# AGENDA

## LOCAL DEVELOPMENT DOCUMENT TASK AND FINISH SCRUTINY PANEL MEETING

**Overview and Scrutiny**

Date:   Tuesday 15 November 2011
Time:   6.30 pm
Venue: Town Hall, High Street,
        Maidstone

Membership:

Councillors: Ash, Burton (Chairman), English
(Vice-Chairman), FitzGerald, Harwood,
Paine, Springett and Mrs Wilson

<u>Page No.</u>

1.  **The Committee to consider whether all items on the agenda should be web-cast.**

2.  **Apologies.**

3.  **Notification of Substitute Members**

4.  **Notification of Visiting Members**

5.  **Disclosures by Members and Officers**

                                            **Continued Over/:**

## Issued on 7 November 2011

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**Alison Broom, Chief Executive, Maidstone Borough Council, Maidstone House, King Street, Maidstone, Kent ME15 6JQ**

a) Disclosures of interest.
b) Disclosures of lobbying.
c) Disclosures of whipping.

**6.  To consider whether any items should be taken in private because of the possible disclosure of exempt information.**

Petition calling upon the Council to help protect the open countryside.

Interview with:

Sue Whiteside, Team Leader Spatial Policy and Emma Boshell, Planning Support Officer

MAIDSTONE BOROUGH COUNCIL

MINUTES OF THE LOCAL DEVELOPMENT DOCUMENT TASK
AND FINISH SCRUTINY PANEL MEETING HELD ON TUESDAY
20 SEPTEMBER 2011

PRESENT: Councillor Burton (Chairman)
Councillors Ash, English, FitzGerald, Harwood, Paine
and Springett

**30. The Committee to consider whether all items on the agenda should be web-cast.**

**Resolved:** That all items on the agenda be web-cast.

**31. Apologies.**

Councillor Mrs Fran Wilson sent her apologies.

**32. Notification of Substitute Members**

There were no Substitute Members.

**33. Notification of Visiting Members**

There were no Visiting Members.

**34. Disclosures by Members and Officers**

There were none.

**35. To consider whether any items should be taken in private because of the possible disclosure of exempt information.**

**Resolved:** That all items be taken in public as proposed.

**36. Minutes of the Meeting Held on 24 August 2011**

**Resolved:** That subject to the amendment of minute 27, to read "Mrs Churchill informed the Scrutiny Panel that a press briefing was held on 10 August 2011" the minutes of the meeting held on 24 August 2011 be agreed as a correct record and duly signed by the Chairman.

**37. To consider the Local Development Scheme 2011**

The Chairman welcomed Sue Whiteside, Team Leader of Spatial Policy to the meeting. Mrs Whiteside gave a presentation on the Local Development Scheme 2011, attached at Appendix A.

In answer to a question, Mrs Whiteside explained that the Development Delivery document would take longer to prepare because it was a more complex document than the Central Maidstone Area Action Plan, which was a more focussed site area document.

The Scrutiny Panel highlighted that on page 18 of the Local Development Scheme (LDS) report, in section 2.1 reference was given to the Victoria and Medway Valley rail links, and reference should also be made to services from the South of the borough. The Scrutiny Panel requested that this paragraph be expanded to reflect the fact that more rail links are provided throughout the borough.

Members questioned how all the documents fitted together, and felt that the public would also need to understand this. Mrs Whiteside explained that the Core Strategy is the lynchpin of the LDF, and the other documents were to be in conformity with the Core Strategy, which was also a Development Plan Document. It was agreed that a diagram could be devised to illustrate this within the LDS, and this would be circulated to the Scrutiny Panel prior to the Cabinet Meeting on 12 October 2011 for information.

The Scrutiny Panel discussed the Landscape Character Assessment (LCA), and asked if this was key to making the LDS work, and whether there was sufficient time and resources to address any issues with the document. Mrs Whiteside confirmed that this was a key document. The LCA was prepared and completed by consultants using national guidelines and, although Members do have the option to reject it, it was the evidence to support Core Strategy policies and the Landscape Guidelines Supplementary Planning Document that would follow the Core Strategy. It was felt that the previous workshop that contained a presentation from Jacobs on the LCA did not allow Members to participate which had left the Members feeling they were not permitted a chance to provide input into the document. It was agreed that Mrs Whiteside would organise an interactive workshop for all Members, to allow opportunity for Members to input to the LCA, which was to be held between autumn 2011 and spring 2012.

Regarding the timetable of documents shown on page 23 of the LDS report, the Scrutiny Panel enquired if there was a reason for the Town Centre Area Action Plan being completed before the Development Delivery DPD (DD DPD), and suggested that a period of 6 months would be a long time to wait for the DD DPD and asked if this could be brought forward. Mrs Whiteside explained that work on both documents would commence at the same time, but the DD DPD would take longer to complete. It was felt by the officers within the team that it would be prudent to commence both documents once the Core Strategy had been submitted, but public consultations could not commence until the Core Strategy had been adopted, as the documents had to be in conformity with the Core Strategy.

The Scrutiny Panel suggested that the paragraphs detailing the purpose of the LDS on pages 16-17 of the report would be better placed immediately after section 1.5 on page 14.

**Resolved:**  That Mrs Whiteside be thanked for the information and that:

a) On page 18 of the Local Development Scheme 2011 report, section 2.1 reference be made to the rail links in the south of the borough, not just the Victoria and Medway Valley lines;

b) A diagram illustrating how the various documents in the LDF relate to the Core Strategy and to each other is provided within the Local Development Scheme 2011. This diagram is to be circulated to the Scrutiny Panel prior to the Cabinet on 12 October 2011 for information;

c) A interactive workshop be organised by Mrs Whiteside between Autumn 2011 – Spring 2012 to allow all Members a chance to engage fully with the Landscape Character Assessment document; and

d) The paragraphs detailing the purpose of the LDS on pages 16-17 of the report be placed immediately after section 1.5 on page 14.

## 38. Future Work Programme

The committee were informed that due to the Core Strategy consultation the Annual Monitoring Report 2011 might not be ready for the Scrutiny Panel's next meeting on 18 October 2011 and may therefore be delayed until November.  The Chairman agreed that there was flexibility for this within the work programme, and that Mrs Whiteside would liaise with the Overview and Scrutiny Officer accordingly.

The Overview and Scrutiny Officer informed the Scrutiny Panel that should the October meeting not be required, that this would be her last meeting with the Scrutiny Panel as she finished her secondment in October, and Clare Wood, Policy & Performance Officer would oversee the Scrutiny Panel's needs from November onwards. The Scrutiny Panel acknowledged this, and thanked the Overview and Scrutiny Officer for her work and support during the past months, and wished her well for the future.

**Resolved:** That:

a) Mrs Whiteside liaises with the Overview and Scrutiny Officer regarding the need for the October meeting;

b) The Overview and Scrutiny Officer, Christina Chemsi be thanked for her work and support; and

c) The Future Work Programme be noted.

## 39. Duration of Meeting

6.30pm to 7.18pm.

# Minute Item 37

**LDD Task and Finish Scrutiny Panel**
**Local Development Scheme Notes**
**20 September 2011**

1.  The LDS is a project plan that identifies the DPDs and AAPs the Council proposes to prepare over a minimum 3 year period, together with the timetable for their production.

2.  8 June 2011 - Cabinet approved production of 3 DPDs to form the basis of Maidstone's 2011 LDS: the Core Strategy, Development Delivery and the Central Maidstone AAP; and agreed 3 key SPDs: Parking Strategy, Landscape Character Guidelines and Affordable Housing.

3.  The publication of these documents over the next 3½ years will not signal the completion of Maidstone's LDF.

4.  Initial work on Development Delivery DPD & Central Maidstone AAP to commence next summer, but public consultation cannot be undertaken before the adoption of the Core Strategy.  Documents must conform to the Core Strategy.

5.  Development Delivery DPD to include site specific land allocations, designated areas of protection, and development management policies.

6.  Central Maidstone AAP to include policies and land allocations for the town centre and define urban regeneration areas.  The focus is on regeneration.

7.  The revised LDS for 2011 contains a brief introduction to the plan making process, a synopsis of the challenges for Maidstone, a review of progress of the former scheme, and the revise scheme with key dates and risk management measures that will assist in keeping the programme on track.

8.  The timetable is set out on page 23 of the report.  All DPDs and AAPs follow the same process: stakeholder and public engagement, publication consultation, and submission to the SoS prior to examination and final adoption.

9.  SPDs are not publicly examined, but they are subject to stakeholder and public engagement before adoption.

10. The amended LDS will be presented to Cabinet on 12 October and, subject to the views of the TFSP, approval will be sought to submit the scheme to the SoS.  The scheme will not come into effect until the SoS notifies the Council that he will not be issuing a direction to make amendments to the programme.

110920 SW

**Maidstone Borough Council**

**Local Development Document Task and Finish Scrutiny Panel**

**Tuesday 15 November 2011**

**Reference from Council**

**Report of:** Overview and Scrutiny Officer

## 1. Introduction

1.1 To consider any policy implications from the Reference from Council: Petition calling on the Council to help protect the countryside around Wierton, Chart Sutton, Boughton Monchelsea and Greensand Way on the Core Strategy and associated documents.

## 2. Recommendation

2.1 The Committee is recommended to review the attached reference from Council and consider the policy implications and make recommendations to Cabinet as appropriate.

## 3. Background information

3.1 At Council on 21 September a petition was presented in relation to protecting the open countryside. It was recommended that the Regeneration and Economic Development Overview & Scrutiny Committee consider the policy implications arising from the petition. On the 25 October at the meeting of the Regeneration and Economic Development met and noted of the importance of the countryside protection policies within the Character Landscape Assessment Document, Members agreed to refer the petition to the Local Development Document Task & Finish Scrutiny Panel to consider the policy implications arising from it.

## 4. Impact on Corporate Objectives

4.1 Considering the policy implications from the Reference from Council, Petition calling upon the Council to help protect the open countryside and making appropriate recommendations should help to deliver the Council's objectives for the Borough to be a decent place to live.

4.2 There are no risks involved in considering the reference from Council and making recommendations.

**MAIDSTONE BOROUGH COUNCIL**

**REGENERATION AND ECONOMIC DEVELOPMENT
OVERVIEW AND SCRUTINY COMMITTEE**

**25 OCTOBER 2011**

**REFERENCE FROM COUNCIL**


1. **PETITION CALLING UPON THE COUNCIL TO HELP PROTECT THE OPEN COUNTRYSIDE AROUND WIERTON, CHART SUTTON, BOUGHTON MONCHELSEA AND THE GREENSAND WAY**

1.1 At the meeting of the Council held on 21 September 2011, Mr Jonathan Gershon presented a petition in the following terms:-

We the undersigned call upon Maidstone Borough Council to maintain and secure the beauty, tranquillity and rural character of the unique areas of Wierton, Chart Sutton, Boughton Monchelsea and the Greensand Ridge. In order to halt the destruction of the rural landscape, we demand that:-

1. The Greensand Ridge and the Greensand Way are protected from development. That the access to and rural nature of the walk, and views across and from the Weald are maintained.

2. Any planning development is in keeping with the open countryside.

3. Any development at Wierton Place is in keeping with the scale, appearance and character of the Grade 2 designation, involves the restoration of the Manor House and Greenhouse and is restricted to those buildings currently used as residential.

4. Maidstone Borough Council co-ordinate with Kent County Council and other agencies to act swiftly to enforce established planning policies in dealing with all unlawful developments.

1.2 The Council agreed that the petition be referred to the Cabinet (to be considered as a representation on the Core Strategy), the Planning Committee (in so far as it relates to "live" planning applications and enforcement generally) and the Regeneration and Economic Development Overview and Scrutiny Committee (to consider the policy implications and make recommendations to the Cabinet as appropriate).

1.3	**RECOMMENDED:  That the Regeneration and Economic Development Overview and Scrutiny Committee consider the policy implications arising from the petition and make recommendations to the Cabinet as appropriate.**

**Maidstone Borough Council**

**Local Development Document Task and Finish Scrutiny Panel**

**Tuesday 15 November 2011**

**Reference from Council**

**Report of:** Overview and Scrutiny Officer

**1.    Introduction**

1.1    The Task and Finish Scrutiny Panel has been appointed by the Regeneration & Economic Development Overview and Scrutiny Committee to take on the advisory function to the Executive during the Local Development Document process as well as the role of Overview and Scrutiny within the policy framework process.

1.2    The Annual Monitoring Report (AMR) covers the period 1st April 2010 to 31st March 2011 and provides a framework with which to monitor and review the effectiveness of development plan policies.

**2.    Recommendation**

2.1    That the AMR (attached as Appendix A to this report) be considered by the panel and recommends that, having regard to the views of the Panel, the Leader of the Council approves the Annual Monitoring Report (attached at Appendix A) for submission to the Secretary of State.

**3.    Background information**

3.1    The production of an AMR is required under the Planning and Compulsory Purchase Act 2004. The Report covers the policy monitoring period 1st April to 31st March and the calendar year of progress of the Local Development Scheme to date. The Council has a duty to submit the AMR to the Secretary of State by 31st December each year, and the Report supports the allocation of Housing and Planning Delivery Grant.

3.2    Whilst the Localism Bill proposes the removal of this requirement, the duty to submit the AMR to the Secretary of State remains until the Bill is enacted.  However, government guidance on local plan monitoring has been withdrawn, so local authorities have the freedom to choose which targets and indicators to include in their AMR.   Nonetheless, local authorities should demonstrate the progress they have made towards meeting their targets as part of best practice.

3.3    The AMR has proved to be an invaluable tool, used to monitor local development document policies but also to record historic indicators that assist the public in understanding the profile and achievements

of the borough.  For example, gypsy and traveller pitch provision monitoring has informed the Council's decision to commission a new Gypsy and Traveller Accommodation Assessment (GTAA) to re-assess the need for this type of accommodation in Maidstone.

## 4.    Impact on Corporate Objectives

4.1    The AMR monitors the success of a range of policies that will have an impact on corporate priorities, including for Maidstone to have a growing economy and for Maidstone to be a decent place to live.

4.2    There are no risks involved in considering the AMR and making recommendations.

This document is produced by

**Maidstone Borough Council**

**All enquiries should be addressed to:**

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# Annual Monitoring Report 2010/11

## Introduction

**1.1**   Maidstone's Annual Monitoring Report (AMR) provides a framework with which to monitor and review the effectiveness of development plan policies that address local issues over the monitoring period 1st April 2010 to 31st March 2011.  This is Maidstone's 7th AMR.

**1.2**   Previous reports have followed a prescriptive format in terms of their content, which included the monitoring of contextual indicators, core output indicators and local indicators.  The AMR also reviewed progress of the Council's Local Development Scheme, which lists the local development documents the Council will publish within set time frames.  On 30 March 2011 the Department for Communities and Local Government announced the withdrawal of guidance[1] on local plan monitoring as part of the government's package of measures to remove red tape and streamline policy on local plans.

**1.3**   There remains an overall duty on local authorities to monitor their policies, but the Council now has the ability to choose which targets and indicators to include in the report.  Consequently, a different approach has been adopted during the preparation of this AMR (2010/11).  The report comprises two main sections: A Maidstone Profile and Key Monitoring Indicators.  The Maidstone Profile includes demographic, social, economic and environmental data compared to Kent and the South East (where possible), which focuses on the broader and more descriptive character of the borough, often illustrating historic trends.  The Key Monitoring Indicators monitor policies set out in local development documents and address local issues.  They focus on housing targets, economic development, the borough's built and natural heritage and the progress of the Council's Integrated Transport Strategy.  By their nature, key monitoring indicators include some of the former core output indicators.

**1.4**   A review of the Local Development Scheme was submitted to the Secretary of State in October 2011 and does not form part of this Annual Monitoring Report. The Scheme is available to view and download from the Council's website.

**1.5**   Local authorities are free to define the content of their AMR but, until such time as the government's new Localism Bill is enacted, the requirement to submit the AMR to the Secretary of State remains.

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1     Local Development Framework Monitoring: A Good Practice Guide (2005); Annual Monitoring Report FAQs and Emerging Best Practice 2004-05 (2006); Regional Spatial Strategy and Local Development Framework: Core Output Indicators - Update 2/2008

**2.1** The Maidstone profile indicators establish the broader descriptive character of the borough in terms of the demographic, social, economic and environmental characteristics of Maidstone. The following section includes statistics and commentary used to analyse each indicator. Many of the indicators illustrate historic trends and compare Maidstone Borough with Kent, the South East region and England. The profile indicators focus on the key characteristics of the area and local issues, setting the scene for planning the future growth of Maidstone Borough.

### Demographic Structure

## Population Change 2006-2026

**2.2** Following the testing and modelling of three potential local housing targets, the Council resolved to consult the public through the Core Strategy Public Participation stage on a target of 10,080 new homes for the plan period 2006 to 2026 . This AMR therefore focuses on monitoring this target.
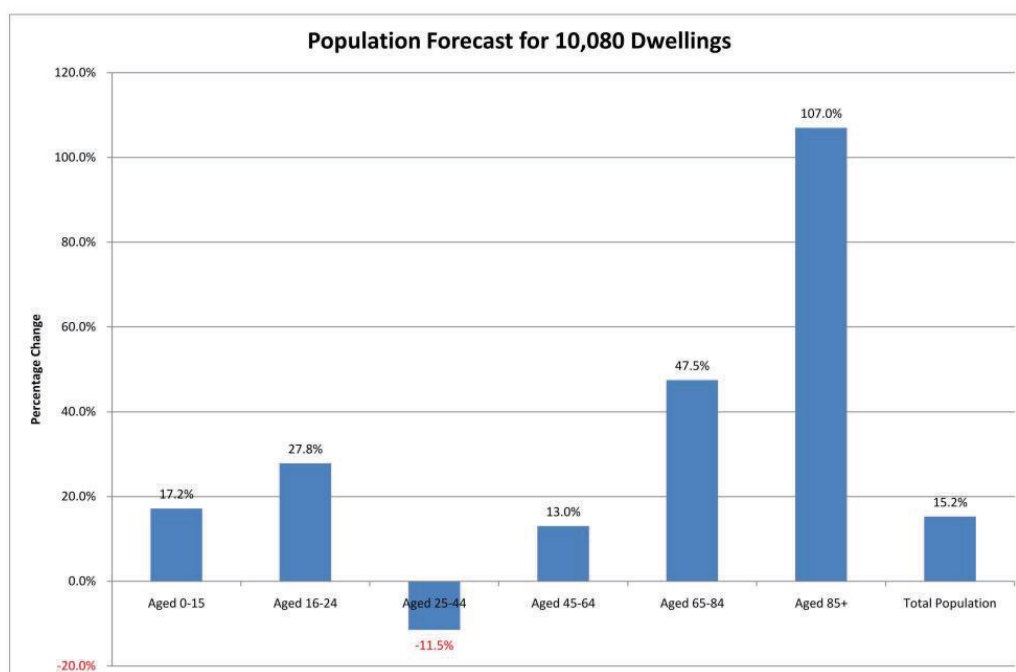


Figure 2.1 Population Change in Maidstone Borough 2006-2026 (source: KCC)

**2.3** The largest increase in population as seen in Figure 2.1 is in the age group 85+, which is a reflection of an ageing population. Increases are also seen in the other age groups, except the 25-44 age group where there is a decline in population. Overall, there is a general increase in population, but the economically active population is increasing at a slower rate than the retirement population. The total population shows an increase of 15.2%.

## Change in Number of Households and Size 2006-2026

| Scenario | | 2006 | 2011 | 2016 | 2021 | 2026 | Change |
|---|---|---|---|---|---|---|---|
| 10,080 | Households | 60,974 | 64,290 | 67,847 | 69,349 | 70,959 | |
| | Household Change | | +3,316 | +3,557 | +1,502 | +1,610 | +9,985 |
| | % Change | | +5.4% | +5.5% | +2.2% | +2.3% | +16.4% |

Table 2.1 Household projections in Maidstone Borough 2006-2026 (source: KCC)
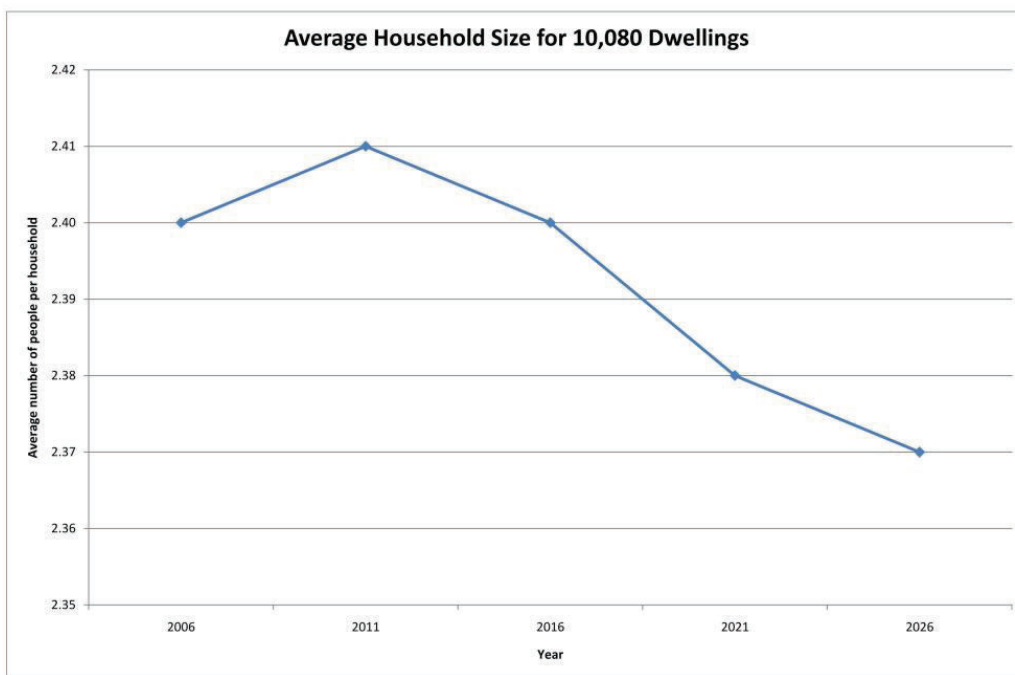


Figure 2.2 Change in average household size in Maidstone Borough 2006-2026 (source: KCC)

**2.4** The number of households is forecast to rise more than the level of population growth in the same period (16.4% and 15.2%, respectively). The contrast in population and household increases is due to a predicted continued decrease in household size caused by an increase in single person households as elderly people live longer, people separate and divorce, and young people form single person households.

## Social and Economic Profile

## Crime

| Crime type | Maidstone Borough | | | Kent (including Medway) | South East | England |
|---|---|---|---|---|---|---|
| | 2009/10 | 2010/11 | % change | % change | % change | % change |
| Violence against person | 1,898 | 1,733 | -8.69 | -6.23 | -5.56 | -5.58 |
| Robbery | 59 | 48 | -18.64 | 0.94 | -2.98 | 1.57 |
| Burglary (dwelling) | 294 | 400 | 36.05 | -4.37 | -5.79 | -3.79 |
| Theft of a motor vehicle | 374 | 281 | -24.87 | -11.57 | -15.96 | -9.32 |
| Theft from a vehicle | 638 | 600 | -5.96 | 1.32 | -8.15 | -6.69 |

Table 2.2 Crime Statistics (Source: ONS) Note: Kent figures totalled from individual districts statistics

**2.5** Between 2009/10 and 2010/11 there has been a fall in the number of crimes for most offences shown in table 2.2 above. There has however, been a significant increase in burglary (dwelling). The fall in robbery offences is greater in Maidstone Borough than in Kent, the South East and England as is the decline in theft of a motor vehicle.

**2.6** The Council addresses local crime and disorder through the Safer Maidstone Partnership, which has published the Maidstone Crime and Disorder Reduction Strategy (2008-2011) and the Review and Action Plan 2011/12. In Maidstone Borough there is a robust approach to tackling domestic violence and in managing the largest and most dynamic night time economy in the county. Designing out crime in all new developments is an issue that is addressed in the emerging Core Strategy and in other LDF policy documents.

## Unemployment

| | Maidstone Borough | Kent (including Medway) | South East | England |
|---|---|---|---|---|
| No. Unemployed June 2011 | 2,338 | 33,320 | 132,561 | 1,434,373 |
| % Rate Unemployed (Residential) | 2.5 | 3.2 | 2.5 | 3.7 |
| No. Change since 2010 | 172 | 2,324 | 2,119 | 53,267 |
| % Change since 2010 | 7.94 | 7.50 | 1.62 | 3.86 |

Table 2.3 Unemployment Statistics June 2011 (Source: KCC)

**2.7** Unemployment has increased in Maidstone Borough between 2010 and 2011, by 7.94%. This percentage change is higher than in Kent, the South East and England. However the percentage of resident unemployment in Maidstone remains lower than in Kent, the South East and England.

## Earnings



Figure 2.3 Residents Annual Earnings Figures 2006-2010, Maidstone compared to Kent (excluding Medway) (source: ONS)
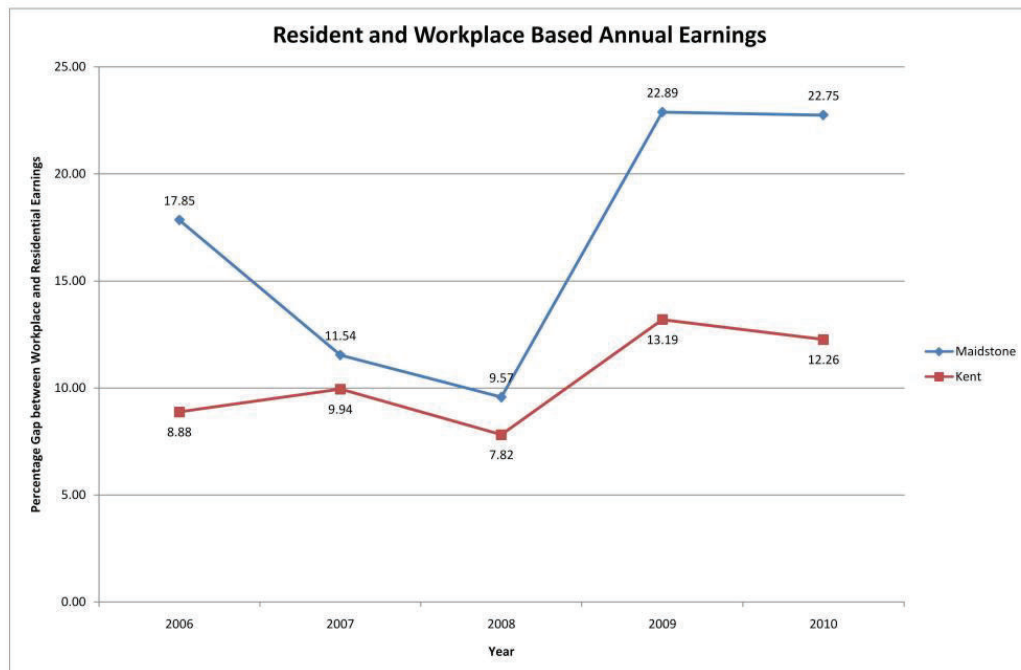
Figure 2.4 Percentage Difference between Resident and Workplace Based Annual Earnings 2010, Maidstone compared to Kent (source: ONS)

**2.8**    Resident earnings in Maidstone Borough increased by £591 between 2009 and 2010 (as shown in figure 2.3).  In contrast, the earnings of people resident in Kent have decreased by £848 between 2009 and 2010.  Figure 2.4 shows that there is a marked disparity (22.75%) between those who work in Maidstone and those who commute to London or elsewhere.  The gap between residential and workplace earnings in Maidstone was greater than in Kent where the difference was 12.26% in 2010.  Whilst the disparity between workplace and residential earnings is still great, 2010 has seen a slight reduction in this percentage gap.

**2.9**    Kent County Council estimated journey to work figures as at 2010, but caution should be used when interpreting these figures as they modify the 2001 census data by applying post 2001 growth in population and employment in order to produce an updated journey to work matrix.  It is estimated that in 2010 71,755 people in employment are resident in Maidstone.  Estimates suggest that 60.79% of Maidstone Borough residents work in Maidstone Borough, 9.86% work in Tonbridge and Malling, 1.62% work in Ashford, 5.54% work in Medway and 10.22% work in greater London, the remaining residents working elsewhere. Maidstone Borough's direct rail links to London and the proximity of the capital are factors in shaping the local economy, house prices and travel.

## GCSE Results

| | Maidstone Borough | | Kent (including Medway) | | South East | | England | |
|---|---|---|---|---|---|---|---|---|
| Including or Excluding Mathematics and English | Excl. | Incl. | Excl. | Incl. | Excl. | Incl. | Excl. | Incl. |
| September 2009 to August 2010 | 87.4% | 65.1% | 78.5% | 55.4% | 75.7% | 57.5% | 76.1% | 55.1% |
| September 2008 to August 2009 | 78.9% | 59.1% | 71.8% | 50.7% | 70.2% | 53.8% | 69.8% | 50.7% |
| September 2007 to August 2008 | 71.6% | 55.0% | 66.4% | 48.9% | 66.1% | 51.8% | 65.3% | 47.6% |
| September 2006 to August 2007 | 68.4% | 54.5% | 63.4% | 47.0% | 62.1% | 49.5% | 62.0% | 46.7% |

Table 2.4 GCSE and Equivalent Results for Young People Achieving 5+ A* - C (excluding and including Mathematics and English) (source: Government Neighbourhood Statistics)

**2.10**    Maidstone's GCSE results overall show a greater achievement in gaining 5 or more subjects at grades A* to C when compared to county, regional and national statistics.   The results also demonstrate an upward trend in achievements.

## A Level Results and Degree Qualifications

**2.11**    This data is not available on a year by year basis but can be accessed once the Census 2011 results are published.
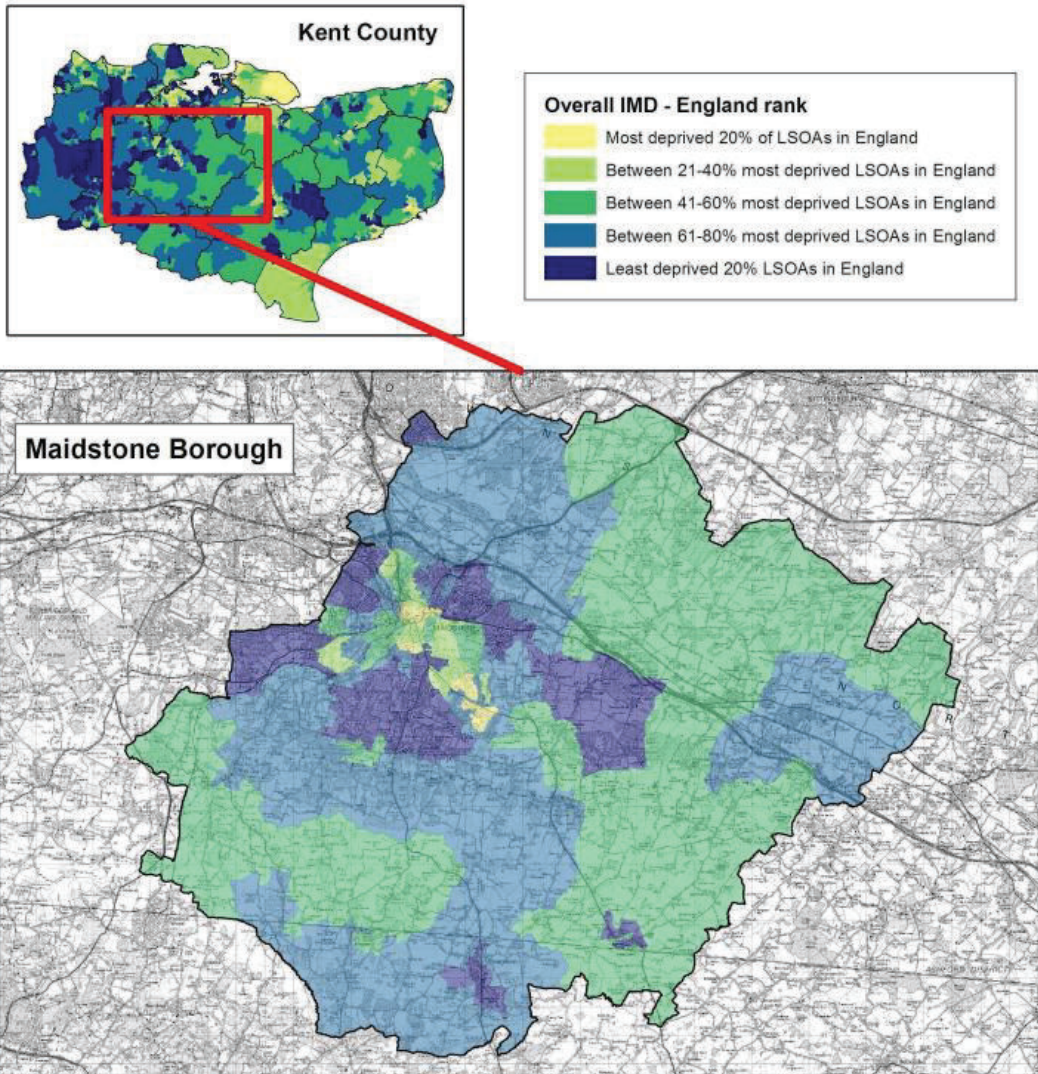
## Multiple Deprivation

**2.12**    Maidstone's urban wards contain the highest levels of deprivation in the borough.  The most deprived lower super output areas are located in North, High Street, Shepway North, Shepway South and Park Wood wards.  However, North ward and Shepway North ward also contain lower super output areas of least deprivation.  An objective of Maidstone's Sustainable Community Strategy (2009) is to tackle health, education and employment inequalities in areas of disadvantage.  The central lower super output area in Park Wood is within the 2% most deprived in England.  In Park Wood residents have taken a lead in facilitating 'Planning for Real' community involvement exercises which has informed a Neighbourhood Action Plan, which was developed with local residents and adopted by the Borough Council in November 2010.  £50,000 has been secured to make some environmental improvements on Council owned property within Park Wood. The Park Wood project is to be evaluated and further neighbourhood action planning to be undertaken in 2011-12.

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

**Kent County**

**Overall IMD - England rank**

- Most deprived 20% of LSOAs in England
- Between 21-40% most deprived LSOAs in England
- Between 41-60% most deprived LSOAs in England
- Between 61-80% most deprived LSOAs in England
- Least deprived 20% LSOAs in England

**Maidstone Borough**

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

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

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

*Out of a total of 92 LSOAs*

Source: Index of Multiple Deprivation 2010, Communities and Local Government (CLG)
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Kent County Council

Figure 2.5 County rank (excluding Medway) of Lower Super Output Areas in Maidstone Borough based on the Index of Multiple Deprivation 2010 (source: KCC)

19

**Built and Natural Environment**

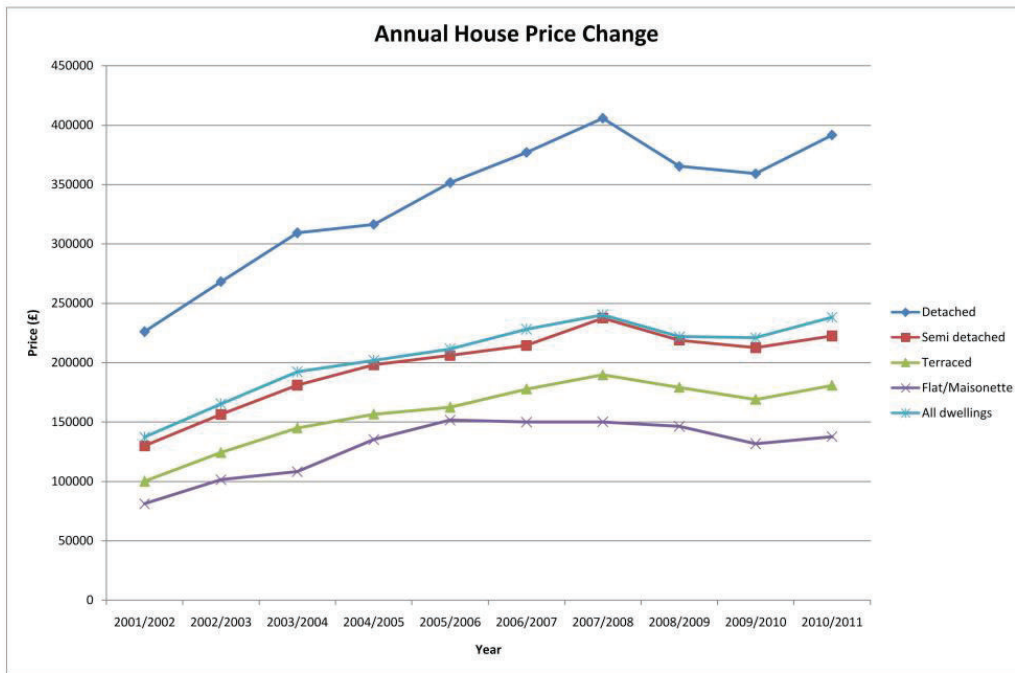## House Prices and Sales



Figure 2.6 Maidstone Annual House Price Change (source: KCC)

**2.13** House prices rose steeply in Maidstone until 2007/08, particularly for detached dwellings. Between 2007/2008 and 2009/2010 house prices decreased but recent times have seen a steady rise. The fluctuation in house prices has affected detached dwellings the most over the last ten years, and flats/maisonettes the least.
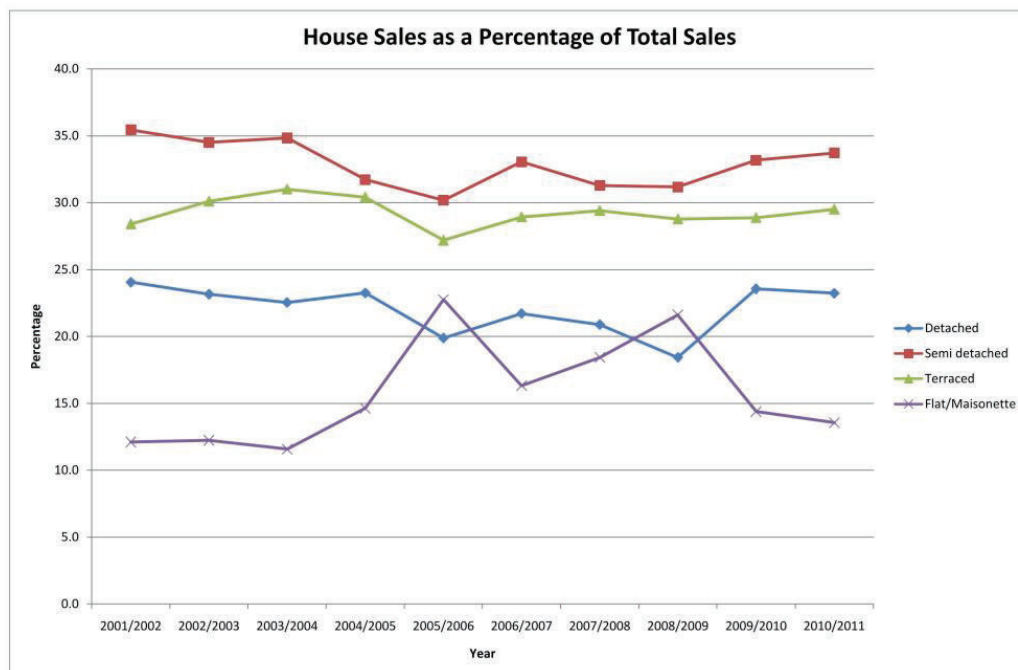
Figure 2.7 Maidstone House Sales as a percentage of Total Sales by Type of Property (source: KCC)

**2.14** Total sales declined dramatically from 3,379 sales in 2007/08 to 1,659 in 2008/09, but increased to 2,015 in 2009/10. During 2009/10, flats/maisonettes accounted for only 15% of sales, down from over 20% in the previous year. Sales of semi-detached houses accounted for a third of all sales in 2009/10. The 2010/11 data shows relatively little change from the previous year, with sales of flats and detached dwellings slightly decreasing and sales of semi detached and terraced dwellings marginally increasing.

**2.15** The average cost of a property in Maidstone in 2009/10 was £222,995 compared to £223,848 in 2008/09. The average cost of a flat was £132,116 in 2009/10 compared to £151,119 in 2008/09. The Strategic Housing Market Assessment (SHMA) (March 2010, p25) explains that buyers are usually required to have at least a 10% deposit, and often between 15-20%. Based on an 80% mortgage and a 3.5 times gross income to lending ratio (SHMA, 2010, p36 ), a person would have to be earning nearly £31,000 to buy a flat in an averaged priced area of Maidstone and to save more than £26,000 for a 20% deposit. The average annual salary of a worker in Maidstone is £18,971 and a resident £23,313. A large proportion of the population does not earn enough to purchase a flat, even in the cheapest areas of Maidstone. Restricted mortgage lending during the recession has made purchasing a house even more unattainable for the average person. The provision of affordable housing is a key priority for the Council.
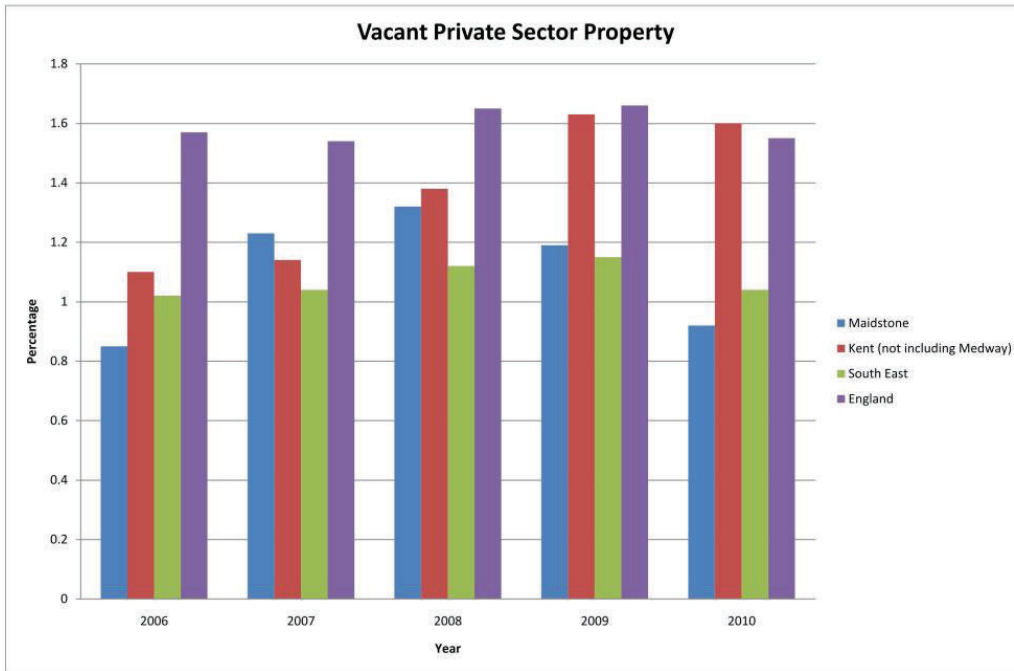
## Vacant Private Sector Property



Figure 2.8 Vacant Private Sector Property as a Percentage of All Private Sector (source: KCC)

**2.16**    There were 660 vacant private sector properties in 2009, which had been empty for six months or more.  This figure reduced to 509 vacant units as at 1st April 2010.  There were a total of 1,985 empty properties at 1 April 2009, most of which were unsold flats, and the number of empty properties reduced to 1,192 at 1 April 2010. This decrease is a trend followed by Kent, the South East and England.  Annual data for 2011 is not yet available.

## Number of Households on the Housing Register (Waiting List)

| | 2007 | 2008 | 2009 | 2010 | 2011 |
|---|---|---|---|---|---|
| Maidstone | 2,079 | 2,290 | 2,863 | 3,222 | 3,657 |
| Kent (including Medway) | 36,888 | 38,408 | 38,722 | 40,093 | Not yet available |
| South East | 208,419 | 203,161 | 205,371 | 215,373 | Not yet available |

Table 2.5 Number of Households on the Housing Register (Waiting List) (source: Maidstone Borough Council and KCC)

**2.17**    The number of households on the Housing Register has increased since 2010 which is an indication of the need for affordable housing in the borough. During 2010/11, 573 people were housed from the housing register compared to 718 people in 2009/10.

## Homeless Households

| | 2006/07 | 2007/08 | 2008/09 | 2009/10 | 2010/11 |
|---|---|---|---|---|---|
| Maidstone | 53 | 41 | 37 | 7 | 27 |
| Kent (not including Medway) | 1,241 | 1,260 | 973 | 795 | 1,006 |
| South East | 6,660 | 5,510 | 4,730 | 3,870 | 4,520 |

Table 2.6 Homeless Households (source: KCC)

**2.18**    The number of homeless households has increased by 20 since 2009/10, this trend is also reflected by Kent and the South East.  Also, in November 2010 there were 904 housing register cases awarded overcrowding points, this has decreased to 390 cases in November 2010.

## Built Environment Assets

| Built Environment Assets | Numbers |
|---|---|
| Conservation Areas | 41 |
| Listed Buildings | 2,022 |
|     Grade I | 42 |
|     Grade II* | 103 |
|     Grade II | 1,877 |
| Scheduled Ancient Monuments | 28 |
| Parks and Gardens of Special Historic Interest | 6 |
| Important Historic Parks and Gardens | 9 |

Table 2.7 Assets of the Built Environment (source: Maidstone Borough Council)

**2.19** The quality and protection of the built environment are important considerations for the Council. The Borough has a range of designated heritage assets, including a large number of historically listed buildings and 41 Conservation Areas, of which 6 are located in or adjacent to the urban area.

**2.20** Since April 2010, the following buildings have been listed:

- Bearsted Railway Station (Grade II listed)
- The goods shed at Bearsted Railway Station (Grade II listed)
- The weighbridge house and associated structures at Bearsted Railway Station (Grade II listed)
- Sunley House, 14-19 Middle Row, Maidstone (Grade II listed)

## Natural Environment Assets

| Natural Environment Assets | km² | % | Number |
|---|---:|---:|---:|
| Total Area of Borough | 393.40 | | |
| Metropolitan Green Belt | 5.29 | 1.34 | |
| Area of Outstanding Natural Beauty | 107.19 | 27.25 | |
| Floodplain | 47.72 | 12.13 | |
| Ancient Woodland (semi-natural and replanted) | 31.24 | 7.94 | |
| Special Area of Conservation | 1.37 | 0.35 | 1 |
| Sites of Special Scientific Interest | 2.70 | 0.69 | 9 |
| Local Wildlife Sites (formerly Sites of Nature Conservation Interest) | 24.15 | 6.14 | 59 |
| Roadside Verges of Nature Conservation Interest | | | 34 |
| Local Nature Reserves | | | 2 |

Table 2.8 Key Assets of the Natural Environment (source: Maidstone Borough Council)

**2.21**    Much of Maidstone's rural area benefits from a high quality landscape, as well as being rich in biodiversity.  The borough's environmental assets, together with the constraints of the floodplain, are illustrated in figure 2.9.  Regional and national policies now promote a criteria based approach to protecting local landscapes.  This approach is reflected in emerging Core Strategy policies that include criteria to protect landscapes throughout the borough, as opposed to a more selective approach to protecting specific landscape areas, recognising the fact that all landscapes are valuable.

**2.22**    Ancient woodland (recorded on the Provisional Ancient Woodland Inventory for England, published in 1991, and held by Natural England) refers to woodlands which have been in continuous existence since 1600 that were recorded in surveys carried out at the end of the 1980s. One failing of previous surveys is that many smaller woods under 2ha in size were not identified. To rectify this, a new ancient woodland survey is currently underway in Kent which will identify woodlands under 2ha, and new data should be available in 2012.
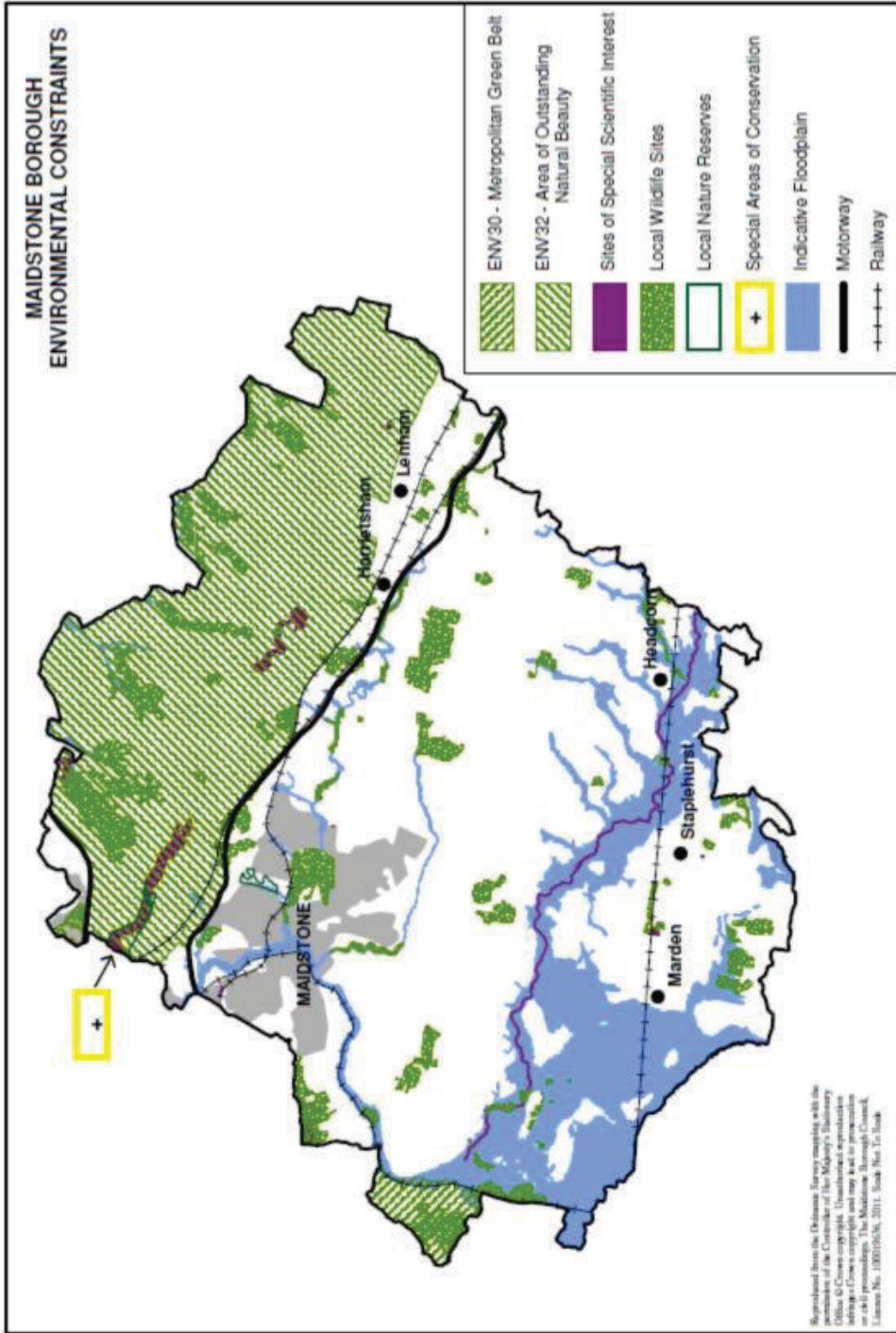
Figure 2.9 Maidstone Environmental Assets and Floodplain Constraints (source: Maidstone Borough Council)

## Local Nature Reserves

| ADOPTED Local Nature Reserves | Location |
|---|---|
| Vinters Valley Park | Maidstone |
| Boxley Warren | Boxley |

Table 2.9 Adopted Local Nature Reserves (source: Maidstone Borough Council)

**2.23**    There are two formally designated local nature reserves (LNRs) in the borough.  The Council is considering the designation of further LNRs as set out below, although no formal decisions on future designations have yet been made. The River Len reserve is currently an informal reserve which is intended to be formally declared as an LNR in future. The River Len has a habitat for rare fauna including water vole, white-legged damselfly and Desmoulin's whorl snail.

- Admiral and Gorham Wood, Bicknor

- Bell Lane Nature Area, Staplehurst

- Bredhurst Wood, Bredhurst

- Dove Hill Wood, Boxley

- Fant Wildlife Area, Maidstone

- Five Acre/Wents Wood/Weavering Heath, Maidstone/Boxley

- Four Oaks Wood, Sutton Valence

- Hayle Place Stud Farm, Maidstone

- Horish Wood, Boxley/Detling

- Lime Trees Open Space Ponds, Staplehurst

- Mote Park, Maidstone

- Palace Wood, Maidstone

- Poyntell Ponds, Staplehurst

- River Len Corridor, Downswood and Madginford

- River Len Reserve, Maidstone

- Sandling Park, Maidstone

- Senacre Wood, Maidstone

**3.1** Key Monitoring Indicators monitor policies set out in local development documents and they address local issues. Each Development Plan Document and Area Action Plan adopted as part of the local development framework includes a series of monitoring indicators to measure the success of the policies they contain. A number of these indicators are monitored through the AMR, whilst others can be monitored through alternative documents or surveys. The key indicators in the AMR focus on housing, economic development, the built and natural heritage, and transport.

### Housing

## Plan Period and Housing Target

**3.2** The Council has tested the delivery of the South East Plan housing target for Maidstone and has consequently set a target of 10,080 new dwellings for the plan period 2006 to 2026 in the Council's emerging Core Strategy, which has recently undergone Public Participation stage consultation. The results of the consultation are being analysed and will be available in February 2012.

## Number of New Dwellings Built

|  | 2006/07 | 2007/08 | 2008/09 | 2009/10 | 2010/11 |
|---|---|---|---|---|---|
| Number of new dwellings built (gross) | 854 | 1159 | 550 | 639 | 702 |
| Number of new dwellings built (net) | 714 | 992 | 441 | 581 | 649 |

Table 3.1 Number of New Dwellings Built (source: Maidstone Borough Council)

**3.3** The 2007/08 monitoring period had the highest ever housing completion figure at 992, due to the high volume of flats completed in that year. Whilst the economic downturn most likely contributed to a reduction in completions in 2008/09, a change to the methodology for recording completed dwellings also had an impact. Maidstone has since experienced a recovery: 581 completions in 2009/10 and 649 in 2010/11.

## Housing Trajectory and 5 Year Housing Land Supply

**3.4** The housing trajectory 2006 to 2026 shows past annual dwelling completions and projected annual completions in Maidstone Borough against the housing target of 10,080 dwellings. Table 3.2 shows the breakdown year by year and Figure 3.1 demonstrates how this target is being met.

| | Housing Target (annualised) | Cumulative Requirement | Annual Completions and Consents | SHLAA and Town Centre Sites | Windfall | Net Additional Dwellings (in future years) | Cumulative Completions and Projected Completions | Managed Delivery Target p.a. | Years Remaining | |
|---|---|---|---|---|---|---|---|---|---|---|
| 2006/2007 | 504 | 504 | 714 | | | 714 | 714 | 504 | 20 | Actual |
| 2007/2008 | 504 | 1,008 | 992 | | | 992 | 1,706 | 493 | 19 | Actual |
| 2008/2009 | 504 | 1,512 | 441 | | | 441 | 2,147 | 465 | 18 | Actual |
| 2009/2010 | 504 | 2,016 | 581 | | | 581 | 2,728 | 467 | 17 | Actual |
| 2010/2011 | 504 | 2,520 | 624 | | | 624 | 3,352 | 460 | 16 | Current year |
| 2011/2012 | 504 | 3,024 | 491 | 102 | | 593 | 3,945 | 449 | 15 | Year 1 |
| 2012/2013 | 504 | 3,528 | 699 | 109 | | 808 | 4,753 | 438 | 14 | Year 2 |
| 2013/2014 | 504 | 4,032 | 623 | 122 | | 745 | 5,498 | 410 | 13 | Year 3 |
| 2014/2015 | 504 | 4,536 | 316 | 269 | | 585 | 6,083 | 382 | 12 | Year 4 |
| 2015/2016 | 504 | 5,040 | 182 | 392 | | 574 | 6,657 | 363 | 11 | Year 5 |
| 2016/2017 | 504 | 5,544 | 91 | 517 | | 608 | 7,265 | 342 | 10 | |
| 2017/2018 | 504 | 6,048 | 51 | 529 | | 580 | 7,845 | 313 | 9 | |
| 2018/2019 | 504 | 6,552 | | 366 | | 366 | 8,211 | 279 | 8 | |
| 2019/2020 | 504 | 7,056 | | 336 | | 336 | 8,547 | 267 | 7 | |
| 2020/2021 | 504 | 7,560 | | 326 | | 326 | 8,873 | 256 | 6 | |
| 2021/2022 | 504 | 8,064 | | 252 | 36 | 288 | 9,161 | 241 | 5 | |
| 2022/2023 | 504 | 8,568 | | 287 | 145 | 432 | 9,593 | 230 | 4 | |
| 2023/2024 | 504 | 9,072 | | 245 | 145 | 390 | 9,983 | 162 | 3 | |
| 2024/2025 | 504 | 9,576 | | 318 | 145 | 463 | 10,446 | 49 | 2 | |
| 2025/2026 | 504 | 10,080 | | 213 | 145 | 358 | 10,804 | -366 | 1 | |
| | 10,080 | | 5,805 | 4,999 | | 10,804 | | | | |

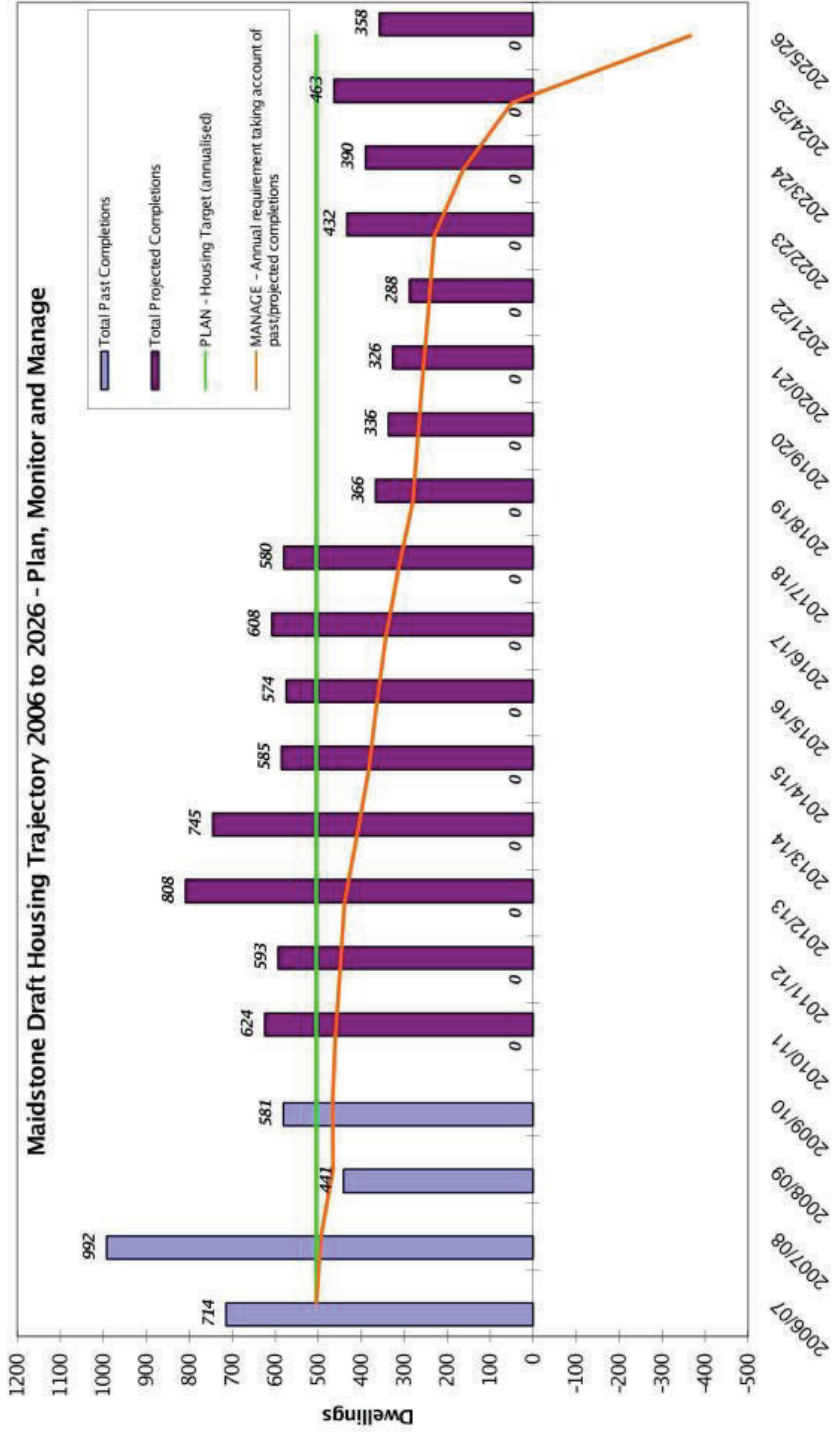Table 3.2 Annual Housing Trajectory for 10,080 Target (source: Maidstone Borough Council)

29

Figure 3.1 Maidstone Borough Housing Trajectory 2006-2026 (source: Maidstone Borough Council)

**3.5**    Housing land supply consists of the following elements:

- Past completions from 2006/07 to 2009/10.

- Outstanding planning permissions that have yet to be implemented at 1 April 2010.

- Outstanding previously developed land (PDL) saved allocations from the Maidstone Borough Wide Local Plan.

- Strategic Housing Land Availability Assessment (SHLAA) sites on previously developed land within settlement boundaries.  These sites require no change in planning policy to come forward.

- Identified town centre sites that will be included in the Central Maidstone Area Action Plan (AAP).

- An allowance for windfall sites (or previously unidentified sites) from 2021/22 onwards, in accordance with national guidance (Planning Policy Statement 3).

- Greenfield sites at locations identified in the emerging Core Strategy, which are at the edge of the Maidstone urban area and Rural Service Centres. Specific site allocations will be made in the Development Delivery DPD that will follow the Core Strategy.

**3.6**    The trajectory examines, on an annual basis, how many additional dwellings will be needed at any one point in time to meet the housing requirements remaining over the period of the plan.  In 2009/10 there are 16 years to run to the end of the plan period, so the Council needs to build at a rate of 460 units per annum to meet the final target of 10,080 dwellings.

| Housing Target 2006-2026 | 10,080 |
|---|---|
| Residual target after deducting 2,728 dwellings that were completed between 2006/07 and 2009/10 | 7,352 |
| Annual target over remainder of plan period (residual target divided by 16 years remaining to 2026) | 460 |
| 5-year housing land supply target (annual target x 5 years) | 2,298 |
| 5-year housing land supply 2010/11 to 2014/15 (planning consents and adopted local plan brownfield housing allocations only - excludes all other elements of supply) | 2,957 |
| 5-year supply of housing land as a percentage of the target at 1 April 2010 | 128.7 |
| Number of years of housing land supply at 1 April 2010 | 6.4 |

Table 3.3 Calculating 5 year housing land supply (source: Maidstone Borough Council)

**3.7** In addition to managing housing land supply over the plan period, the Council must also maintain a 5-year rolling supply of housing sites. Table 3.3 demonstrates that the Council has a 6.4 year supply of deliverable housing sites relying solely on non-implemented planning consents and the potential from previously developed land (PDL) allocations in the Maidstone Borough Wide Local Plan that have not been granted planning permission. These figures take no account of the other elements of supply that contribute to the housing trajectory and do not include an allowance for windfall sites.

## New and Converted Dwellings on Previously Developed Land (PDL)

|  | % Brownfield | % Greenfield |
|---|---|---|
| 2006/07 | 96.6 | 3.4 |
| 2007/08 | 86.8 | 13.2 |
| 2008/09 | 88.9 | 11.1 |
| 2009/10 | 86.2 | 13.8 |
| 2010/11 | 79.2 | 20.8 |
|  |  |  |
| 2004/05 to 2008/09 | 90.6 | 9.4 |

Table 3.4 Percentage of Completed Dwellings on Previously Developed Land (brownfield sites) (source: Maidstone Borough Council) based on the PPS3 definition from 2009/10

**3.8**    Table 3.4 demonstrates that a consistently high proportion of dwellings in the borough have been completed on previously developed land (brownfield sites) over the past 5 years.  During 2010/11 the number of completed units on brownfield sites decreased to 79.2%, partially as a result of national changes to the definition of previously developed land[2], so private residential gardens are now classed as greenfield sites. The government has set a national target of 60% development on brownfield land.  In Maidstone Borough, the high levels of housing development on previously developed land are expected to continue in the short term, in advance of allocating greenfield sites through local development documents.

2     Planning Policy Statement 3: Housing - amendments 9 June 2010

## Net Additional Gypsy and Traveller Pitches

|  | 2006/07 | 2007/08 | 2008/09 | 2009/10 | 2010/11 |
|---|---|---|---|---|---|
| Pitches with permanent consent | 10 | 0 | 9 | 11 | 10 |
| Pitches with permanent consent and personal condition | 2 | 3 | 0 | 2 | 2 |
| Total | 12 | 3 | 9 | 13 | 12 |

Table 3.5 Net additional gypsy and traveller pitches (source: Maidstone Borough Council)

**3.9** The 2005/06 Gypsy and Traveller Accommodation Assessment (GTAA) revealed a gross need for an additional 47[3] pitches in the borough for the period 2006 to 2011. Using the GTAA as a basis, the emerging Core Strategy sets a target of 71 pitches for the 10 year period 2006 to 2026. The Council has resolved to update its evidence base by commissioning a new GTAA, to assess the need for pitches from 2011 to 2026 and to set a revised target for the Publication consultation stage of the Core Strategy.

## Affordable Housing Completions

**3.10** Maidstone's Housing Needs Survey (2005) demonstrated that affordable housing need represented 173% of the borough's annual housing supply at that time. Despite the success of the Council's affordable housing policy AH1 (adopted December 2006), the Strategic Housing Market Assessment (March 2010) shows this need has risen, and that affordable housing need (1,081 affordable homes p.a.) still represents double the Council's annual land supply of 504 units averaging over the 20-year plan period.

**3.11** Adopted policy AH1 seeks 40% affordable housing on sites yielding 15 units or more, or of 0.5 hectare or greater. It further seeks 60% of the total affordable housing requirement for each site to provide for socially rented units, the balance providing for intermediate housing. Following a review of policy AH1, the consultation draft of the Core Strategy sets a similar target.

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3   The GTAA assumed that 15 pitches would become available  through turnover on the Council's two public Gypsy and Traveller sites between 2006 and 2011.  In the GTAA this supply of 15 pitches was deducted from the gross borough need figure of 47 pitches to give a  net need figure of 32 pitches which was the figure referenced in the 08/09 AMR.

| Social rent homes provided | Intermediate homes provided | Affordable homes Total |
|---|---|---|
| 184 | 70 | 254 |
| 72.44% | 27.56% | |

Table 3.6 Gross Affordable Housing Completions 2010/11 (source: Maidstone Borough Council)

| | All dwellings completed (net) | Affordable dwellings completed (net) | Percentage of affordable dwellings completed |
|---|---|---|---|
| 2006/07 | 714 | 147 | 20.59% |
| 2007/08 | 992 | 205 | 20.66% |
| 2008/09 | 441 | 204 | 46.25% |
| 2009/10 | 581 | 273 | 46.99% |
| 2010/11 | 649 | 254 | 39.29% |

Table 3.7 Affordable Dwellings Completed as a Percentage of All Completed Units (source: Maidstone Borough Council)

| | No. all units (net) secured through new planning consents for sites of 15+ units | No. affordable housing units (net) secured on new planning consents for sites of 15+ units | Percentage of affordable housing units secured |
|---|---|---|---|
| 2006/07 | 58 | 23 | 39.70% |
| 2007/08 | 247 | 132 | 53.44% |
| 2008/09 | 509 | 202 | 39.69% |
| 2009/10 | 267 | 153 | 57.30% |
| 2010/11 | 168 | 71 | 42.26% |

Table 3.8 Affordable Dwellings Secured as a Percentage of New Planning Consents determined according to Policy AH1 (source: Maidstone Borough Council)

**3.12** A total of 254 affordable dwellings (net) were completed during 2010/11. This figure included New Build Homebuy/Shared ownership properties in accordance with the adopted Affordable Housing DPD definition of intermediate housing. During 2009/10, 47.62% of the affordable units completed fell into

35

the social rent category. Table 3.6 shows that this percentage increased significantly to 72.44% in 2010/11 (against the policy target of 60% socially rented units of all affordable housing units built).

**3.13** Completion rates fluctuate according to market conditions and construction rates for property types. Often the affordable housing element of a larger site is associated with a particular phase of the development, so affordable units are not built evenly over the construction period. Consequently, to measure the success of the Council's affordable housing policy, the number of affordable housing units secured through new planning permissions are monitored (as opposed to completion rates that fluctuate). On sites of 15+ units or 0.5+ hectare, 71 affordable dwellings (42.26%) were secured in 2010/11, which accords with policy AH1.

## Number of Planning Applications Granted in the Urban/Rural Area

|  | 2010/11 | Percentage Split |
|---|---|---|
| Urban (net) | 86 | 64.18% |
| Rural (net) | 48 | 35.82% |

Table 3.9 Residential Planning Applications Granted in the Urban and Rural Areas - Net (source: Maidstone Borough Council)

**3.14** Monitoring the number and percentage of planning applications granted in the urban and rural areas is a new indicator included in the Council's Strategic Plan 2011-2015, which assists in measuring development activity in the borough. In 2010/11 a total of 86 residential planning applications were granted in the urban area, and 48 in the rural area.

## Dwelling Density

| | Year | Large Sites (5+ dwellings) | Small Sites (1-4 dwellings) | All Sites |
|---|---|---|---|---|
| **Less than 30 dwellings per hectare** | 2006/07 | 14.16% | 50.62% | 21.08% |
| | 2007/08 | 11.53% | 43.75% | 15.53% |
| | 2008/09 | 8.15% | 46.97% | 17.64% |
| | 2009/10 | 2.99% | 55.34% | 11.42% |
| | 2010/11 | 10.29% | 62.22% | 16.95% |
| **Between 30 and 50 dwellings per hectare** | 2006/07 | 41.33% | 17.90% | 36.89% |
| | 2007/08 | 34.29% | 22.22% | 32.79% |
| | 2008/09 | 31.89% | 12.88% | 27.27% |
| | 2009/10 | 42.72% | 13.59% | 38.03% |
| | 2010/11 | 41.67% | 16.67% | 38.46% |
| **Above 50 dwellings per hectare** | 2006/07 | 44.51% | 31.48% | 42.04% |
| | 2007/08 | 54.19% | 34.03% | 51.68% |
| | 2008/09 | 59.95% | 40.15% | 55.09% |
| | 2009/10 | 54.29% | 31.07% | 50.55% |
| | 2010/11 | 48.04% | 21.11% | 44.59% |

Table 3.10 Percentage of new dwellings completed at less than 30 dph, 30-50 dph and above 50 dph

**3.15**   Overall, 83.05% of dwellings completed on all sites in 2010/11 were constructed at a density greater than 30 dwellings per hectare (38.46% between 30 and 50 units and 44.59% at greater than 50 units), which demonstrates that Maidstone is making best use of available land.  As expected, the majority of dwellings built at less than 30 units per hectare are on small sites of less than 5 dwellings.  In 2010/11, 89.71% of dwellings on large sites (>4 units) were constructed at a density of greater than 30 units per hectare (41.67% + 48.04%).  62.22% of dwellings on small sites (<5 units) were built at a density of less than 30 dwellings per hectare, which is a reflection of the nature of small site development in rural areas, for example the conversion of rural buildings. These figures relate to the average density of each development site, rather than individual applications where there may be several applications for a single site at varying densities.  Densities are calculated using net site areas, i.e. after subtracting hectarage for other land uses associated with the planning consent.

**3.16**   On 9<sup>th</sup> June 2010, the government removed the national minimum density targets for residential development.   This change is aimed at restricting inappropriate development proposals that, in some cases, have the potential to damage an area's character by increasing the density of development to unsuitable levels.   Maidstone Borough Council will continue to judge all development proposals on their individual merits.

**Economic Development**

## Total Amount of Additional Floorspace by Type

| | B1a (offices not within A2) m² | B1b (Research & Development, studios, laboratories, hi-tech) m² | B1c (Light industry) m² | B2 (General Industry) m² | B8 (Storage or distribution) m² | Total m² |
|---|---|---|---|---|---|---|
| Gross | 466.00 | 34.88 | 4,359.00 | 977.00 | 8,987.00 | 14,823.88 |
| Net | -2,183.50 | -70.82 | 4,089.00 | -3,534.00 | 741.00 | -958.32 |

Table 3.11 Total amount of additional floorspace 2010/11 (source: Maidstone Borough Council)

**3.17** During 2010/11 there has been a loss in employment floorspace: 958.32m² compared to 2,711m² during 2009/10. The majority of the net loss has been in use class B2 (general industry) compared with 2009/10 where most of the net loss fell in use class B8 (storage or distribution). One particular application which contributed to the total net loss was a change of use at Staplehurst Tyre and Exhaust Centre on the Lodge Road Industrial Estate from B2 to B1c. This accounts for both the high net loss of B2 general industry and the high net gain of B1c light industry. The quantity and quality of employment land throughout the borough is subject to analysis as part of the evidence base for the Core Strategy and other Local Development Documents.

## Amount of Employment Floorspace on PDL by Type

| | B1a (offices not within A2) m² | B1b (Research & Development, studios, laboratories, hi-tech) m² | B1c (Light industry) m² | B2 (General Industry) m² | B8 (Storage or distribution) m² | Total m² |
|---|---|---|---|---|---|---|
| Gross | 466.00 | 34.88 | 875.00 | 592.00 | 8,802.00 | 10,769.88 |
| % gross on PDL | 100% | 100% | 82.63% | 60.59% | 97.94% | 88.23% |

Table 3.12 Amount of Floorspace on Previously Developed Land 2010/11 (source: Maidstone Borough Council)

**3.18** 88.23% of employment floorspace (gross) was completed on previously developed land in 2010/11. This compares to 59.04% in 2009/10 and 52.15% in 2008/09. This figure is considerably higher than previous years due to the fact that a greater amount of employment floorspace came forward on agricultural land. Maidstone cannot sustain high levels of development on brownfield sites, particularly given a need for better placed new sites that are located to suit modern employment needs. A proportion of greenfield land will be required in future for new sites that will be allocated for development in local development documents.

## Employment Land Available by Type

|  | A2/B1 (Offices) | B2 (General Industry) | B8 (Storage or distribution) | Total |
|---|---|---|---|---|
| Remaining Allocations m$^2$ | 25,000 | 10,000 | 0 | 35,000 |
| Hectares | 2.5 | 1.0 | 0 | 3.5 |

Table 3.13 Sites allocated for employment uses in the Local Plan 2010/11 (source: Maidstone Borough Council)

|  | B1a (offices not within A2) | B1b (Research & Development, studios, laboratories, hi-tech) | B1c (Light industry) | B2 (General Industry) | B8 (Storage or distribution) | Total |
|---|---|---|---|---|---|---|
| Sites for which planning permission has been granted (net) m$^2$ | 11,444.85 | 1,802.00 | 10,513.00 | 6,706.80 | 16,645.60 | 47,112.25 |
| Hectares | 1.14 | 0.18 | 1.05 | 0.67 | 1.66 | 4.71 |

Table 3.14  Sites for which planning permission has been granted for employment uses, but not included in (i) 2010/11 (source: Maidstone Borough Council)

**3.19**    The greatest proportion of planning permissions has been granted for B8 storage or distribution, making up 35% of total planning permissions for employment uses.  The Council is addressing the need for suitable employment sites through the Core Strategy and other local development documents.

## Total Amount of Floorspace for 'Town Centre' Uses

| | A1 (shops) m² | A1 (shops) m² | A2 (financial and professional services) m² | A3 (restaurants and cafés) m² | A4 (drinking establishments) m² | A5 (hot food takeaways) m² | B1a (offices not within A2) m² | D2 (assembly and leisure) m² | Total |
|---|---|---|---|---|---|---|---|---|---|
| | **Net tradeable floorspace:** | **Gross internal floorspace:** | | | | | | | |
| Gross | 25.45 | 25.45 | 229.60 | 129.00 | 0 | 200.00 | 0 | 0 | 608.50 |
| Net | -196.15 | -282.15 | -7620 | 83.00 | 0 | 200.00 | -1,859.00 | 0 | -2,816.30 |

Table 3.15 Town Centre Uses 2010/11 within the Draft Town Centre Boundary (source: Maidstone Borough Council)

| | A1 (shops) m² | A1 (shops) m² | A2 (financial and professional services) m² | A3 (restaurants and cafés) m² | A4 (drinking establishments) m² | A5 (hot food takeaways) m² | B1a (offices not within A2) m² | D2 (assembly and leisure) m² | Total |
|---|---|---|---|---|---|---|---|---|---|
| | **Net tradeable floorspace:** | **Gross internal floorspace:** | | | | | | | |
| Gross | 1,072.45 | 1,250.45 | 229.60 | 289.00 | 31.00 | 213.00 | 466.00 | 177 | 2,656.05 |
| Net | 44.31 | 108.31 | -762.40 | 244.00 | -1,836.00 | 213.00 | -2,183.45.00 | 177 | -4,039.54 |

Table 3.16 Town Centre Uses in Maidstone Borough 2010/11 (source: Maidstone Borough Council)

**3.20**   Town centre uses are specified in Planning Policy Statement 4: Planning for Sustainable Economic Growth (2009), and the definition includes the use classes monitored in tables 3.14 and 3.15.  Maidstone's town centre boundary is defined in the draft Core Strategy.  Overall, there has been a net loss in the total amount of floorspace for town centre uses both within the defined town centre boundary and elsewhere throughout the borough.

## Jobs in Maidstone

**3.21**   Between 2006 and 2009 1,854 jobs (net) were provided towards the Council's target of 10,000 jobs over the plan period.

**Built and Natural Heritage**

## Conversion of Rural Buildings for Residential Purposes

**3.22** During 2010/11, 5 rural buildings were granted planning permission for residential conversion. One supersedes previous applications granted for the conversion of a rural building for residential purposes, one is a Certificate of Lawful Development as the rural building has been in use as a dwelling for 4 years, and one permits amendments to a previous application with regard to the positioning of the dwelling. The other two relate to conversions of a redundant cattle shed and an oast.

## Number of Planning Permissions Granted contrary to the advice of the Environment Agency on either Flood Defence Grounds or Water Quality

**3.23** The Environment Agency initially objected to four planning applications during 2010/11 on flood defence grounds. Two of these applications were subsequently permitted and the Environment Agency objections withdrawn, subject to the submission of further information and/or conditions. These applications were permitted because they were considered to comply with PPS25. One application remains undetermined, and one application was withdrawn.

**3.24** The Council will continue to monitor the number of planning permissions that are granted contrary to the advice of the Environment Agency, and will include conditions in the interest of flood defence where appropriate.

**Transport**

## Integrated Transport Strategy

**3.25**   A draft Integrated Transport Strategy is being prepared in partnership with Kent County Council. The objectives of this strategy are to support the vision for future development within the emerging Core Strategy, and to address concerns about the impact on the highway and transport networks that these aspirations will have.

**3.26**   The priorities of the Integrated Transport Strategy will be the efficient management of the existing network through the Urban Traffic Management and Control system, the encouragement of all forms of sustainable transport, and the management of future demand for travel. Key elements to be addressed in the strategy include the borough's Park and Ride services, the Quality Bus Partnership with Kent County Council and Arriva, the management of the town centre car parks, liaison with Network Rail and the Highways Agency, and the Maidstone Cycle Forum.

**3.27**   New developments are expected to be as sustainable as possible. Travel Plans will be sought from large commercial and residential developments, together with appropriate contributions to facilitate and support sustainable transport.

**Glossary**

| Acronym | Term | Description |
|---------|------|-------------|
| AAP | Area Action Plan | AAPs target specific areas of development or change. AAPs have the status of DPDs. |
| - | Affordable Housing | Affordable housing is that which is provided with subsidy, for rent and intermediate market housing, for people who are unable to resolve their housing requirements in the local private sector housing market because of the relationship between housing costs and incomes. This definition covers housing for social rent and intermediate housing, i.e. shared ownership, low cost home ownership and sub-market rent. (Affordable Housing DPD 2006) |
| AMR | Annual Monitoring Report | The AMR provides a framework with which to monitor and review the effectiveness of local policies, and to establish whether policy targets or milestones for LDDs set by the LDS have either been met or progress made towards meeting them. |
| CLG | Communities and Local Government | The Department of Communities and Local Government sets policy on local government, housing, urban regeneration, planning and fire and rescue. It has responsibility for all race equality and community cohesion related issues in England and for building regulations, fire safety and some housing issues in England and Wales. The rest of its work applies only to England. (www.communities.gov.uk) |
| - | Core Strategy | The Core Strategy is a Development Plan Document.  Once adopted it will set out in general terms, how, where and when development will take place in Maidstone Borough over a 20-year period 2006 to 2026. |
| - | Development Plan | In accordance with legislation all planning applications should normally be determined in accordance with Development Plan policies. Maidstone's development plan comprises the South East Plan until its revocation, adopted DPDs and saved local plan policies. |
| DPD | Development Plan Document | A DPD is a spatial planning document that is subject to independent examination.  DPDs form part of the development plan for a local authority's area, and include the Core Strategy.  AAPs have the same status as DPDs. |

| Acronym | Term | Description |
|---|---|---|
| EA | Environment Agency | The Environment Agency is the leading public body for protecting and improving the environment in England and Wales, with particular responsibilities for river, flooding and pollution. (www.environment-agency.gov.uk) |
| - | Gross Internal Floorspace | The entire area inside the external walls of a building and includes corridors, lifts, plant rooms, mezzanines, services accommodation e.g. toilets but excludes internal walls. |
| - | Index of Multiple Deprivation | The Index of Multiple Deprivation 2007 combines a number of indicators, chosen to cover a range of economic, social and housing issues, into a single deprivation score for each small area in England. This allows each area to be ranked relative to one another according to their level of deprivation. The Indices of Deprivation are produced at Lower Super Output Area level. (Definition from www.communities.gov.uk) |
| KCC | Kent County Council | The upper tier of local government for the County. Responsible for highways, children's services and education, social services, minerals and waste planning etc.  This AMR uses statistics from various sources collated by KCC. |
| LDD | Local Development Document | LDDs comprise statutory Development Plan Documents (DPD), Area Action Plans and the LDF Proposals Map, and non statutory Supplementary Planning Documents (SPD). |
| LDF | Local Development Framework | Introduced by the Planning Act 2004, the LDF is a folder of documents containing DPDs, AAPs, saved local plan policies, SPDs, the Proposals Map, the SCI, the LDS and the AMR. Together these documents provide the framework for delivering the spatial planning strategy for the borough. |
| LDS | Local Development Scheme | The LDS is a business programme or timetable listing the documents the Council will produce under the LDF within a minimum 3-year time frame, explaining how documents will be prepared and when they will be published. |
| LNR | Local Nature Reserves | Local Nature Reserves are formally designated areas for both people and wildlife. They are places with wildlife or geological features that are of special interest locally. They offer people special opportunities to study or learn about nature or simply to enjoy it. (www.naturalengland.org.uk) |

| Acronym | Term | Description |
|---------|------|-------------|
| LSOA | Lower Super Output Area | This is the name for Lower Layer Super Output Areas used for census outputs.  In England and Wales Super Output Areas (SOAs) are a geographical hierarchy designed to improve the reporting of small area statistics.  Unlike electoral wards, the SOA layers are of consistent size across the country and will not be subject to regular boundary change.  Lower Layer SOAs have a minimum population of 1,000 and are used as the building blocks for Middle Layer SOAs. (www.ons.gov.uk) |
| MBC | Maidstone Borough Council | A lower tier local authority.  The local planning authority responsible for producing the LDF and the determination of most planning applications. |
| MBWLP | Maidstone Borough-Wide Local Plan 2000 | The Local Plan was adopted by the Council in 2000 and it set the policy framework for determining planning applications.  The MBWLP contains planning policies for protecting the environment and proposals for allocating sites for new development in the Borough.  From 28 September 2007 only some of the policies in the MBWLP continue to form part of the Development Plan: such policies are called "saved" policies. LDF documents will gradually delete or replace saved local plan policies. MBWLP policies that have NOT been saved, or have been replaced by LDDs, will NOT be used in the determination of planning applications. |
| - | Net Tradeable Floorspace | Sales space which customers have access to (excluding areas such as storage). |
| ONS | Office for National Statistics | The Office for National Statistics (ONS) is the executive office of the UK Statistics Authority, a non-ministerial department which reports directly to Parliament. ONS is the UK Government's single largest statistical producer and is responsible for the production of a wide range of economic and social statistics.  (www.ons.gov.uk) |
| PPS | Planning Policy Statements | Published by the government, PPSs set out national policy to guide development. |
| RSS | Regional Spatial Strategy /South East Plan | Until its revocation, the RSS sets out the region's policies for the development and use of land, and it forms part of the development plan. The South East Plan (2009) is the RSS for the south east, setting a framework for the sustainable development of the region for the period 2006 to |

| Acronym | Term | Description |
|---|---|---|
|  |  | 2026, and ensuring development plans conform to the regional planning framework. |
| SCI | Statement of Community Involvement | The SCI specifies how and when the community and stakeholders will be involved in the process of preparing LDF documents. |
| SEP | South East Plan | See Regional Spatial Strategy (RSS) - due to be revoked |
| SHLAA | Strategic Housing Land Availability Assessment | MBC published its SHLAA in May 2009.  The primary role of the SHLAA is to identify sites with potential for housing within and adjacent to defined settlements; to assess the housing potential on sites; and to determine if or when sites are likely to be developed. The SHLAA aims to identify as many sites with housing potential in and around as many settlements as possible in the study area, and the Council then undertakes public consultation on which sites should be developed in accordance with its development strategy. (www.communities.gov.uk) |
| SHMA | Strategic Housing Market Assessment | A Strategic Housing Market Assessment aims to estimate housing need and demand, and indicate how the distribution of need and demand varies across the plan area.  It considers future demographic trends and identifies the accommodation requirements of specific groups. (www.communities.gov.uk) |
| SoS | Secretary of State | Secretary of State for Communities and Local Government. |
| SPD | Supplementary Planning Document | An SPD provides detailed supplementary guidance about how adopted planning policies will be implemented.  Unlike a DPD or AAP, an SPD does not have to undergo Independent Examination, but it is still subject to stakeholder and public participation and consultation. |
| SCS | Sustainable Community Strategy | The Sustainable Community Strategy is produced by a partnership of the local public, private, voluntary and community sector with the aim of improving the social, environmental and economic well being of their areas.  Local authorities must have regard to the SCS when preparing LDF documents.  Maidstone's Community Strategy was adopted in 2009. |

| Acronym | Term | Description |
|---|---|---|
| - | Unidentified Sites or Windfall Sites | Sites which become available for development which were not previously identified as allocations in a local plan or LDD, nor identified as commitments through previous planning permissions. |

Table 4.1

**Maidstone Borough Council**

**Local Development Document Task and Finish Scrutiny Panel**

**Tuesday 15 November 2011**

**Future Work Programme and Forward Plan of Key Decisions**

**Report of:** Overview & Scrutiny Officer

**1.      Introduction**

1.1    To consider the Panel's future work programme and the Forward Plan of Key Decisions.

 **2.      Recommendation**

2.1    That the Panel considers the Future Work Programme, attached at **Appendix A**, to ensure that it is appropriate and covers all issues Members currently wish to consider within the Task & Finish Scrutiny Panel's remit.

**3.      Future Work Programme**

3.1    Members are asked to consider the work programme at each meeting to ensure that it remains appropriate and covers all issues Members currently wish to consider within the Task & Finish Scrutiny Panel's remit.

**4.      Forward Plan of Key Decision**

4.1    The Forward Plan for 1 November 2011 – 28 February 2012 does not contain any decisions relevant to the Local Development Document Task and Finish Scrutiny Panel.

**5.      Impact on Corporate Objectives**

5.1    The Task & Finish Scrutiny Panel will consider reports that deliver against the following Council priority:

- For Maidstone to have a growing economy.

5.2    The Strategic Plan sets the Council's key objectives for the medium term and has a range of objectives which support the delivery of the Council's priorities.

**Local Development Document**
**Task & Finish Scrutiny Panel**

**Draft Future Work Programme 2011-2012**

| Date | Items to be considered |
|---|---|
| 31 May 2011 | • Cancelled |
| 21 June 2011 | • Cancelled |
| 19 July 2011 | • Introduction to Local Development Document |
| 25 July 2011 | • POSTPONED til 3 August 2011. |
| 3 August 2011 | • Local Development Document to Consultation meeting |
| 16 August 2011 | • POSTPONED til 24 August 2011 |
| 24 August 2011 | • Local Development Document-Methods of Consultation |
| 20 September 2011 | • 02.09.11-14.10.11 - 6 weeks public participation consultation – Core strategy;<br>• To consider the Local Development Scheme 2011 |
| 18 October 2011 | • Cancelled |
| 15 November 2011 | • To consider the Annual Monitoring Report 2011<br>• Reference from Council: Protect the open countryside petition |
| 13 December 2011 | |
| 24 January  2012 | • To consider the "Publication" version of Core Strategy |
| 21 February 2012 | |
| 20 March 2012 | |
| 17 April 2012 | |