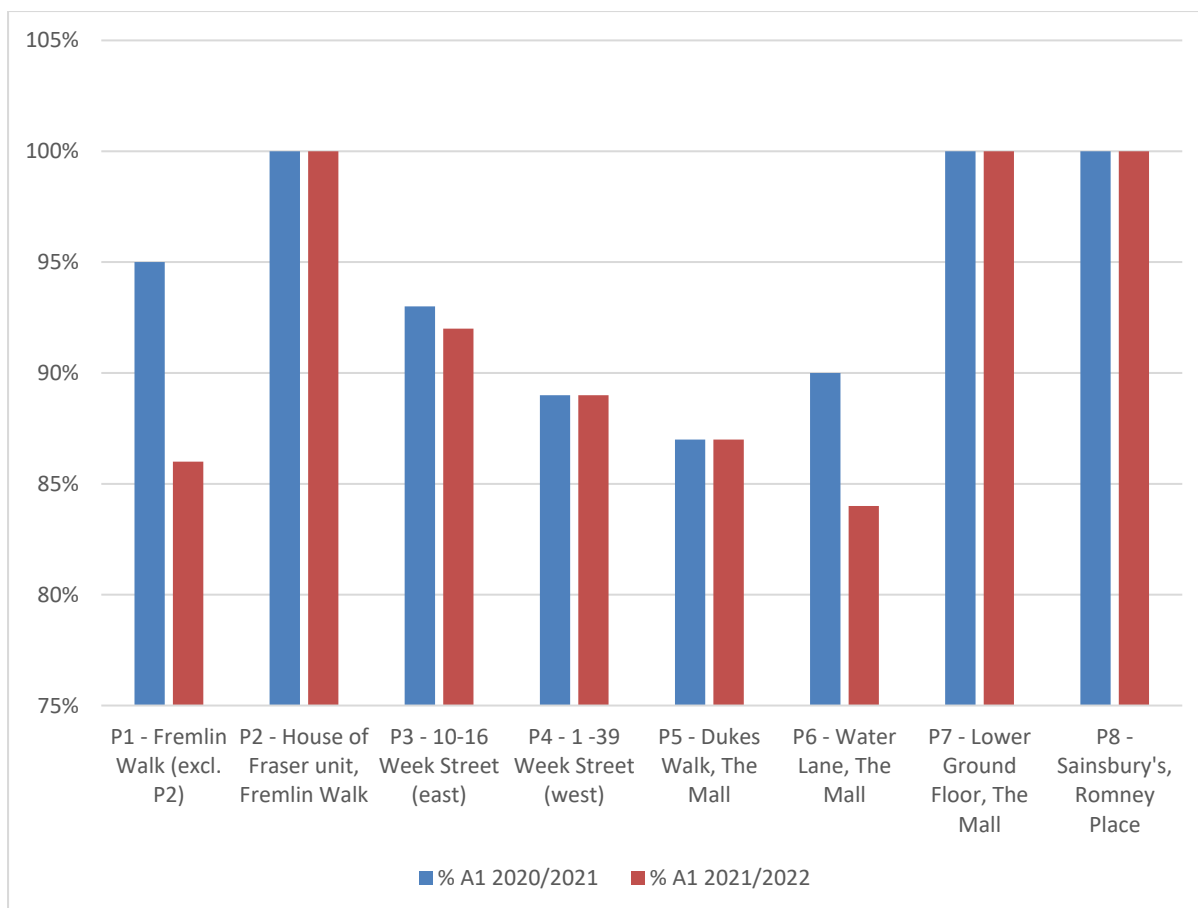


Figure 4.8: Change in the percentage of primary shopping frontage in A1 (now E(g)) between 2019/20 and 2020/22 (Source: MBC 2022)

## Gypsies, Travellers and Travelling Showpeople Accommodation

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

4.57 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 273 pitches have been granted permanent consent (Table 4.17). At the 1<sup>st</sup> April 2022, the rate at which permanent permissions have been granted exceeds the target. The methodology for calculating the overall number pitches has been amended to account for temporary permissions which have expired and applications which may have been superseded.

Permanent non-personal pitches	Permanent personal pitches	Temporary non-personal pitches	Temporary personal pitches
247	26	0	7

Table 4.17: Permitted gypsy and traveller pitches 2011-2022 (Source: MBC 2022)

4.58 Between 1<sup>st</sup> April 2021 and 31<sup>st</sup> March 2022 there has been permission for 34 permanent pitches (Table 4.18). This figure is made up entirely of non-personal permanent permissions.

	<b>Permanent non-personal pitches</b>	<b>Permanent personal pitches</b>	<b>Temporary non-personal pitches</b>	<b>Temporary personal pitches</b>
2021/2022	34	0	0	3

Table 4.18: Annual permissions of permanent pitches/plots (Source: MBC 2022)

4.59 A new GTAA is being produced and will outline the current and future need for gypsy, traveller and travelling showpeople provision for Maidstone Borough until 2037. Work on the new the GTAA commenced in September 2019. The initial discussions with the consultants indicate that there will be a significant need for new pitches in Maidstone Borough, over the plan period.

4.60 The Local Plan Review Call for Sites exercise invited the submission of Gypsy, Traveller and Travelling Showpeople sites, however, only a small number were put forward for inclusion in the plan. As a consequence, Maidstone is likely to be facing a significant need for new pitches.

4.61 On the basis that the new GTAA has not been completed and there will be a likely significant need for pitches, the most appropriate course of action is to undertake a separate Gypsy, Traveller and Travelling Showpeople DPD. This will be informed by the outcome of a Pitch Deliverability Assessment (to assess what proportion of the need can be met on existing sites through intensification or expansion) and a targeted Call for Sites exercise to identify potential new sites so the needs of the community can be adequately, and appropriately addressed and appropriate engagement can take place.

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

4.62 Of the 187-pitch targets set out in the adopted Local Plan, a total of 41 pitches derives from are allocated sites. Since the adoption of the Local Plan, 16 permanent pitches have been delivered on allocated sites (39% of the 41-pitch requirement).

## Indicator M29: Five year supply position

4.63 The former Ministry of Housing Communities and Local Government's (MHCLG)<sup>9</sup> '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 1<sup>st</sup> April 2022 the Council can demonstrate a 6.2 years' worth of deliverable gypsy and traveller pitches. Tables 4.19 and 4.20 below outlines the calculation used.

4.64 There has been no previous undersupply of pitches relative to the pitch requirement up to 31st March 2022 (see lines 1 and 2 of Table 4.19), so past undersupply does not need to be factored into the future 5-year requirement. The requirement for 5 years' worth of pitches (line 3 of Table 4.19) is calculated from the GTAA figures. The 5% buffer (line 4 of Table 4.19) is a convention from the calculation of 5-year supply for conventional housing and (in the absence of any specific guidance) has been included here as a precaution. With the addition of the buffer, the 5-year requirement becomes 28.98 (29 rounded) pitches (line 5 of Table 4.19). The 5-year supply is made up of<sup>10</sup>:

- i. Unimplemented adopted Local Plan allocations
- ii. Turnover on the 2 public sites in the borough
- iii. Windfall allowance

4.65 We would expect to include all 25 allocated pitches which have not yet been granted consent. However, some allocated pitches have been occupied by unauthorised mobiles, we considered that such pitches were not demonstrably 'available' at 1<sup>st</sup> April 2022 under the precise terms of the PTS definition. As a precautionary approach, we have excluded these 11 pitches from the calculation. The excluded pitches will nonetheless contribute to the overall pitch target once they gain permanent consent and could feature in the 5-year supply in the future if they are vacated prior to gaining consent.

		<b>Pitches</b>
1	Pitch requirement 1 October 2011 to 31 March 2022 (11 years) (105 + 5 + 5 + 5 + 5 + 5 + 5.4)	135.4
2	No of permanent pitches consented 1 October 2011 to 31 March 2022	273
3	5 year requirement 2022 – 2027 (5.4 + 5.4 + 5.4 + 5.4 + 6 = 27.6)	27.6

<sup>9</sup> Now Department for Levelling Up, Housing and Communities (DLUHC)

<sup>10</sup> See Table 4.21

4	5% buffer brought forward from later in the Plan period (5% of line 3)	1.38
5	Total requirement 1 April 2022 to 31 March 2027 (line 3 + line 4)	28.98
6	Total pitch supply 1 April 2022 to 31 March 2027 (from Table 4.21)	35.7 (36 rounded)
	<p>5 year supply:</p> <p>Yearly requirement = Total requirement 1 April 2022 to 31 March 2027 ÷ 5 years  <math>28.98 \div 5 = 5.79</math></p> <p>5-year supply = Total pitch supply ÷ Yearly requirement  <math>35.7 \div 5.79 = 6.16</math> rounded to <b>6.2 years</b></p>	

Table 4.19: Five year supply calculation (Source: MBC 2022)

	Pitches
Policy GT1 - allocated pitches (excl. consented and/or occupied pitches)	14
<ul style="list-style-type: none"> <li>• GT1(1) – The Kays, Linton (1)</li> <li>• GT1(4) – Blossom Lodge, Coxheath (0)</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(9) – 1 Oak Lodge, Marden (0)</li> <li>• GT1(10) – The Paddocks, George Street, Staplehurst (2)</li> <li>• GT1(13) – Flips Hole, South Street Rd, Stockbury (3)</li> <li>• GT1(14) – The Ash, Yelsted Rd, Stockbury (4)</li> <li>• GT1(15) – Hawthorn Farm, Ulcombe (1)</li> </ul>	
Pitch turnover on 2 x public sites (5 x 1.1 pitches/annum)	6 <sup>11</sup>
Windfall sites	15.7 <sup>12</sup>
Total pitch supply 1 April 2021 to 31 March 2026	35.7

Table 4.20: Components of total pitch supply 1 April 2022 to 31 March 2027 (Source: MBC 2022)

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

<sup>11</sup> 17 pitches over 16 years =  $17 \div 16 = 1.1$ ;  $5 \times 1.1 = 5.5$  (rounded to 6)

<sup>12</sup> 173 (pitches on non-allocated sites granted planning permission (excluding appeals)) ÷ 11 (years) = 15.7

4.66 There is no specific target for this indicator. It provides a snapshot of Gypsy and Traveller accommodation provision in the Maidstone Borough. The caravan count is carried out twice a year, in the winter (January) and summer (July). The count figures combine the number of mobiles and tourers.

4.67 However, as a response to the Coronavirus pandemic the bi-annual caravan count was suspended for July 2020 and January 2021. This means that instead of providing an annual comparison, there is a gap of two years between both the winter and summer counts respectfully.

4.68 Table 4.21 shows that there has been an increase in the number of caravans recorded between July 2019 and January 2022. This variation between summer and winter is in part is due to seasonal travel. The overall increase is due to the large gypsy and traveller population in Maidstone Borough and an improved monitoring and identification system.

Year	Total caravans
January 2022	770
July 2021	744
January 2020	727
July 2019	744

Table 4.21: Number of caravans recorded in the bi-annual caravan count (includes both mobiles and tourers) (Source: DLUHC, 2022).

## Heritage

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

4.69 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**

4.70 The Church of St Mary the Virgin, Thurnham Lane, Thurnham has been added to the Heritage at Risk Register. As of 1 April 2022, there are 14 designated heritage assets at risk in the borough.

## Natural Environment – Biodiversity

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

4.71 There has been no loss of designated wildlife sites as a result of development during 2021/22.

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

4.72 There has been no loss of ancient woodland as a result of development permitted during the monitoring year of 2021/22.

## Agricultural Land

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

4.73 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 – 3a 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). During the monitoring year 2021/22, one application was permitted on Grade 2 (20/505350/FULL – Warmlake Nursery) and one application in Grade 3a/b (20/501340/FULL – Gibbs Hill Farm).

	<b>Grade 1</b>	<b>Grade 2</b>	<b>Grade 3a/b<sup>13</sup></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
2020/21	0	0	0
2021/22	0	0.74	0.56
<b>Total</b>	<b>0</b>	<b>5.73</b>	<b>2.8</b>

Table 4.22: Hectares of agricultural land lost due to windfall planning consent on major sites (Source: MBC 2022)

<sup>13</sup> Current agricultural land assessment mapping does not distinguish between grades 3a and 3b, therefore for the purposes of this indicator, grade 3 is assumed to be grade 3a.

## Good Design and Sustainable Design

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

4.74 During 2021/22 118 applications permitted qualified to provide BREEAM very goods standards. In total three applications failed to do so at application stage but included conditions. Two applications included conditions to submit a final certificate to the local planning authority certifying that a BREEAM rating of at least Very Good has been achieved. The third application requires the building to be built to minimum standard of BREEAM 'very good'.

4.75 By adding a condition to a commercial application to meet the BREEAM standard, the applications meet the policy objective.

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

4.76 Design quality is monitored through the planning decision and appeal process. During the monitoring year there were 10 applications allowed on appeal following a refusal on grounds of design quality. Table 4.23 shows the upward trend since 2016/17. If this trend continues, the application of Policy DM1 'Principles of good design' in the development management process will need to be reviewed.

<b>Year</b>	<b>Applications allowed on appeal following a refusal on grounds of design quality</b>
2016/17	0
2017/18	0
2018/19	3
2019/20	5
2020/21	12
2021/22	10

Table 4.23: Completed developments performing well in design reviews (Source: MBC 2022)

## Open Space

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

4.77 There has been no loss of designated open space as a result of development during the reporting year 2021/22.

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

4.78 There are 17 open space (OS) allocations listed under Policy OS1 in the Local Plan. These are directly linked to residential site allocations. Table 4.24 shows all 17 OS1 allocations and the status/progress of the development sites for the 2021/22 monitoring year. In the last year four sites were completed:

- i. OS2 Langley Park, Sutton Road, Boughton Monchelsea
- ii. OS11 (Gibbs Hill Farm) South of Grigg Lane, Headcorn
- iii. OS12 Land North Of, Heath Road (Older's Field), Coxheath
- iv. OS15 Lyewood Farm, Green Lane, Boughton Monchelsea



Site visit Number	Site name/address	LP17 OS1 allocation	LP17 OS1 size (hectares)	LP17 OS1 description	Development status 2020-21	Development status 2021-22	Notes
11	Oakapple Lane Barming, ME16 9ER	1	1.5	Natural/semi-natural OS	No application	Not started	
4	Langley Park Sutton Road B. Monch, ME17 3GD	2	7.65	Informal OS (nature conservation area)	Started	Completed	
5	South of Sutton Road, Langley, ME17 3ND	3	0.1	Natural/semi-natural OS	Started	Not started	
3	Kent Police HQ, Sutton Road, Maidstone, ME15 9DJ	4	1.6	Outdoor sports provision (3-5 sports pitches)	Not started	Not started	
1	Cross Keys Bearsted ME14 4HX	5	2.4	Natural/semi-natural OS	Started	Under construction	Open space not started
7	Land to the North of Henhurst Farm, Pinnock Lane, Staplehurst, TN12 0BB	9	1.22	Natural/semi-natural OS	No application	Not started	
6	(Gibbs Hill Farm) South of Grigg Lane Headcorn, TN27 9GB	11	1.18	Natural/semi-natural OS	Started	Completed	

10	Land North Of, Heath Road (Older's Field), Coxheath, Maidstone, Kent, ME17 4TB	12	1.12	Natural/semi-natural OS	Started	Completed	
8	Land at Boughton Mount Boughton Lane, Me17 4NA	14	0.15	Natural/semi-natural OS	No application	Not started	
9	Lyewood Farm, Green Lane. B. Monchelsea, ME17 4LD	15	0.15	Natural/semi-natural OS	Started	Completed	
2	West of Church Road Otham, ME15 8SA	16	1.4	Natural/semi-natural OS	Appeal allowed	Under construction	Open space not started
12	Tanyard Farm, Old Ashford Rd Lenham (Land North Of Old Ashford Road ), ME17 2QQ	17	0.34	Natural/semi-natural OS	Not started	Not started	

Table 4.24: Local Plan Allocations and open space delivered (Source: MBC 2022)

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

4.79 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 Maidstone Borough 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 2021/22, qualifying residential and mixed-use sites provided the following on-site open space provision and improvement.

- i. Contributions towards improvements refurbishment and replacement of facilities (including play equipment and play areas ground works and facilities) at Giddyhorn Lane (Hermitage Park) - (Land To The East of, Hermitage Lane, Maidstone)
- ii. Contributions towards improvements refurbishment and maintenance of existing and new equipment and facilities at the Hoggs Bridge Green Play Area and Playing Fields, Hoggs Bridge Green Allotments, and Headcorn Recreation Ground and Play Area - (Land Between Mill Bank, Ulcombe Road & Kings Road, Headcorn)
- iii. Contributions towards the improvements to the surfacing of the Whitebeam Drive Play Area and access to the site including pathways and gates. Teen Facilities - infrastructure to engage teenagers with the open space Stockett Lane to replace the existing teen shelter. Access to outdoor sports and amenity green space (Linden Road) - improvements to pathways, signage and access points to outdoor space from Linden Road to improve accessibility for the local community. Car Park for outdoor sports and amenity green (Linden Road) - improve access and visual appearance to encourage use of open space - (Site H1 (60), Forstal Lane, Coxheath)
- iv. Improvements at Salts Farm or any other natural or semi natural areas of accessible open space within 3km of the development (which for the avoidance of doubt may include professional and other fees and investigative works and studies reasonably incurred and/or undertaken by the Borough Council) - (Land to west of 70 Church Street, Boughton, Monchelsea)
- v. Improvements towards Whatman Park to mitigate the additional pressure on local public open space through improvements to footpaths and accessibility on the eastern side of Whatman Park connecting with Springfield Mill via footbridges, and improvements to treetop walk; improving accessibility to the natural open space including work on the towpath and pathways at Monktons Lane/Foxglove Rise; improvements to access on the north/west side of the gardens, restoration of the historical water fountain and improvements to the plants on the north-west and

- north-east edges of the gardens to improve accessibility at Blenchley Gardens - (Springfield Mill, Sandling Road, Maidstone)
- vi. Full refurbishment of the Cockpit Play Area including improvement to access, pathways and boundary fencing - (Marden Cricket and Hockey Club, Stanley Road, Marden, Tonbridge)

## Air Quality

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

4.80 The Air Quality Annual Status Report (June 2022)<sup>14</sup> explains that

“In 2021 the COVID pandemic had resulted in lower traffic levels and as a consequent reduction in NO<sub>2</sub> levels across the Borough during 2020. The COVID pandemic also had some impact in 2021, but the impact was not of the same magnitude as that in the early part of 2020. There was preparation for an increase in NO<sub>2</sub> levels in 2021 compared to 2020 and although the expected increase did materialise at many sites, most sites remained below the pre-pandemic levels of 2019. There were 32 sites that had higher NO<sub>2</sub> levels, 8 sites that showed a decrease from the 2020 levels and 12 sites that were unchanged (within ±1µgm-3 of the 2020 levels).

4.81 During 2021, the council began its review of the AQMA using Air Quality Consultants Ltd (AQC). The results of this confirmed that there were no exceedances of the annual mean objective for NO<sub>2</sub> outside of Upper Stone Street and suggested a new AQMA which covers Upper Stone Street from Wrens Cross to Old Tovil Road. This change of AQMA will be progressed, subject to Councillor approval.”

4.82 In conclusion, there have 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**

4.83 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 7 permissions granted on large sites (5+ dwellings). Of this number, 2 of the developments were found to have no

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<sup>14</sup> [maidstone-borough-council-annual-status-report-2022 \(kentair.org.uk\)](https://www.kentair.org.uk/maidstone-borough-council-annual-status-report-2022)

specific air quality implications when the applications were assessed and 1 application was for a 'Prior Notification' proposal and, as such, exempt from air quality considerations. The remaining 4 proposals made provision for air quality as follows; provision of electric vehicle charging points (4 applications), cycle storage (1 application) and rooftop PV array (1 application).

## Infrastructure

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

4.84 There were 28 planning consent applications that had S106 agreements signed off in the 2021/22 reporting year. 17 of these provided contributions sought in accordance with the priorities outlined in Policy ID1(4). In addition to the provision of affordable housing (where required), a total of £473,749 of developer contributions were agreed towards the provision, improvement or enhancement of public transport including bus and railway improvements, travel plan, public rights of way, open space and landscape management. A total of £307,499 for Off-Site Affordable Housing was also secured.

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

4.85 There were 28 planning consent applications that had S106 agreements signed off in the 2021/22 reporting year. 17 provided contributions where the needs generated by the development were identified. In addition to the provision of affordable housing (where required), a total of £473,749 of developer contributions were agreed towards the provision, improvement or enhancement of public transport including bus and railway improvements, travel plan, public rights of way, open space and landscape management. A total of £307,499 for Off-Site Affordable Housing was also secured.

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

4.86 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 this reporting year 2021/22, the total amount of money from planning obligations received towards infrastructure was £9,947,318 (plus £1,022,527 towards Off-Site Affordable Housing). Of this amount £5,885,162 was spent (£5,849,642 of which was transferred to a third party by Maidstone Borough Council). The remaining

£4,062,156 (plus £1,022,527 towards Off-Site Affordable Housing) was not spent during the reported year. Full details of all planning obligations secured/received/spent within the monitoring year are available to view in the published Infrastructure Funding Statement (IFS).

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

4.87 The Council formally implemented CIL on 1st October 2018. Over the monitoring year 1st April 2021 to 31st March 2022, 155 planning applications were received that were potentially liable for the CIL charge. However, this figure may be lower due to various exemptions and relief options available. e.g., self-build exemption or charitable relief. In total over the monitoring year, £1,500,458.87 (gross) was collected by the Council in CIL payments.

## Transport

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

4.88 The Council maintains an Infrastructure Delivery Plan (IDP) that identified the projects needed to support the delivery of the Local Plan 2017. It tracks the progress of all known infrastructure projects and updates the status of them annually. The Council also meets with Kent County Council (KCC), as the highway authority, 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). There are 48 transport improvements identified relevant to this indicator in the IDP, with progress in the reporting year noted in the tables below.

#### **Schemes Completed**

<b>Reporting Year 2021/22</b>		
<b>Reference</b>	<b>Location</b>	<b>Scheme Delivered</b>
HTC7	Coxheath	Extension of the footway on the northern side of Heath Road to site H1 (59)
HThA1	Harrietsham	A20 Ashford Road highways improvements to include carriageway narrowing, reduction of the speed limit and pedestrian crossing facilities
HThE3	Headcorn	Extension of the 30 mph limit and upgrading of road markings on Ulcombe Road, Headcorn

HTNW1	North West Strategic Development Area	Interim improvements to M20 J5 roundabout including white lining scheme (located in Tonbridge & Malling)
HTSE4	South East Strategic Development Area	Widening of Gore Court Road between the new road and White Horse Lane
HTTC3	Maidstone Town Centre	Improvements to the Maidstone Bus Station
HTUA4	Maidstone Urban Area	Highway and footway improvements to North Street, Barming

Table 4.25: Identified transport improvements associated with Local Plan site allocations that have been completed (Source: MBC 2022)

### Schemes Delayed

<b>Reporting Year 2021/22</b>		
<b>Reference</b>	<b>Location</b>	<b>Scheme Delivered</b>
HTJ71	Maidstone Urban Area	Capacity improvements and signalisation of Bearsted roundabout and capacity improvements at New Cut roundabout. Provision of a new signal pedestrian crossing and the provision of a combined foot/cycle way between these two roundabouts.
HTJ73	Other	Capacity improvements at M2 J5 (located in Swale Borough)
HTSE1	Maidstone Urban Area	Capacity improvements on the A274 Sutton Road between the junctions of Wallis Avenue and Loose Road, incorporating bus prioritisation measures from the Willington Street junction to the Wheatsheaf junction, together with bus infrastructure improvements. Provision of a cycle route through sites H1 (5) and H1 (10) from the A274 in the vicinity of Langley Church to Brishing Lane.
HTSE2	Maidstone Urban Area	Improvements to capacity at the junctions of Willington Street and Wallis Avenue with Sutton Road
HTSE6	Maidstone Urban Area	Improvements to capacity at the A229/A274 Wheatsheaf junction and improvements to the approaches to the Bridge Gyrotory signal junctions from the Wheatsheaf junction
HTSE7	Maidstone Urban Area	Improvements to capacity at the A229/A274 Wheatsheaf junction and improvements to the approaches to the Bridge Gyrotory signal junctions from the Wheatsheaf junction

HTNW3	Maidstone Urban Area	Enlargement of existing A20 Coldharbour roundabout and removal of traffic signals
HTNW7	Maidstone Urban Area	Provision of a circular bus route to serve the north west Maidstone strategic development area.
HTTC12	Maidstone Town Centre	Improvements at Sessions House Square and Week Street to provide an enhanced public open space and public realm
<b>MBC continues to work with KCC and partners to progress the delivery of these critical schemes.</b>		

Table 4.26: Identified transport improvements associated with Local Plan site allocations that have been delayed (Source: MBC 2022)

### Schemes brought forward

<b>Reporting Year 2021/22</b>		
<b>Reference</b>	<b>Location</b>	<b>Scheme Delivered</b>
HTJ74	Maidstone Urban Area	Upgrading of Bearsted Road to a dual carriageway between Bearsted roundabout and New Cut roundabout.
HTNW5	Maidstone Urban Area	Capacity improvements at the junction of Hermitage Lane and London Road, and widening of the A20 between the Hermitage Lane and Mills Road junctions (located in Tonbridge and Malling Borough)

Table 4.27: Identified transport improvements associated with Local Plan site allocations that have been brought forward (Source: MBC 2022)

### **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**

4.89 Projects remain on track to be delivered within the broad time periods identified within the Infrastructure Delivery Plan. Of the sustainable transport actions set out in the ITS, over half (55%) have been rated 'green' in terms of their delivery. 16% of the actions have been rated as 'red' in terms of delivery due to no progress being made or the projects have been delayed, similar to the previous reporting year. This is primarily a temporary anomaly caused by the



knock-on effects of the Covid-19 global pandemic. As part of the Local Plan Review, the Integrated Transport Strategy will be reviewed.

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

4.90 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. During 2021/22 the following developments submitted travel plans to the Kent County Council travel plan officer through the consultation process:

- i. 22/500257/SUB – Wickes St Peters Street Maidstone Kent ME16 0SN
- ii. 21/503871/SUB - Ledian Farm Upper Street Leeds ME17 1RZ
- iii. 21/503526/SUB - Land At Vicarage Fields Linton Hill Linton Kent
- iv. 21/503100/SUB - Springfield Park Royal Engineers Road Maidstone Kent

**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**

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

**4.92 No significant worsening of congestion as a result of development:**

The figures below in Table 4.28 show the average vehicle speeds on five of the main A roads. Between 2020 and 2021 average speeds have decreased on all five roads.

Road Name	2017 (mph)	2018 (mph)	2019 (mph)	2020 (mph)	2021 (mph)	Change in last year (%)
A20	32.2	31.3	30.7	33.0	29.2	-11.5%
A229	31.5	33.6	34.1	36.3	33.3	-8.3%
A249	42.9	47.9	48.4	51.5	47.1	-8.5%
A26	24.3	24.0	24.3	26.2	24.1	-8.0%
A274	27.4	27.2	26.2	27.0	24.3	-10.0%

Table 4.28: Average vehicle speeds on locally managed 'A' roads (Source: DfT 2022)

4.93 Figure 4.9 compares the average combined journey times to 8 key services for public transport/walking, cycling, car and walking<sup>15</sup>. Between 2017 and 2019 there have been marginal changes across all modes of transport. When comparing the 2019 figures, the journey times for Maidstone, Kent and the wider South East area are similar.

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<sup>15</sup> Walking is an addition for 2019

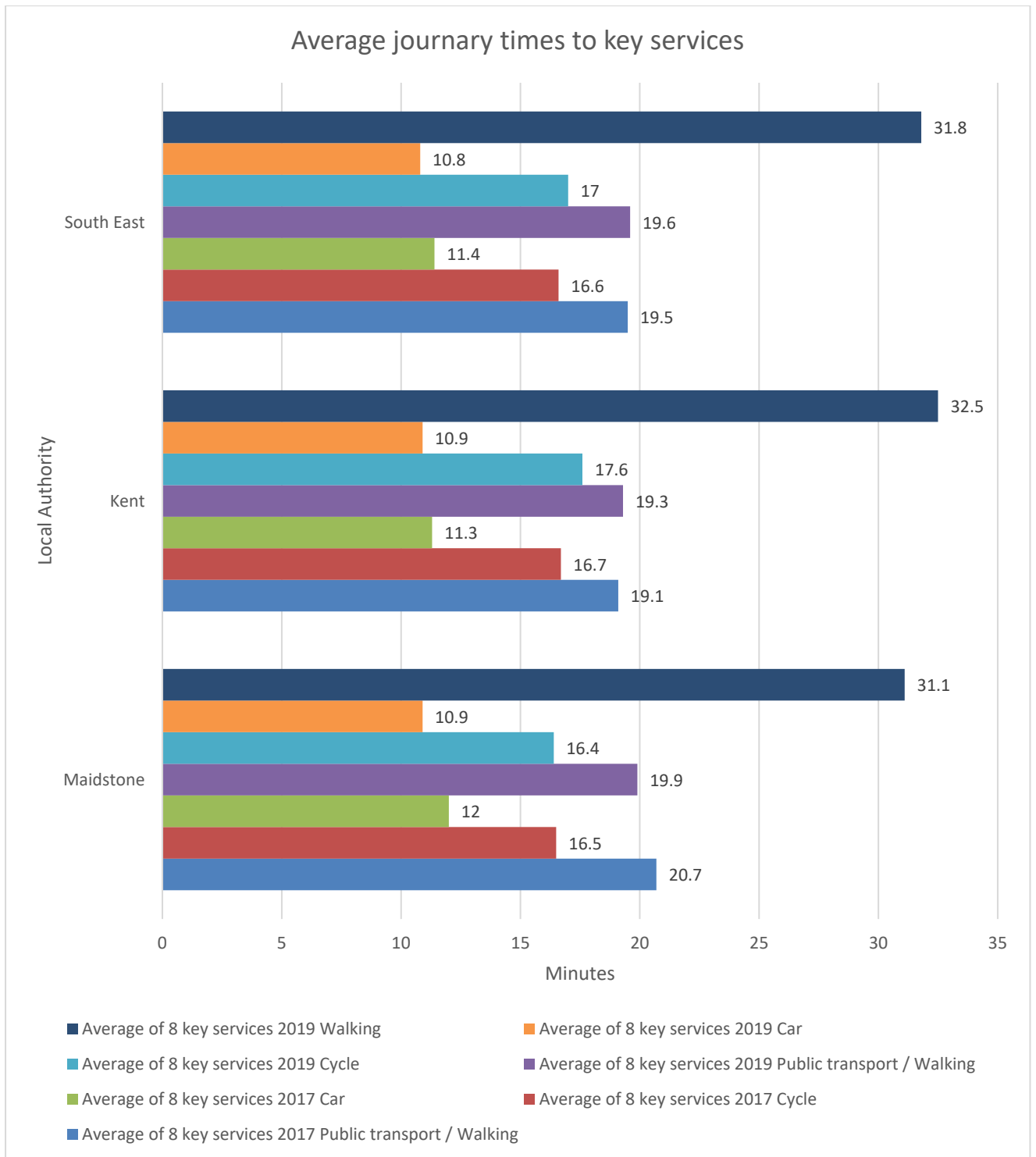


Figure 4.9: Average journey times to key services 2019 (Source: DfT 2021)

**4.94 Reduced long stay town centre car park usage:** In total there were 259,404 transactions in the town centre long stay car parks (Table 4.29) an increase of 139%. Data for Sandling Road was unavailable at the time this report was written.

Car Park	Payment Method						Total	
	Pre-pay Unit		RingGo		CiCo (Check In, Check Out)			
	20/21	21/22	20/21	21/22	20/21	21/22	20/21	21/22
Barker Road	7,414	15,638	6,457	16,374	0	0	13,871	32,012
Brooks Place	638	867	641	1,776	0	0	1,279	2,643
Brunswick Street	0	1,666	20	2,114	0	0	20	3,780
College Road	5,513	8,717	4,613	9,513	0	0	10,126	18,230
Lockmeadow	20,126	51,761	26,294	106,972	0	0	46,420	158,733
Lucerne Street	2,279	3,964	2,541	5,126	0	0	4,820	9,090
Sandling Road	5,350	-	-	-	528	-	10,442	-
Sittingbourne Road	2,997	5,048	2,883	5,685	0	0	5,880	10,733
Union Street East	2,804	4,232	4,639	4,444	0	0	7,443	8,676
Union Street West	2,637	5,235	3,080	5,153	0	0	5,717	10,388
Well Road	1,343	2,293	1,185	2,826	0	0	2,528	5,119
Total	51,101	99,421	56,917	159,983	528	0	108,546	259,404

Table 4.29: Town Centre long stay car park transactions 2019/20 (Source: MBC 2022)

**4.95 Improved ratio between car parking costs and bus fares:** Since last year there has been an increase in the cost of an Arriva day ticket and parking in the Fremlin Walk carpark. Table 4.30 shows that in all three car parks, parking for more than 5 hours is more expensive than travelling by bus. Shorter stays are cheaper than or equal to the cost of travelling by bus.

<b>Car Parks</b>	<b>Long stay cost (over 4 hours) (2022)</b>	<b>Arriva day ticket (2022)</b>	<b>Ratio 2022</b>	<b>Ratio 2021</b>	<b>Ratio 2020</b>	<b>Ratio 2019</b>	<b>Ratio 2018</b>	<b>Ratio 2017</b>	<b>Change</b>
MBC (up to 5 hours)	£5.75 (mode)	£6.00	0.95	1.05	0	0	1.38	1.25	-0.1
MBC (over 5 hours)	£7.30	£6.00	1.22	1.33	1.27	1.28			-0.11
Fremlin Walk (4-5 hours)	£6.00	£6.00	1	1.06	0.02	0			0.94
Fremlin Walk (over 5 hours)	£11.20	£6.00	1.87	1.96	1.91	1.89	1.96	1.83	-0.09
The Mall (4-5 hours)	£4.50	£6.00	0.75	-0.82	-0.82	-0.83			1.57
The Mall	£9.00	£6.00	1.50	1.63	1.63	1.67	1.8	1.73	-0.13

Table 4.30: Ratio of car parking costs compared to bus fares (Source: Arriva 2022; MBC 2022; Fremlin Walk 2022; and The Mall 2022)

## 5. Sustainability Appraisal – Significant Effect Indicators

5.1 The Sustainability Appraisal for the adopted Maidstone Local Plan outlines 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 1,627 dwellings (net) completed during the monitoring year 2021/22, bringing the total completed dwellings to 10,722 for the plan period 2011/22. This represents an over delivery of +1,009 against the ten year target of 9,713 dwellings.

#### **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 were 146 applications permitted within flood zone 2 and flood zone 3 during the monitoring year of 2021/22. Of the 146 permitted applications, 26 applications were for residential development, 3 for retail development and 4 for employment development. The remainder permitted applications are classed as 'other' development.

### **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 the indicator is unavailable as it is not currently held by the council.

## 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>16</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 as identified in the adopted Local Plan 2017. A revised Settlement Hierarchy (2021) was commissioned as part of the Local Plan Review and amends the RSCs and larger villages. For the purposes of this AMR the RSCs and larger villages which have been analysed below are those set out in the adopted Maidstone Borough Local Plan (2017). The RSCs are Harrietsham, Headcorn, Lenham, Marden and Staplehurst and the larger villages are Boughton Monchelsea, Coxheath, Eyhorne Street (Hollingbourne), Sutton Valence and Yalding.

5.10 Table 5.1 shows the percentage of key villages with access to each service.

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<sup>16</sup> No recent figures have been published.

	<b>Retail &amp; services</b>	<b>Community &amp; public</b>	<b>Library</b>	<b>Medical</b>	<b>Education</b>
Harrietsham	YES	YES	NO	YES	YES
Headcorn	YES	YES	YES	YES	YES
Lenham	YES	YES	YES	YES	YES
Marden	YES	YES	YES	YES	YES
Staplehurst	YES	YES	YES	YES	YES
Boughton Monchelsea	YES	YES	NO	NO	YES
Coxheath	YES	YES	YES	YES	YES
Hollingbourne (Eyhorne St village boundary, there is no Hollingbourne village boundary)	YES	YES	NO	NO	YES
Sutton Valence	YES	YES	NO	YES	NO
Yalding	YES	YES	YES	YES	YES
<b>% of villages with access</b>	100%	100%	60%	80%	90%

Table 5.1: Access to services in rural service centres and larger villages (Source: MBC 2022)

## Poverty

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

5.11 The Index of Multiple Deprivation 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<sup>17</sup>, according to the Index of Multiple Deprivation, the least deprived LSOA in Maidstone Borough is E01024329 in Bearsted ward and is ranked as 32,648. The LSOA is amongst the 10% least deprived areas in the country. 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). See Figure 5.1 for location.

5.12 The most deprived LSOA in the Borough is E01024389 located in Parkwood ward and is ranked as 2914 in 2019 and 1979 in 2015, a change of 935

<sup>17</sup> No recent figures have been published.



rankings. The LSOA remains amongst the 10% most deprived areas in the country. See Figure 5.2 for location.

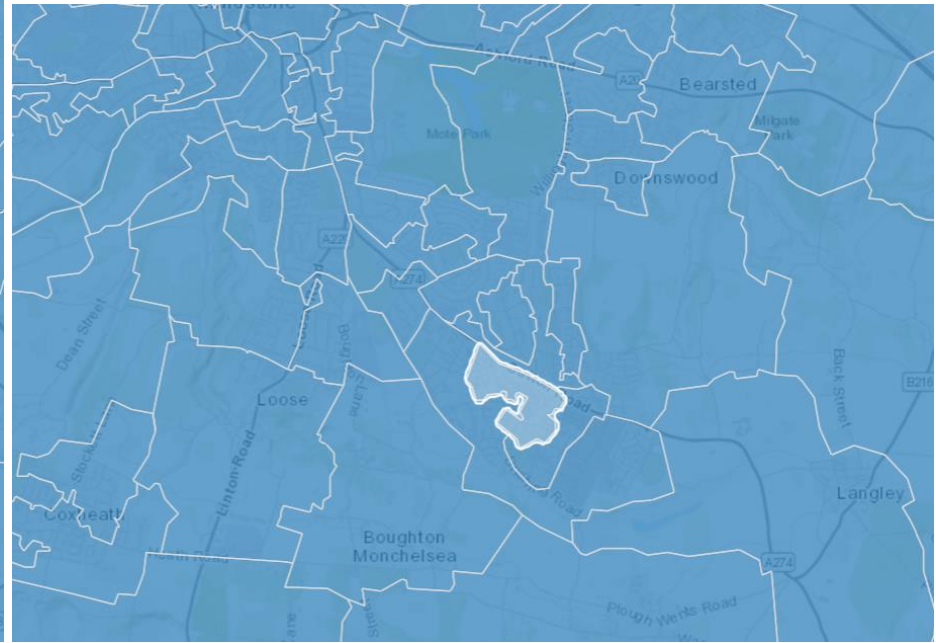
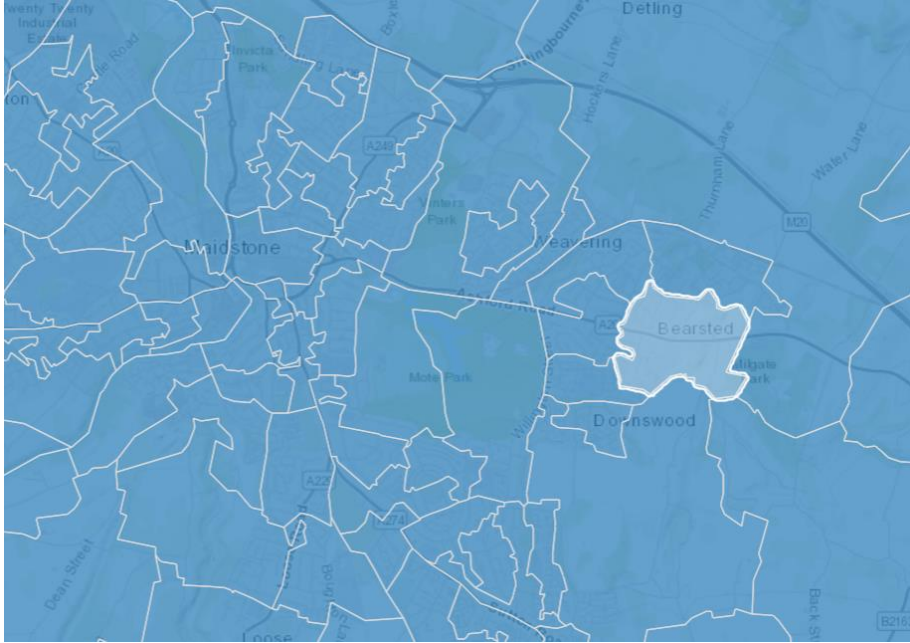


Figure 5.1 Location of E01024329 in Bearsted (left image) and Figure 5.2 Location of E01024389 in Parkwood (right image) (Source: MHCLG, 2021)

## Indicator SA10: Levels of unemployment

5.13 See Local Plan Indicator M22.

## Education

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

5.14 The results of the Department for Education’s School Capacities Survey (known as SCAP) have been published in a report published by KELSI (KCC). Figure 5.2 shows that the capacities of secondary schools within the Borough have fluctuated since 2017. Peaking in 2021 with 98%. Primary school capacity demonstrate a similar fluctuating pattern.

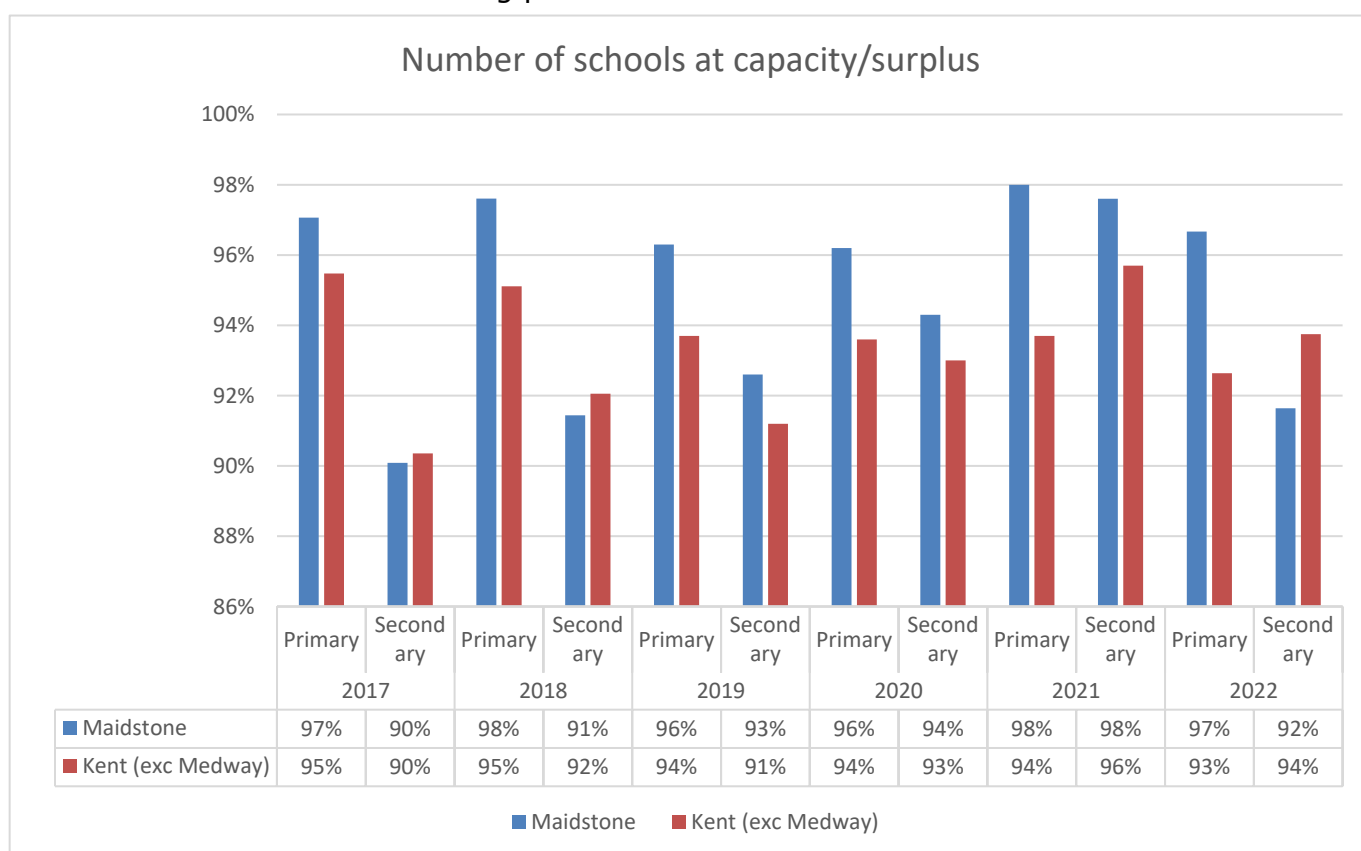


Figure 5.2 School capacities from 2017-2021 (Source: KELSI 2022).

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

5.15 NVQ Level 2 equates to 4-5 GCSE grades A\*-C (grades 4-9 under the new grading system). Between 2020 and 2021 there has been an increase in the number of pupils achieving NVQ 1 or above, NVQ 2 or above and NVQ3 or above in Maidstone (Table 5.2). A trend which is also replicated across the South East. Since 2011, the base date of the Maidstone Borough Local Plan, there has been an increase in the number of pupils achieving NVQ 2 or above of 23.1%, and this

is in above the level for the rest of the south east (10.1%). However, it is below the national level of 12.5%<sup>18</sup>.

		<b>Jan 2020 - Dec 2020</b>	<b>Jan 2021 - Dec 2021</b>
NVQ 4 or above	Maidstone (%)	51.6	43.8
	South East (%)	44.9	45.1
	Great Britain (%)	43.1	43.5
NVQ 3 or above	Maidstone (%)	62.7	72.1
	South East (%)	63.5	63.7
	Great Britain (%)	61.4	61.5
NVQ 2 or above	Maidstone (%)	85.1	91.2
	South East (%)	80.6	80.7
	Great Britain (%)	87.9	78.2
NVQ 1 or above	Maidstone (%)	92.2	96.5
	South East (%)	90.3	90.4
	Great Britain (%)	87.9	87.6

Table 5.2: Percentage of pupils achieving grades A-C (Source: Nomis 2022)

## Crime

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

5.16 The town centre is located in the High Street ward. Figures provided by Kent Police show that overall between July-September 2017 and January-March 2021<sup>19</sup> there has been a decline in reported crime in the High Street ward from 1109 to 877 reported crimes (Figure 5.3). There was a spike in July-September 2020.

<sup>18</sup> Further details can be accessed at:

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

<sup>19</sup> No recent figures have been published.

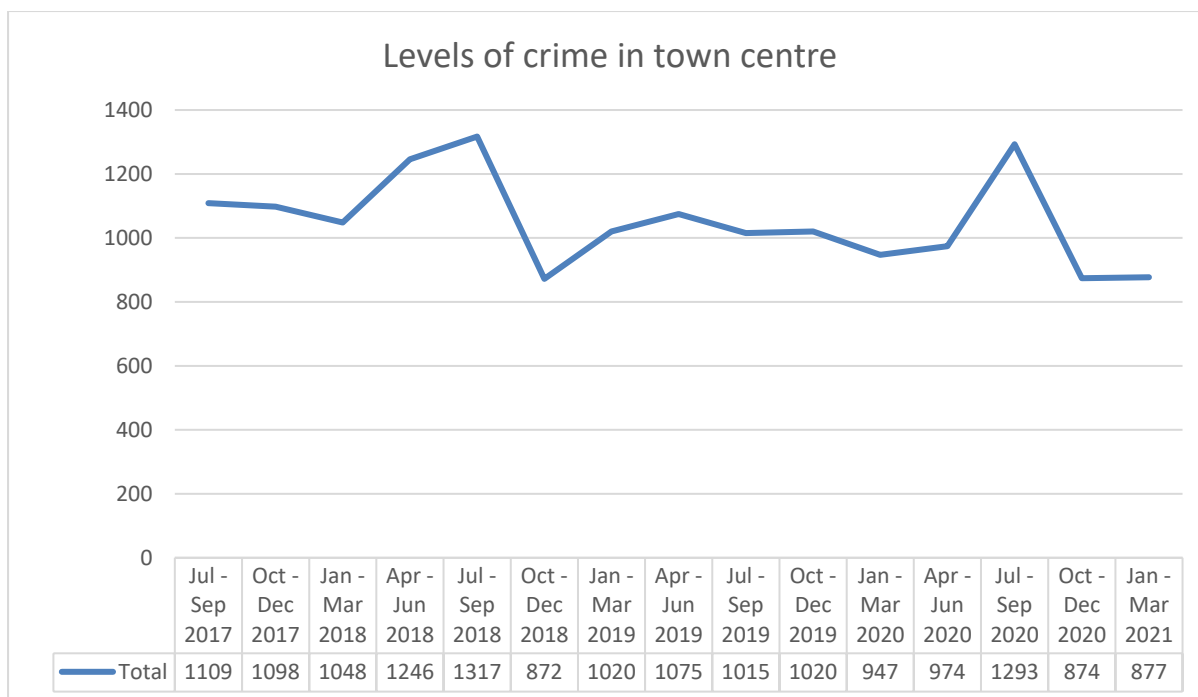


Figure 5.3: Crimes reported between July 2017 and March 2021 (Source: Kent Police 2021)

#### **Indicator SA14: Crime rates per 1000 population**

5.17 Population estimates for the monitoring year 2021/22 have not yet been released. This information will be reflected in the next Authority Monitoring Report.

		<b>Crime rate per 1,000 population</b>
<b>2017/18</b>	<b>Maidstone</b>	90
	<b>Kent</b>	114
<b>2018/19</b>	<b>Maidstone</b>	104
	<b>Kent</b>	127
<b>2019/20</b>	<b>Maidstone</b>	95
	<b>Kent</b>	120
<b>2020/21</b>	<b>Maidstone</b>	85
	<b>Kent</b>	104
<b>2021/22</b>	<b>Maidstone</b>	-
	<b>Kent</b>	-
<b>% Change</b>	<b>Maidstone</b>	-11%
	<b>Kent</b>	-13%

Table 5.3: Crime rates per 1,000 population (Source: Home Office 2021)

## Vibrant community

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

5.18 The Maidstone Borough Local Plan seeks to resist the net loss of community facilities. During 2021/22, 4 new community facilities were completed. This includes one community centre, one nursery/day-care, the extension of a doctor's surgery and the redevelopment of a mosque.

5.19 During 2021/22 there was one application permitted for the loss of a community facility (D1 use) in the town centre. The building was vacant at the time of application but had been formerly occupied by the privately run 'Mathnasium Maths Learning Centre'.

## Accessibility

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

5.20 See Local Plan Indicator M49

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

5.21 Information produced by Public Health England<sup>20</sup> shows that in 2019/2020 13.8% of adults in the Borough walk as their mode of travel at least three days per week, compared to 15.9% in 2018/19 and 18% in 2017/18. A further 1.5% of adults cycle for travel at least three days per week. This represents a decrease since 2018/19, where this figure was 2.4%.

5.22 Walking to school statistics published<sup>21</sup> indicate that over the monitoring year a total of 16,311 cars were taken off the road as a result of walking to school, a marked increase from last year's figure of 7,716 cars. It is likely that commuting patterns changed during 2020/21 in response to the Covid-19 pandemic and have returned to a normal level in 2021/22<sup>22</sup>.

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<sup>20</sup> <https://fingertips.phe.org.uk/profile/wider-determinants/data#page/1/gid/1938133043/pat/6/par/E12000008/ati/101/are/E07000110>

<sup>21</sup> <https://kmcharityteam.secure.force.com/localauthority/walkingtoschoolstats>

<sup>22</sup> In 2019/20 the figure was 16,092 cars.

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

5.23 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**

5.24 The Council uses information published in the Economic Impact of Tourism in Maidstone annual report to understand the number of visits to the Borough. The figures for any given year are published the following year. The research project for the Economic Impact of Tourism is currently underway analysing data from January 2021 to December 2021 and the information is not expected until later this year.

5.25 At the end of 2021, the Council received the Economic Impact of Tourism in Maidstone – 2020 Results. As expected, the visitor economy has been impacted by the Coronavirus pandemic. Between 2019 and 2020 the day trip volume, number of trips and number of nights dramatically decreased (Figure 5.4). The reduction in visitors is reflected at the county level. Between 2019 and 2020 the number of day visitors to the county decreased from 61.7 million to 31.2 million.

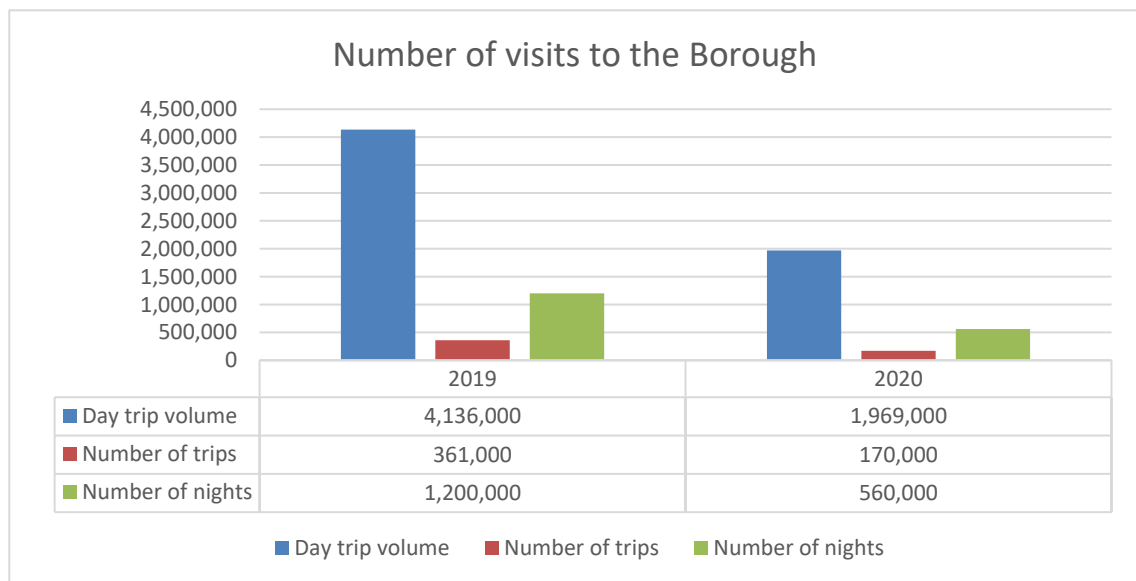


Figure 5.4: Number of visitors to the Borough (Source: Destination Research, 2021 commissioned by Visit Kent)

## Land use

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

5.25 Out of the 1,627 dwellings (net) completed during the monitoring year 2020/21 a total of 394 dwellings were completed on previously developed land. This equates to 24%. Table 5.4 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 largely delivered.

<b>Year</b>	<b>Percentage of completions on previously developed land</b>
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%
2020/21	29%
2021/22	24%

Table 5.4: Percentage of housing completions on previously developed land (Source: MBC 2022)

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

5.26 See Local Plan Indicator M35.

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

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

## Congestion

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

5.28 See Local Plan Indicator M50.



### Indicator SA24: Travel times

5.29 See Local Plan Indicator M50.

### Indicator SA25: Investment in road infrastructure

5.30 A total of 34 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

5.31 Between 2011 and 2020, CO<sub>2</sub> emissions per capita in Maidstone has declined, a trend which is reflected in the Kent average (Table 5.5).

	Per Capita Emissions (tonnes)		
	Maidstone	Kent	England
2011	6.3	6.9	6.6
2012	6.5	6.8	6.8
2013	6.5	6.5	6.6
2014	5.7	5.9	6.0
2015	5.5	5.6	5.7
2016	5.2	5.4	5.3
2017	4.9	5.1	5.1
2018	4.7	5.0	5.0
2019	4.4	4.6	4.9
2020	3.8	4.1	4.3

Table 5.5: Per Capita CO<sub>2</sub> Emissions (tonnes) between 2011 and 2020 (Source: DEBIS 2022)

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

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

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

5.33 Data for the indicator is unavailable as it is not currently held by the council.

**Biodiversity**

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

5.34 Over the monitoring year there has been no net change in designated wildlife habitats.

**Indicator SA30: Condition of wildlife sites**

5.35 Data for the indicator is unavailable as it is not currently held by the council.

**Countryside and heritage**

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

5.36 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 (both published in 2015) which assessed the sensitivity of the landscape character areas in more detail. The documents formed part of the evidence base for the Local Plan and inform planning application decisions. The documents now form part of the Local Plan Review evidence base.

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

5.37 During the monitoring year, one council run heritage restoration project was completed. This was the chapel at Maidstone Cemetery. There were no restoration projects completed by private developments.

## **Waste**

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

5.38 During the monitoring year, no complaints relating to waste storage and collection at new developments were received by the Council.

5.39 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. The Council has changed developer guidance in relation to the sizes of bins to be provided and has given additional guidance about communal bin stores to try to prevent service problems in the future.

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

5.40 Across Kent there has been a reduction in the amount of non-household waste disposed between 2014/15 to 2020/21 of 86%, In 2020/21 Kent recorded 5656 tonnes of non-household disposed. The total amount of non-household waste collected in Maidstone since 2014/15 has also decreased by 80% with 111 tonnes of non-household waste collected in 2020/21 (Table 5.6).

<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
2019-20	220	16,742
2020-21	111	5656

Table 5.6: Amount of non-household waste collected (tonnes) (Source: DEFRA 2022)

### Indicator SA35: Waste generated per capita

5.41 As demonstrated in the graph below the amount of household waste generated in Maidstone Borough has fluctuated since 2011/12. In 2020/21 the highest levels to date have been recorded with 374.8 collected household waste per person (kg). The amount of household waste collected per person in Kent has also fluctuated, by overall has decreased since 2011/21 by 9%.

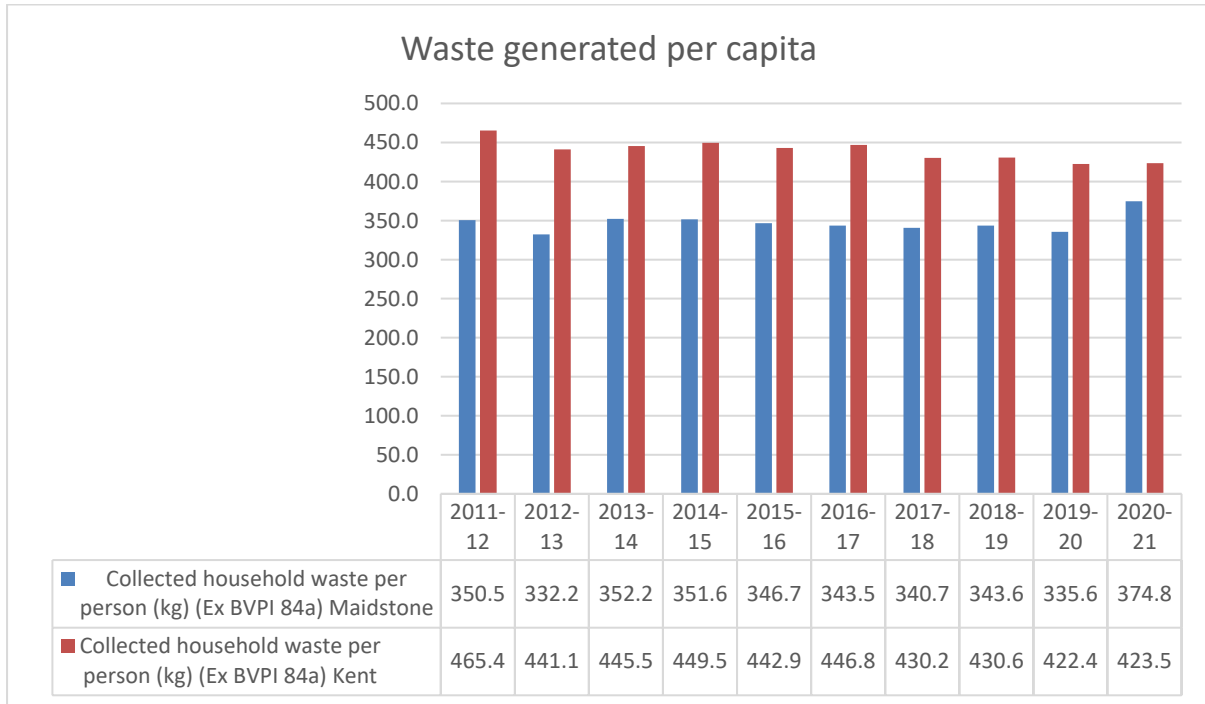


Figure 5.5: Collected household waste per person (kg) (Source: DEFRA 2022)

## Water management

### Indicator SA36: Water availability/consumption ratios

5.42 The Southern Water 'Water Resources Management Plan 2019' (WRMP19) outlines the future forecasts for demand and supply across Southern England. The Southern Water Management Plan includes four scenarios. Table 5.7 outlines that over the Management Plan period, across all four scenarios there will be an increase in water demand.

<b>Planning scenario</b>	<b>2019-20 demand (MI/d)</b>	<b>2069-70 demand (MI/d)</b>	<b>Net change (MI/d)</b>	<b>Net change (%)</b>
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 5.7 Increase in the demand over the 50 year planning period for each scenario (Source: Southern Water, 2019).

5.43 The Southern Water WRMP19, 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.

5.44 The Annual review of the WRMP19 published in December 2021 indicates that the supply demand balance remains on track. There were some concerns surrounding the increase in demand (above the WRMP19) arising from the Coronavirus pandemic and higher than planned outage levels in some areas, but not altered significantly enough to change pathway.

5.44 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 5.8 includes information taken from the South East Water Management Plan and indicates that by 2024/25 there will be a deficit of 2.8 MI/d.

<b>Kent</b>	<b>Average (MI/d)</b>	<b>Summer (MI/d)</b>
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 5.8 Baseline supply demand balance for Kent (Source: South East Water, 2019)

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

5.45 Information gathered by the Environment Agency in Table 5.9 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.

5.46 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.

<b>Water Body Name</b>	<b>Water Body Category</b>	<b>Ecological status or potential</b>	<b>Chemical status</b>
Alder Stream and Hammer Dyke	River	Moderate	Fail
Aylesford Stream	River	Poor	Fail
Bartley Mill Stream	River	Moderate	Fail
Beult	River	Moderate	Fail
Beult at Yalding	River	Moderate	Fail
Bewl	River	Moderate	Fail
Bewl Water	Lake	Moderate	Fail
Bourne (Medway)	River	Moderate	Fail

<b>Water Body Name</b>	<b>Water Body Category</b>	<b>Ecological status or potential</b>	<b>Chemical status</b>
Cliffe Pools North Lake	Lake	Moderate	Fail
Cliffe Pools South Lake	Lake	Good	Fail
Ditton Stream	River	Moderate	Fail
East Stour	River	Moderate	Fail
Eccles Lake	Lake	Moderate	Fail
Great Stour between Ashford and Wye	River	Moderate	Fail
Hammer Stream	River	Moderate	Fail
Hilden Brook	River	Poor	Fail
Len	River	Moderate	Fail
Leybourne Stream	River	Poor	Fail
Little Hawden Stream	River	Moderate	Fail
Loose Stream	River	Moderate	Fail
Lower Teise	River	Moderate	Fail
Marden Meadow Ponds	Lake	Good	Fail
Marden Mill Stream	River	Moderate	Fail
MEDWAY	Transitional	Moderate	Fail
Medway at Maidstone	River	Moderate	Fail
Mid Medway from Eden Confluence to Yalding	River	Moderate	Fail
Murston Lakes	Transitional	Good	Fail
Murston Lakes, angling lakes	Lake	Moderate	Fail
Sherway	River	Moderate	Fail
Somerhill Stream	River	Bad	Fail

<b>Water Body Name</b>	<b>Water Body Category</b>	<b>Ecological status or potential</b>	<b>Chemical status</b>
SWALE	Transitional	Moderate	Fail
Teise and Lesser Teise	River	Moderate	Fail
Teise at Lamberhurst	River	Poor	Fail
Tributary of Beult at Frittenden	River	Moderate	Fail
Tributary of Beult at Sutton Valance	River	Moderate	Fail
Tributary of Teise at Bedgebury	River	Moderate	Fail
Tudeley Brook	River	Moderate	Fail
Ulcombe Stream	River	Moderate	Fail
Upper Beult	River	Bad	Fail
Upper Beult - High Halden and Bethersden Stream	River	Poor	Fail
Upper Great Stour	River	Bad	Fail
Upper Teise	River	Moderate	Fail
Wateringbury Stream	River	Moderate	Fail
White Drain	River	Poor	Fail

Table 5.9 Water bodies classification status (Source: Environment Agency, 2019<sup>23</sup>)

## Energy

### **Indicator SA38: New installed renewable energy capacity**

5.47 Information published by Department for Business, Energy and Industrial Strategy states that between the end of 2014 and end of 2021 there has been an increase in the number of renewable energy installations in Maidstone Borough from 1,484 installations to 3,128. The largest contributor being photovoltaics. The installed capacity has increased from 56.3 MW to 68.4 MW at the end of 2021.

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



## Indicator SA39: Total energy consumption

5.48 Total energy consumption in Maidstone has fluctuated between 2011 and 2020. Table 5.10 below shows the total energy consumption in the borough over the time period. There has been an overall decrease in energy consumption.

	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	10	1,648	1,033	697	63	3,551
2012	91	11	1,638	1,024	685	85	3,533
2013	152	11	1,594	1,004	756	105	3,622
2014	158	13	1,621	965	669	101	3,527
2015	126	12	1,683	989	671	110	3,590
2016	86	10	1,693	988	643	118	3,538
2017	70	11	1,689	1,063	653	114	3,600
2018	83	13	1,436	894	558	373	3,557
2019	72	13	1,344	907	551	399	3,286
2020	30	12	1,374	1,137	622	202	3,377
	-69.77%	24.16%	-16.65%	10.06%	-10.81%	220.79%	-4.90%

Table 5.10: Total energy consumption in Maidstone (Source: DBEIS, 2020).

## Economy

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

5.49 During 2021/22 there has been an increase of 140,235 sqm of commercial floorspace, the largest single contributing use being B8 warehousing (see Table 5.11). 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 consent permissions.

Use class	Floorspace (Net, sqm)					
	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
A1	-1,665	-5,189	-2,998	-1,428	10,832	2,477
A2	611	-1,351	-655	70	91	464
A3	1,930	1,626	2,314	1,467	1,869	2,500
A4	-1,078	-1,418	-619	-2,191	1,504	460
A5	1,078	572	698	2,982	2,823	754
B1a	-17,166	-8,564	-195	22,170	-638	974
B1b	13,228	14,156	19,004	20,737	7,089	6,923
B1c	-5,377	-5,775	8,914	12,576	14,998	13,349
B2	-12,386	-13,613	-10,200	2,885	4,275	22,955

B8	-2,683	-6,714	23,829	28,783	19,788	52,002
D1	27,090	30,009	32,674	54,029	21,893	19,421
D2	-1,181	-608	-38,874	-40,411	5,609	2,326
Sui Generis	3,292	3,657	17,331	9,385	11,751	15,630
<b>TOTAL</b>	<b>5,693</b>	<b>6,788</b>	<b>51,223</b>	<b>111,054</b>	<b>101,884</b>	<b>140,235</b>

Table 5.11: Net additional floorspace by type 2021/22 (completed and consent permissions combined) (Source: MBC 2022)

### **Indicator SA41: Unemployment rate**

5.50 See Local Plan Indicator M22.

## 6. Appendices

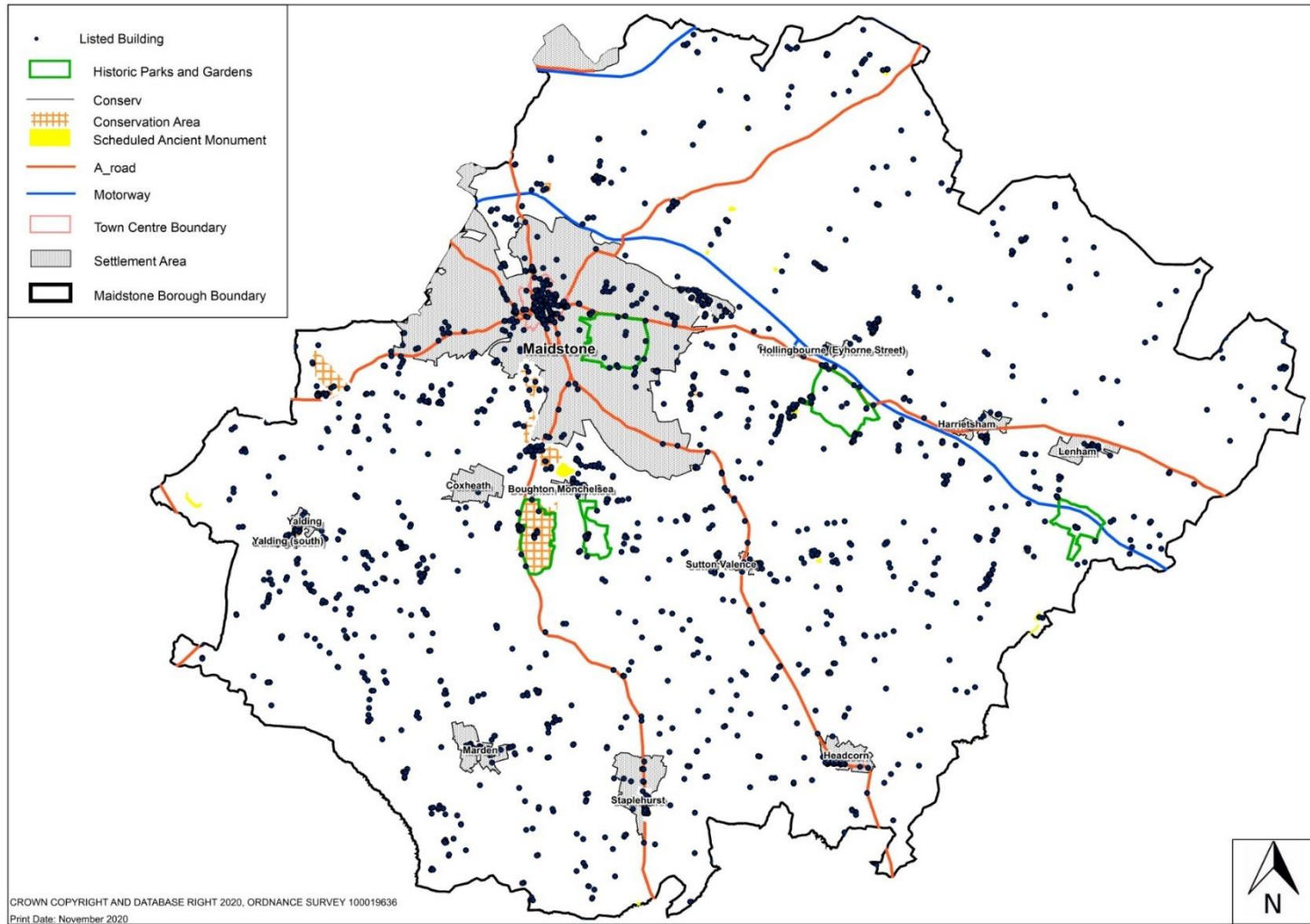
### Appendix 1 – Built and Natural Environment Assets and Constraints

<b>Built Environment Assets</b>	<b>2021</b>	<b>2022</b>
Conservation areas	41	41
Listed Buildings	2,023	2,024
Grade I	42	42
Grade II*	105	105
Grade II	1,876	1,877
Scheduled Ancient Monuments	26	26
Parks and Gardens of Special Historic Interest	5	5
Gardens of County Level historic importance	9	9

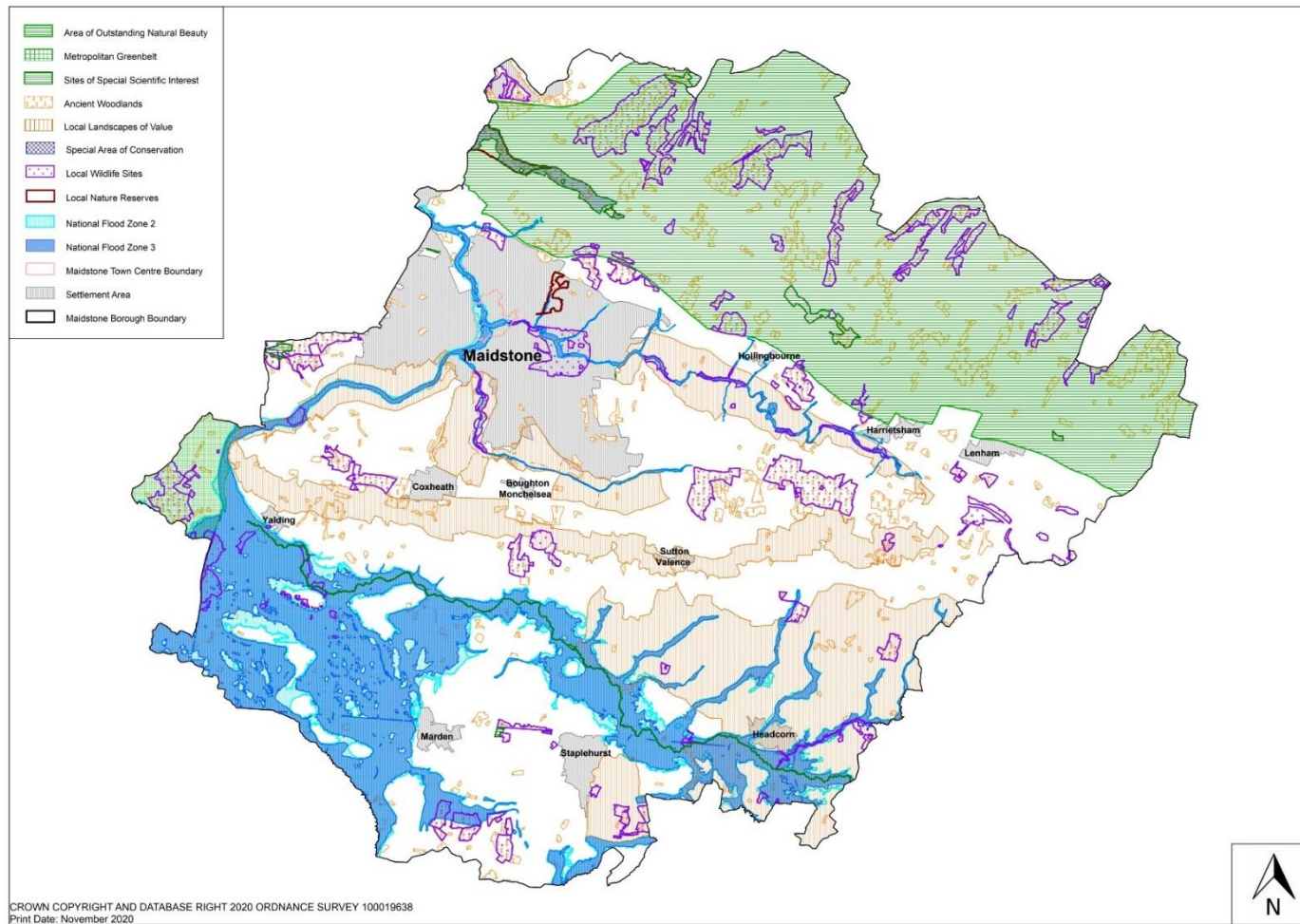
Table 6.1: Key assets of the built environment (Source: Historic England and MBC 2022)

<b>Natural Environment Assets and Constraints</b>	<b>2021</b>			<b>2022</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)	28.13	7.18%		28.13	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 2022).



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)

## Appendix 2 – Duty to Cooperate

<b>Who was the meeting with?</b>	<b>Topic area/What was discussed?</b>	<b>When was the meeting?</b>
KCC and Highways England	Transport Modelling	April 2021
KCC (Ecology and archaeology)	Biodiversity Net Gain, garden communities.	April 2021
KCC (Public Health)	Public health matters	April 2021
Medway Council	*meeting postponed	April 2021
Ashford Borough Council	Heathlands development	April 2021
KCC (Strategic Planning Matters)	Specialist service areas	April 2021
KCC (education)	Local Plan review. Current provision and capacity for expansion.	May 2021
Southern Water	Nutrient Neutrality	May 2021
KCC	Sessions House	May 2021
Sevenoaks District Council	Neighbourhood Planning	June 2021
KCC	Waste and recycling	June 2021
Medway Council	Duty to Cooperate	June 2021
Medway Council	Statement of Common Ground	June 2021
Medway Council	Lidsing	July 2021
North Downs AONB	Briefing on Heathlands and Lidsing latest position	July 2021
Medway Council/KCC/Highways England/Fore Consulting/A&C consultants/Jacobs	Lidsing/Transport Modelling	July 2021

Medway Council/KCC/Fore Consulting/A&C consultants/Jacobs	Lidsing/Transport Modelling	July 2021
Natural England	Nutrient Neutrality and LPR HRA	July 2021
Ashford Borough Council	Garden Communities, transport infrastructure, spatial strategy.	July 2021
KCC	Education	August 2021
Tunbridge Wells Borough Council	Local Plan updates.	August 2021
Swale Borough Council	Update on respective plans	August 2021
Tonbridge and Malling Borough Council	Update on respective plans, future duty to cooperate.	August 2021
Medway Council	Update on MBC Local Plan Review, Infrastructure, employment, environment in respect to Lidsing	August 2021
KCC	Waste infrastructure provision, highways.	August 2021
Ashford Borough Council	Nitrates and phosphates	August 2021
KCC (Transport)	Transport work	September 2021
Swale Borough Council	AONB, transport infrastructure, housing need.	September 2021
Tonbridge and Malling Borough Council	Update on respective plans	September 2021
Medway Council	Update on respective plans	October 2021
Medway Council	Update on respective plans	October 2021
KCC	Local Plan Review and Leeds Langley Corridor.	November 2021
KCC	Leeds Langley Corridor	November 2021

Tunbridge Wells Borough Council	Update on respective plans	November 2021
KCC	Transport Modelling	November 2021
KCC	Leeds Langley Relief Road	December 2021
Kent Downs AONB Unit	Local Plan update	December 2021
Medway Council	Lidsing/Update on respective plans	January 2022
National Highways and KCC	Heathlands	January 2022
Ashford Borough Council	Update on respective plans	January 2022
Medway Council and Lidsing site promoter	Lidsing	January 2022
KCC	MITP	February 2022
National Highways and KCC	Transport modelling	February 2022
National Highways and Medway Council	Lidsing	February 2022
KCC	Transport modelling	February 2022
Medway Council	Developer contributions	March 2022
National Highways and KCC	Three large strategic sites	March 2022
Medway Council	Update on respective plans	March 2022
KCC	Local plan update	March 2022
Kent Downs AONB Unit	Duty to Cooperate	March 2022



Tonbridge and Malling	Duty to Cooperate	March 2022
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Table 6.3: Summary of duty to cooperate engagement with neighbouring authorities and statutory bodies over the monitoring year (Source: MBC, 2022).

## Appendix 3 – 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).
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.
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.
	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 used to remedy pre-existing deficiencies unless

<b>Acronym</b>	<b>Term</b>	<b>Description</b>
		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
DBEIS	Department for Business, Energy and Industrial Strategy	UK government department responsible for leading economy-wide transformation by backing enterprise and long-term growth, generating cheaper, cleaner, homegrown energy and unleashing the UK as a science superpower through innovation.
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.
DLUHC	Department for Levelling Up, Housing and Communities	New name for the Ministry of Housing, Communities and Local Government. See MHCLG for definition.
	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.

<b>Acronym</b>	<b>Term</b>	<b>Description</b>
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 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. ( <a href="http://www.environment-agency.gov.uk">www.environment-agency.gov.uk</a> )
GTAA	Gypsy and Traveller and Travelling Showpeople Accommodation Assessment	An assessment which outlines the current and future need for gypsy, traveller and travelling showpeople provision for the Borough until 2037.
HRA	Habitat Regulations Assessment	HRA tests the impacts of a proposal on nature conservation sites of European importance – Special Areas of Conservation and Special Protection Areas – and is also a requirement under EU legislation for certain plans and projects.
	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.
HDT	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.
	Heritage asset	A building, monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage

<b>Acronym</b>	<b>Term</b>	<b>Description</b>
		assets and assets identified by the local planning authority (including local listing).
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.
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.
	Larger Villages	Most sustainable settlements in Maidstone's settlement hierarchy after the town centre, urban area and rural service centres: Coxheath, Eyhorne Street (Hollingbourne), Sutton Valence and Yalding
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

Acronym	Term	Description
		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.
LIS	Local Industrial Strategy	Local Industrial Strategies will be long-term, based on clear evidence and aligned to the national Industrial Strategy. They should set out clearly defined priorities for how cities, towns and rural areas will maximise their contribution to UK productivity. Local Industrial Strategies will allow places to make the most of their distinctive strengths. They will better coordinate economic policy at the local level and ensure greater collaboration across boundaries.
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 and Local Governments	The Ministry of Housing, Communities and Local Government's (now the Department for Levelling Up, Housing and Communities) job is to create great places to live and work, and to give more power to local people to shape what happens in their area.

<b>Acronym</b>	<b>Term</b>	<b>Description</b>
NPPF	National Planning Policy Framework	The NPPF was published in February 2019 and it sets out the government's planning policies for England and how these must be applied. Local plan policies must be in conformity with the NPPF.
	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.
PTS	Planning policy for traveller sites	Originally published by the Ministry of Housing Communities and Local Government's (MHCLG), this document sets out the Government's



<b>Acronym</b>	<b>Term</b>	<b>Description</b>
		planning policy for traveller sites. It should be read in conjunction with the National Planning Policy Framework.
RSC	Rural Service Centre	Most sustainable settlements in Maidstone's settlement hierarchy after the town centre and urban area: Harrietsham, Headcorn, Lenham, Marden and Staplehurst
S106	Section 106 legal agreements	Section 106 of the Town and Country Planning Act 1990 allows a local planning authority to enter into a legally binding agreement or planning obligation with a land developer in connection with the granting of planning permission for a development. The obligation is termed a Section 106 Agreement. The purpose of such agreements is to mitigate the impacts of the development proposed provided the matters being addressed are directly related to the development being permitted and can include sums of money.
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 year), 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.
SELEP	South East Local Enterprise Partnership	LEP = A body, designated by the Secretary of State for Housing, Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.
	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.
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

Acronym	Term	Description
		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.
SA	Sustainability Appraisal	The SA is a tool for appraising policies to ensure they reflect sustainable development objectives, including social, economic and environmental objectives.
	Sustainable Transport Modes	Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.
	Travel Plan	A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives and is regularly reviewed.
	Town Centre	Area defined on the local authority's policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in the development plan, existing out-of-centre developments, comprising, or including main town centre uses, do not constitute town centres.
	Use classes	The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'
	Windfall sites	Sites not specifically identified in the development plan

Table 6.4: Glossary of terms