

STRATEGIC PLANNING AND INFRASTRUCTURE COMMITTEE MEETING

Date: Tuesday 7 January 2020
Time: 6.30 pm
Venue: Town Hall, High Street, Maidstone

Membership:

Councillors D Burton (Chairman), Clark, English, Garten, Mrs Grigg (Vice-Chairman), McKay, Munford, Parfitt-Reid and de Wiggondene-Sheppard

The Chairman will assume that all Members will read the reports before attending the meeting. Officers are asked to assume the same when introducing reports.

AGENDA

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1. Apologies for Absence
2. Notification of Substitute Members
3. Urgent Items
4. Notification of Visiting Members
5. Disclosures by Members and Officers
6. Disclosures of Lobbying
7. To consider whether any items should be taken in private because of the possible disclosure of exempt information.
8. Minutes of the Meeting Held on 5 November 2019 1 - 9
9. Minutes of the Adjourned Meeting held on 19 November 2019 10 - 13
10. Presentation of Petitions

Notice has been given pursuant to Council Procedure Rule 12 of the intention to present a petition in the following terms:-

The Maidstone Borough New Garden Communities Prospectus (February 2019) states that the qualities of garden village communities include "*strong local vision and engagement*" and that "*local community engagement, involvement and support is also likely to be instrumental to delivering a successful proposal.*"

Issued on Monday 23 December 2019

Continued Over/:

Alison Broom

Alison Broom, Chief Executive

*As "people who will be most clearly impacted by the new garden community proposal" , we the undersigned state that we **DO NOT** share the vision of the landowners, **DO NOT** support the proposal, and **WILL NOT** engage or be involved in the creation of a garden community in or around Marden village."*

11. Question and Answer Session for Members of the Public	
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PUBLIC SPEAKING AND ALTERNATIVE FORMATS

If you require this information in an alternative format please contact us, call **01622 602899** or email committee@maidstone.gov.uk.

In order to speak at this meeting, please contact Democratic Services using the contact details above, by 5 p.m. one clear working day before the meeting. For example by 5 p.m. on Friday, 3rd January 2020 . If asking a question, you will need to provide the full text in writing. If making a statement, you will need to tell us which agenda item you wish to speak on. Please note that slots will be allocated on a first come, first served basis.

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MAIDSTONE BOROUGH COUNCIL

STRATEGIC PLANNING AND INFRASTRUCTURE COMMITTEE

MINUTES OF THE MEETING HELD ON TUESDAY 5 NOVEMBER 2019

Present: Councillor D Burton (Chairman), and
Councillors Clark, English, Garten, Mrs Grigg, McKay,
Munford, Parfitt-Reid and de Wiggondene-Sheppard

Also Present: Councillors Adkinson, Cox, Harper,
Kimmance, Perry, Purle and M Rose

67. **APOLOGIES FOR ABSENCE**

There were no apologies for absence.

68. **NOTIFICATION OF SUBSTITUTE MEMBERS**

There were no Substitute Members.

69. **URGENT ITEMS**

The Chairman informed the Committee that he had agreed to take two urgent updates relating to Item 17 – National Approach to Garden Communities and Item 19 – Town Centre Opportunity Sites.

70. **NOTIFICATION OF VISITING MEMBERS**

It was noted that the following Councillors were present as Visiting Members:

- Councillor Adkinson who indicated that he wished to speak on Item 19 – Town Centre Opportunity Sites;
- Councillor Cox who indicated that he wished to speak on Item 17 – National Approach to Garden Communities, Item 18 – S106 monitoring Report and Item 19 – Town Centre Opportunity Sites;
- Councillor Harper who indicated that he wished to speak on Item 19 – Town Centre Opportunity Sites;
- Councillor Kimmance who indicated that he wished to speak on item 17 – National Approach to Garden Communities and Item 19 – Town Centre Opportunity Sites.
- Councillor Perry who indicated that he wished to speak on Item 14 – Medium Term Financial Strategy 2020/21 – 2024/25, Item 15 – Protection of Greensand Ridge, Item 16 – Cil Regulation 123 List

Review; 2019 IDP; and Annual CIL Monitoring Report, Item 17 – National Approach to Garden Communities; Item 18 – S106 Monitoring Report and Item 19 – Town Centre Opportunity Sites.

- Councillor Purle who indicated that he wished to speak on Item 19 – Town Centre Opportunity Sites.
- Councillor Rose who indicated that she wished to speak on Item 19 – Town Centre Opportunity Sites.

71. DISCLOSURES BY MEMBERS AND OFFICERS

There were no disclosures by Members or Officers.

72. DISCLOSURES OF LOBBYING

Councillor English and Councillor Munford stated that they had been lobbied on Item 15. Protection of Greensand Ridge Update.

Councillor Burton, Councillor de Wiggondene-Sheppard, Councillor Garten, Councillor McKay and Councillor Parfitt-Reid stated that they had been lobbied on Item 17. National Approach to Garden Communities.

All Councillors stated that they had been lobbied on Item 19. Town Centre Opportunity Sites.

73. 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.

74. MINUTES OF THE MEETING HELD ON 10 SEPTEMBER 2019

RESOLVED: That the minutes of the meeting held on 10 September 2019 be approved as a correct record and signed.

75. PRESENTATION OF PETITIONS

In accordance with Council Procedure Rule 12 Jill Ducker presented a petition in the following terms:

Please do not develop the Broadway Shopping Centre into Housing

The presentation of the petition was recorded on the webcast and was made available on the Maidstone Borough Council website and can be viewed here <https://youtu.be/0imMEdEjitM?t=784> .

The Committee agreed to consider what action to take with the petition after consideration of Item 19. Town Centre Opportunity Sites.

76. QUESTION AND ANSWER SESSION FOR MEMBERS OF THE PUBLIC

The following questions and supplementary questions were asked of the Chairman of the Committee:

Question 1 – Claudine Russell

What evaluation of the remaining capacity in each previously designated Rural Service Centre has been made, and is intended to be made, in this current ongoing Local Plan Review and what is the timescale for any new/updated evaluation given that the councils preferred options will be discussed in the near future?

Supplementary question - *How will this process be made public?*

Question 2 – Cllr English asked the question on James Willis behalf

Plans and discussions recently published for town centre sites have caused lots of interest. It seems accepted that one of Maidstone's biggest problems is creaking infrastructure. The expression "failing to plan, is planning to fail" may be appropriate, and I welcome getting the best for our county town.

With this in mind, looking more holistically in relation to the Maidstone Local Plan Review, what plans are there for a master plan of the Town Centre area?

There was no supplementary.

Question 3 – Lesley Robinson

Would the Committee consider adopting this revised recommendation:

The Maidstone West (Broadway Shopping Centre) planning guidelines be altered to reflect that:

- The maximum number of units on this site will be limited to 240 units.*
- The maximum height of any building on this site cannot not exceed 25m (the standard height of a 8.5 storey building).*
- All buildings on site are to have high architectural value, and the tall buildings over 6 storeys must be slender in form.*
- The war memorial will not be moved.*
- All buildings will be moved further back into the site, away from the Maidstone gyratory, to allow more space for landscaping along the frontage, and to widen the centre entrance by angling the apartments either side in order to creater a wider entrance and vista of the river Medway.*
- The part of the site directly adjoining the Maidstone Gyratory system and London Road/Broadway will be set aside to allow the Council to explore the opportunity to incorporate improved pedestrian, cyclists and bus lanes.*

The planning guidelines will be altered/updated by Maidstone Borough Council Officers and Savills in accordance with this recommendation. These altered planning guidelines will then be brought back to this committee for a final vote, given 4,500 residents have expressed interest in the design of this site through the 38 degrees petition.

There was no supplementary

Question 4 – Dale Nurden

*I ask the Committee to debate and then take a vote (by show of hands) on each of the five town centre opportunity sites **separately** please - rather than considering them as one item. I ask this as some of the site proposals appear less controversial (e.g. Len House and the Gala Bingo site), whereas others, like the Maidstone West proposal are very contentious. 4,500 have signed a petition that they strongly dislike the plans for the Broadway Shopping Centre. This shows this item should be discussed and voted on separately. Personally, I feel the height of buildings on the Maidstone West site ought to be limited to match its surrounding areas (i.e. a max height of 7 storeys). I also feel the number of units must be reduced to reflect the lower height.*

There was no supplementary

Question 5 – John Hughes

MBC is very unlikely to achieve a reduction of carbon footprint, improvement in air quality and protection of quality of life if, as the Local Plan Review proposes, the current high annual growth which is leading to traffic gridlock is increased by another 40% from 2023 onwards.

Given Maidstone's longstanding traffic problems of increasing congestion, delay and air pollution, rather than a 40% increase in housing target in 2023 and then continuing flat profile after that, would it not be sensible to plan for a series of steps in annual housing target to reflect the roll-out of discrete major sites, thereby giving some breathing space to allow a sustainable transport system to be put in place to support future growth?

Supplementary question – we think that in NPPG, paragraph 34, does allow LPAs pursuing Garden Community Centres to in effect step the profile of the development. And there are other ways which we have suggested that will allow you to do that. So why not take advantage of those provisions?

Question 6 – Peter Coulling

Will MBC give full consideration to the dozen legitimate proposals made to them by the Co-ordinating Team, via Mr William Cornall, that, if seriously deployed by MBC, could flexibly trim and shape annual housing growth from 2023 onwards to allow transport and other infrastructure a breathing space to catch up with the very unwelcome impact of past developments on current residents?

Supplementary question – *must disagree that one cannot do anything about Government dictats. William Cornall letter he states he does not have a mandate to revisit the twelve proposals. Would you give William Cornall the mandate to review the twelve sites?*

Question 7 – Cheryl Taylor-Maggio

Given that population growth, in-migration and housing demand are now significantly less than the assumptions on which the Government's housing growth requirements are based, would it not be sensible to build in flexibility to take advantage of likely reductions in Government housing requirements in the next few years?

Supplementary questions – *does that imply that MBC is happy to deliver the maximum number of houses using government dictats as cover?*

Question 8 – John Horne

Do you accept that air quality exceedances give a valid reason to constrain development until they are remedied, whether by technological improvements or otherwise?

Supplementary question – *I take it that means you are looking at it seriously and the Kent and Medway partnership and looking at the Pond Farm decision you are not just looking to buy your way out of it. This is something that you would subscribe to?*

The Chairman responded to all questions and supplementary questions. The full response was recorded on the webcast and was made available on the Maidstone Borough Council website.

77. COMMITTEE WORK PROGRAMME

The Strategic Planning Manager informed the committee that due to some changes to the planned timetable for local plan review it would be necessary to amend the work programme for the next meeting.

RESOLVED: That the Committee Work Programme be noted.

78. REPORTS OF OUTSIDE BODIES

The Chairman presented the outside body report from the Maidstone Quality Bus Partnership. The Chairman highlighted that there were concerns about the early engagement of operators in planning matters.

RESOLVED: That a report on the engagement of bus operators in planning matters involving schools travel arrangements, new developments and the monitoring of conditions be added to the Committee Work Programme.

79. TOWN CENTRE OPPORTUNITY SITES

The Head of Planning and Development presented the report on the Town Centre Opportunity Sites planning guidance documents to the Committee. The item had been deferred from September 2019 to allow further consideration of the documents and the concerns put forward had been responded to in the report.

An urgent update had been provided that updated the Maidstone West document to reduce the height and mass of the indicative proposal and reduce the stated number of maximum homes from 281 to 230 homes. Any reference to relocation of the war memorial was to be deleted.

Stephen Pullen addressed the committee as a public speaker. Strong concerns were raised over the impact of a multi-storey block of flats in the area, including on the former Church of St Peter. Wider objection was also raised to the amount of development and need for infrastructure across the Borough. Questions over the transparency of Maidstone Borough Council acting as a master developer were also raised. The full address to the committee can be viewed online on the Council's webcast channel.

A number of Visiting Members addressed the Committee to raise their concerns regarding the Maidstone West document, particularly in relation to the Broadway Shopping Centre example guideline. As there were multiple guideline documents for different areas the Committee agreed to take each individually.

The Committee requested that the Len House document have references to an additional floor removed throughout the document, though it was noted this would not prevent an additional floor being acceptable.

For the Mote Road document the Committee requested a setback with Wren's Cross and asked for the wording to be toughened up by stating that tree planting would take place and using the words 'significant setback'.

In considering the Riverside planning guideline document the Committee debated the value in setting aspiration in the document, even though it was recognised that delivery was not within the Council's gift for all infrastructure. It was agreed that the document should be more robust in setting aspiration with the removal of contingent wording throughout.

The Committee considered the Maidstone West document and agreed that references to the Broadway Centre be removed throughout and that the petition that had been presented to the Committee be submitted as a representation on the local plan review as it related to the principle of housing on the site. During discussion the Committee debated the need for policy protection on the site and to consider the traffic impacts of Rocky Hill, St Peter's Street and the gyratory. This would be raised with the Highways authority as and when opportunities arose to do so.

RESOLVED: That

1. The following planning guidelines (dated July 2019) be approved, with the Head of Planning and Development being granted delegated authority to amend the "Role of the Planning Guidelines" section of each document, and to make the changes given below:
 - a) Gala Bingo and Granada House;
 - b) Len House, with all references to an additional floor to the building, including rooftop extensions, being removed throughout the document;
 - c) Mote Road, with the wording amended to include a setback with Wren's Cross and to be toughened up by stating that tree planting would take place and using the words 'significant setback'
2. The Maidstone West (Broadway Shopping Centre) planning guidelines be approved subject to all references to the Broadway Shopping Centre, including relocation of the war memorial being removed throughout, with the Head of Planning and Development being granted delegated authority to amend the "Role of the Planning Guidelines" section.
3. The Maidstone Riverside planning guidelines be approved, subject to the removal of contingent words in relation to infrastructure and public facilities throughout, and including a high level aspiration for a reduction in overall traffic movements along St Peter Street, with delegated authority being given to the Head of Planning and Development, in consultation with the Chairman and Vice-Chairman, and Bridge Ward Members to agree the final form of wording for the document.; and
4. The work on the town centre parking management strategy be accelerated, in particular, in the vicinity of Mote Road.

80. **2ND QUARTER PERFORMANCE AND BUDGET MONITORING**

The Interim Head of Finance and the Equalities and Corporate Policy Officer presented the 2nd Quarter Performance and Budget Monitoring report. As a result of a shortfall in planning application income, particular major planning applications, and to a lesser extent parking income there was forecast to be a £410k overspend by year end. Details of the planning income issue were being investigated with reconciliation of figures between finance and planning systems currently underway and a further update would be provided at Quarter 3 stage.

There were four targeted KPIs with 1 green, 2 amber and 1 red. The red target was for planning appeals success which was improving based on recent (3 month) performance. The Committee were updated on the number of enforcements, with 214 open cases of which 153 were pending

consideration. A comparison of figures was requested for the next report so that the Committee could put the amount of work in context.

The Committee recognised the size of the financial issue and requested that they were updated sooner than quarter 3 once the detailed reconciliation work was complete. The Committee considered what action could be taken regarding the shortfall with discussions on the way fees and charges were set, staffing levels and the reasons for the parking shortfall.

In considering the matter the Committee recommended that it be picked up as part of the Medium Term Financial Strategy considerations.

RESOLVED:

1. The revenue position as at the end of Quarter 2 for 2019/20, including the actions being taken or proposed to improve the position, where significant variances have been identified, be noted;
2. The Capital position at the end of Quarter 2 be noted; and
3. The Performance position as at Quarter 2 for 2019/20, including the actions being taken or proposed to improve the positions, where significant issues have been identified, be noted.

81. MEDIUM TERM FINANCIAL STRATEGY 2020/21-2024/25

The Director of Finance and Business Improvement presented the Medium Term Financial Strategy to the Committee. The approach was for a stand still budget on an assumption of a 2% council tax increase being agreed. The MTFS also set out adverse and positive budget assumptions.

The Climate Change work would be coming forwards to Policy and Resources Committee in April and would also need to be built in, there was an assumption on capital and revenue spend. The report set out proposed savings and any growth would need to be paid for.

Budget shortfalls, such as that identified in planning, would roll forward and would need to be addressed. The Council's approach was to look within planning first and then if the savings could not be found to expand the net further to other areas.

Capital projects that paid for themselves could be afforded and considered.

The Committee questioned the proposed 5% increase in parking fees and the need to consider whether that would automatically translate into a 5% revenue increase, especially given the current underperformance. It was noted that fees and charges schedule would be coming to the January 2020 meeting.

Continuing their consideration of the issue from the previous item the Committee agreed that the issue of planning budgets underperforming needed to be highlighted to Policy and resources. This was due to the view that sufficient savings could not be found within planning, and that the overall budget was not sufficiently elastic to take the deficit being rolled forward.

RESOLVED:

1. That the Medium Term Financial Strategy 2020/21 – 2024/25 be noted; and
2. That the issue of the deficit in the planning budget be highlighted to Policy and Resources Committee with the view that sufficient savings could not be found within planning and that there were deep concerns about the elasticity of the budget to accommodate the deficit if it were rolled forward.

82. NATIONAL APPROACH TO GARDEN COMMUNITIES

RESOLVED: The Committee agreed to defer the item until they had received the Member briefing on Garden Communities that was originally scheduled for 12 December but would be postponed to a later date due to the general Election 2019.

83. PROTECTION OF GREENSAND RIDGE UPDATE

During discussion of this item the meeting was adjourned to the reserve date of 19 November 2019.

RESOLVED: That the meeting be adjourned to the date of 19 November 2019.

84. CIL REGULATION 123 LIST REVIEW; 2019 IDP; AND ANNUAL CIL MONITORING REPORT

This item was adjourned to 19 November 2019.

85. S106 MONITORING REPORT

This item was adjourned to 19 November 2019.

86. DURATION OF MEETING

6.30 p.m. to 10.00 p.m.

Agenda Item 9

MAIDSTONE BOROUGH COUNCIL

STRATEGIC PLANNING AND INFRASTRUCTURE COMMITTEE

MINUTES OF THE ADJOURNED MEETING HELD ON TUESDAY 19 NOVEMBER 2019

Present: **Councillor D Burton (Chairman), and
Councillors Clark, Cox, English, Garten, McKay,
Munford, Parfitt-Reid and Springett**

87. **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Grigg and de Wiggondene Sheppard.

88. **NOTIFICATION OF SUBSTITUTE MEMBERS**

It was noted that the following Substitute Members were present:

- Councillor Cox for Councillor Grigg; and
- Councillor Springett for Councillor de Wiggondene Sheppard.

89. **URGENT ITEMS**

The Chairman informed the Committee that he had decided to accept a report on Marden Neighbourhood Plan Regulation 17A as an urgent item. The Chairman explained that the reason for urgency was that with no meeting on 3 December 2019 it was necessary to take the report now and the urgency had been agreed with the parish council.

90. **NOTIFICATION OF VISITING MEMBERS**

There were no Visiting Members but Councillors Purle and Spooner attended as observers.

91. **DISCLOSURES BY MEMBERS AND OFFICERS**

There were no disclosures by Members or Officers.

92. **DISCLOSURES OF LOBBYING**

Councillor Munford stated that he had been lobbied on item 8 – Protection of Greensand Ridge Update; and

Councillors Burton, English, McKay and Parfitt-Reid stated that they had been lobbied on item 11 - Marden Neighbourhood Plan Regulation 17A.

93. 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.

94. PROTECTION OF GREENSAND RIDGE UPDATE

The Chairman informed the Committee that as the members in attendance had changed since the adjournment this item would be taken again from the beginning.

The Head of Planning and Development presented the report which updated the Committee on the Government's ongoing review of designated landscape areas.

The Committee agreed that every opportunity should be taken to pursue AONB, or equivalent, status for the Greensand Ridge. However, there was debate over Landscapes of Local Value and the best way to approach those in responding to the review, that had not yet been adopted by the Government. It was felt that the review had reached a certain point and then ended before the work on local landscape designations had been done. The Committee agreed that the work to review Landscapes of Local Value needed to come first before pushing them forwards for national recognition.

RESOLVED: That

1. The report is welcomed and noted;
2. That should the Government adopt the reviews findings Maidstone Borough Council will continue to push for Greensand Ridge to get designation as an AONB, or latterly, "National Landscape";
3. Officers prepare proposals and costs to advance the work of AONB status, or latterly, "National Landscape" for Greensand Ridge and to evaluate and take forward work on Landscapes of Local Value in readiness for national recognition.

95. CIL REGULATION 123 LIST REVIEW; 2019 IDP; AND ANNUAL CIL MONITORING REPORT

The Planning Projects and Delivery Manager presented the report outlining the response to the Community Infrastructure Levy (CIL) 123 List review, setting out the 2019 Infrastructure Delivery Plan (IDP) and the Annual CIL Monitoring Report for approval.

The response to the CIL 123 List changes had over two thirds of respondents in support of the list and it was recommended for approval. Appendix 3 to the report set out the IDP schemes and RAG rated them. 10% were Red, 50% Amber, and 40% Green. The annual monitoring report was a requirement and had to be published by 31 December 2019.

The receipts from April – September 2019 would show in next year's report.

A question was raised over a potential democratic deficit in the process as to how members in non-parished areas could not get involved when in the process when Parishes could.

The Committee discussed ways that Kent County Council could feed their requirements for the provision of waste sites into the CIL process in order to get them funded. It was agreed that the best route was for this issue to be raised at the Kent Waste Partnership and agreed that the Chairman of Communities, Housing and Environment should be requested to raise this at the next meeting of the partnership as the Council's representative.

RESOLVED: That

1. The outcome of the Regulation 123 List review consultation be noted;
2. The updated Regulation 123 List (Appendix 2) be agreed for publication;
3. The final 2019 Infrastructure Delivery Plan (Appendix 4) be approved for publication; and
4. The Community Infrastructure Levy monitoring report (Appendix 5) be approved for publication.

96. **S106 MONITORING REPORT**

The Head of Planning and Development presented the report which set out the monitoring data for S106 monies and was the result of the system being fully populated for the first time. The Committee had previously requested more time to consider the data and the RAG ratings.

Discussion focussed on the way in which S106 monies were collected and spent and the committee wanted to see infrastructure being delivered. GP surgeries were a particular area of concern and it was recognised that getting the Clinical Commissioning Group to deliver them, as they were private practices, was particularly difficult. Officers informed the committee that the nature of the S106 tests made it difficult to collect monies early in the development and this was why occupancy triggers were used.

The Committee asked for clarification on how often the report would be presented and asked if there were any resource requirements to deliver this. They were informed that the report would come back every 6 months and the CIL and S106 teams were being combined to provide additional resilience and it was noted that S106 funding was already being used for monitoring.

Officers took away a specific query relating to Hayle Park and the deadline for spending.

RESOLVED: That the report be noted and the committee look forward to further review of the document.

97. MARDEN NEIGHBOURHOOD PLAN REGULATION 17A

The Strategic Planning Manager presented the report on the Marden Neighbourhood Plan Regulation 17A, which presented the findings of the Independent Examiner and asked the Committee to agree to the Marden Neighbourhood Plan moving on to referendum stage. The decision on whether to go to referendum needed to be made within 5 weeks of receipt of the Independent Examiner's report.

The Committee commended Marden Parish Council for the work done to reach this stage and supported the document going forwards to referendum.

RESOLVED: That

1. The modifications to the Marden Neighbourhood Development Plan as set out in the examiner's report be agreed;
2. The two minor modifications agreed with Marden Parish Council, as set out in paragraph 2.10 of the report be agreed; and
3. The Marden Neighbourhood Development Plan proceed to local referendum.

98. DURATION OF MEETING

6.30 p.m. to 7.51 p.m.

2019/20 WORK PROGRAMME

	Committee	Month	Lead	Report Author
Maidstone Authority Monitoring Report	SPI	07-Jan-20	Mark Egerton	Anna Ironmonger
Fees & Charges 2020/21	SPI	07-Jan-20	Mark Green	Chris Hartgrove
Medium Term Financial Strategy - Budget Proposals	SPI	07-Jan-20	Mark Green	Chris Hartgrove
Annual Reports of Outside Bodies and Consideration of Outside Bodies for the Next Municipal Year	SPI	04-Feb-20	Angela Woodhouse	Mike Nash
Local Development Scheme	SPI	04-Feb-20	Mark Egerton	Anna Ironmonger
Local Plan Review - Progress Update and Next Steps	SPI	04-Feb-20	Mark Egerton	Sarah Lee
Local Enforcement Plan	SPI	10-Mar-20	Rob Jarman	Claire Cutts
Affordable and Local Needs Housing SPD Adoption	SPI	10-Mar-20	Rob Jarman	Mark Egerton
Q3 Budget and Performance Monitoring	SPI	10-Mar-20	Mark Green	Chris Hartgrove/ Anna Collier
Ensuring Conditions are Incorporated in Delegated Decisions	SPI	10-Mar-20	Rob Jarman	Rob Jarman
KCC 20mph Speed Limit Pilot - Summary of Conclusions (Requested by Cllr English)	SPI	Awaiting Date for Pilot Information to be Released by KCC	TBC	TBC
Local Plan Review Regulation 18a – Key Matters for Consideration	SPI	TBC	Mark Egerton	Sarah Lee
Local Plan Review - Update on Evidence	SPI	TBC	Mark Egerton	Gavin Ball
Local Plan Review Regulation 18b - Preferred Approaches Public Consultation	SPI	TBC	Mark Egerton	Sarah Lee

2019/20 WORK PROGRAMME

	Committee	Month	Lead	Report Author
Minimum Space Standards - Development Plan Document	SPI	TBC	William Cornall	Mark Egerton

Agenda Item 13

MAIDSTONE BOROUGH COUNCIL

STRATEGIC PLANNING

AND INFRASTRUCTURE COMMITTEE

7 JANUARY 2020

REFERENCE FROM PLANNING COMMITTEE

MATTERS ARISING FROM CONSIDERATION OF APPLICATION 17/504568/FULL – FORMER KCC SPRINGFIELD LIBRARY HQ, SANDLING ROAD, MAIDSTONE, KENT

The Planning Committee recently refused application 17/504568/FULL for the demolition of the remaining former library building and the erection of a six to sixteen storey residential development of 170 no. apartments and 85 no. car parking spaces at the former KCC Springfield Library site, Sandling Road, Maidstone.

Arising from its determination of the application, the Planning Committee agreed to ask the Strategic Planning and Infrastructure Committee to consider, as part of the Local Plan Review, the need for (a) a Tall Buildings policy and (b) a development brief to guide potential future development of the remainder of the Springfield site or consideration to be given to allocating the site for development.

RECOMMENDED: That the Strategic Planning and Infrastructure Committee consider, as part of the Local Plan Review, the need for (a) a Tall Buildings policy and (b) a development brief to guide potential future development of the remainder of the Springfield site or consideration to be given to allocating the site for development.

Strategic Planning & Infrastructure Committee

7 January 2020

Fees and Charges 2020/21

Final Decision-Maker	Strategic Planning and Infrastructure Committee
Lead Head of Service	Mark Green, Director of Finance & Business Improvement
Lead Officer and Report Author	Chris Hartgrove, Interim Head of Finance
Classification	Public
Wards affected	All

Executive Summary

The report sets out the proposed fees and charges for 2020/21 for the services within the remit of the Strategic Planning and Infrastructure (SPI) Committee.

The estimated overall value of fees and charges within the remit of the SPI Committee are £6,554,160 in 2019/20 and break down into three categories:

- Discretionary Fees and Charges (Table 1, Section 3) (£3,479,040) – the budget proposal for 2020/21 entails an average price increase of 2.37%, which will yield estimated additional income of £82,500 compared to 2019/20. Further income of £62,310 is also anticipated from Pre-Applications Advice (within Planning Services) following a sustained increase in activity levels in 2019/20
- Breakeven Fees and Charges (Table 2, Section 3) (£651,400) – the budget proposal for 2020/21 is for amended fees and charges that will yield estimated additional income of £60,000 to meet the costs of providing the services (Building Control and Land Charges); and
- Statutory Fees and Charges (Table 3, Section 4) (£2,423,720) – the Council has no discretion to amend statutory fees and charges. No changes are anticipated, but the income budget for Planning Applications has been reduced by £250,380.

Full details on proposed/set fees and charges for 2020/21 are set out in Appendix 1.

Purpose of Report

This report requires a decision from the Committee.

This report makes the following recommendations to this Committee:

1. That the proposed discretionary fees and charges (including breakeven charges) set out in Appendix 1 to this report are agreed.

Timetable

<i>Meeting</i>	<i>Date</i>
Strategic Planning & Infrastructure Committee	7 January 2020
Policy & Resources Committee	22 January 2020

Fees and Charges 2020/21

1. CROSS-CUTTING ISSUES AND IMPLICATIONS

Issue	Implications	Sign-off
Impact on Corporate Priorities	An updated Charging Policy was adopted in November 2017. It is a key document that underpins the Council's Strategic Plan 2019 – 2045, recognising that fees and charges are an important source of income to support the delivery of corporate priorities.	Interim Head of Finance
Cross Cutting Objectives	As noted above, the recommendations will help underpin the achievement of corporate priorities; this includes the cross-cutting objectives contained therein.	Interim Head of Finance
Risk Management	Refer to Section 7 below.	Interim Head of Finance
Financial	The financial implications are set out in the report at Sections 3 - 4. If the fees and charges proposals are agreed, the forecast income yield will be incorporated into the budget for 2020/21 and beyond as part of the Medium-Term Financial Strategy.	Interim Head of Finance
Staffing	There are no staffing issues to note.	Interim Head of Finance

Issue	Implications	Sign-off
Legal	<p>Section 93 of the Local Government Act 2003 permits best value authorities to charge for discretionary services provided the authority has the power to provide that service and the recipient agrees to take it up on those terms. The authority has a duty to ensure that taking one financial year with another, income does not exceed the costs of providing the service.</p> <p>A number of fees and charges for Council services are set on a cost recovery basis only, with trading accounts used to ensure that the cost of service is clearly related to the charge made. In other cases, the fee is set by statute and the Council must charge the statutory fee.</p> <p>In both cases the proposals in this report meet the Council's legal obligations.</p> <p>Where a customer defaults on the fee or charge for a service, the fee or charge must be defensible, in order to recover it through legal action. Adherence to the MBC Charging Policy on setting fees and charges provides some assurance that appropriate factors have been considered in setting such fees and charges.</p>	Team Leader (Corporate Governance), MKLS
Privacy and Data Protection	No Privacy and Data Protection issues have been identified from the matters covered in the report.	Equalities and Corporate Policy Officer
Equalities	The fees and charges proposals in the report do not represent a change in service. Consequently an Equalities Impact Assessment (EIA) is not required.	Interim Head of Finance
Public Health	There are no Public Health issues to note.	Interim Head of Finance

Issue	Implications	Sign-off
Crime and Disorder	There are no Crime and Disorder issues to note.	Interim Head of Finance
Procurement	There are no Procurement issues to note.	Interim Head of Finance

2. INTRODUCTION AND BACKGROUND

2.1 The purpose of the MBC Charging Policy is to establish a framework within which fees and charges levied by the Council are agreed and reviewed and unless there is a conflict with strategic priorities, other policies, contracts or the law then the Council should aim to maximise net income from fees and charges.

2.2 The Policy aims to ensure that:

- Fees and charges are reviewed regularly, and that reviews cover both existing charges and services for which there is potential to charge in future
- Budget managers are equipped with guidance on the factors which should be considered when reviewing charges
- Charges are fair, transparent and understandable, and a consistent and sensible approach is taken to setting the criteria for applying concessions or discounted charges; and
- Decisions regarding fees and charges are based on relevant and accurate information regarding the service, and the impact of any proposed changes to the charge is fully understood.

2.3 The Charging Policy covers fees and charges set at the discretion of the Council and does not apply to services where charging is prohibited (e.g. household waste collection). Charges set by Government (e.g. planning application fees) are also excluded. However, consideration of any known changes to such fees and charges and any consequence to the Medium-Term Financial Strategy (MTFS) are included in this report for information.

2.4 Managers are asked to consider a range of factors when reviewing fees and charges, including:

- a) The Council's strategic plan and values, and how charge supports these
- b) The use of subsidies and concessions targeted at certain user groups or to facilitate access to a service
- c) The actual or potential impact of competition in terms of price or quality
- d) Trends in user demand, including an estimate of the effect of price changes on customers
- e) Customer survey results
- f) Impact on users, both directly and on delivering Council objectives
- g) Financial constraints, including inflationary pressure and service budgets
- h) The implications of developments such as service investment
- i) The corporate impact on other service areas of Council-wide pressure to increase fees and charges
- j) Alternative charging structures that could be more effective; and

- k) Proposals for targeting promotions during the year, and the evaluation of any that took place in previous periods.

3. DISCRETIONARY FEES AND CHARGES 2020/21

- 3.1 Discretionary fees and charges falling within the remit of the Strategic Planning and Infrastructure (SPI) Committee have been reviewed by budget managers in line with the Charging Policy, as part of the developing the 2020/21 Budget and MTFS (2020/21 to 2024/25). The results of the review are presented in Appendix 1 and Committee approval is sought for the proposed 2020/21 fees and charges contained therein.
- 3.2 Table 1 below summarises the 2018/19 outturn and 2019/20 estimate for income from the discretionary fees and charges (excluding 'breakeven fees and charges') which fall within the remit of the SPI Committee.

Table 1: Discretionary Fees and Charges (SPI Committee)				
Service Area	2018-19 Outturn £'s	2019-20 Estimate £'s	Proposed Income Change £'s	2020-21 Estimate £'s
Parking Services	2,873,279	3,017,720	55,000*	3,072,720
Sandling Road Car Park	217,029	151,000	0	151,000
Street Naming and Numbering	131,224	69,000	12,500	81,500
Development and Conservation Control (Discretionary)	222,806	241,320	77,310**	318,630
Total Discretionary Fees and Charges	3,444,338	3,479,040	144,810	3,623,850

*Note – additional yield will meet savings target in MTFS adopted in February 2019

**Note – £15,000 of additional yield will meet savings target in MTFS adopted in February 2019

- 3.3 The overall increase in income from discretionary fees and charges for 2020/21 compared to 2019/20 – if the proposals are adopted – is expected to be £144,810 (4.16%). This includes £82,500 (2.37%) attributable to price increases.

3.4 The detailed fees and charges position for each the service area is presented in Appendix 1. In summary:

- Parking Services – a limited number of parking-related fee increases are proposed, with revised season ticket prices (including the introduction of an off-peak season ticket) along with small increases (5p per hour) on (off-street) Pay and Display charges. These increases will help to achieve MTFS savings targets and avoid the necessity for a more substantial increase at some point in the future.
- Sandling Road Car Park – the operations of this car park are jointly managed by MBC and Kent County Council, with associated income and expenditure ring-fenced as part of the ongoing Maidstone East project. There are no proposals to increase fees and charges for 2020/21 due to competition from the adjacent Maidstone East Station Car Park.
- Street Naming and Numbering – a limited number of fee increases are proposed, which are expected to yield £7,500 in additional income in 2020/21 compared to the 2019/20 estimate
- Development and Conservation Control – a comparison with other planning authorities has identified that MBC Pre-Application fees are relatively low. A range of increases are therefore proposed, which is expected to yield £15,000 (meeting the 2020/21 savings target within the MTFS adopted in February 2019). In addition, income from Pre-Applications Advice has been exceeding expectations in 2019/20, which allows the budget to be increased by a further £62,310 in 2020/21.

Breakeven Fees and Charges

3.5 There is a further category of discretionary fees and charges, for which the Council is required by statute to set fees and charges on a breakeven basis with associated income and expenditure controlled on the basis of a trading account.

3.6 Table 2 below summarises the 2018/19 outturn and 2019/20 estimate for income from the discretionary fees and charges (excluding 'breakeven fees and charges') which fall within the remit of the SPI Committee.

Table 2: Breakeven Fees and Charges (SPI Committee)				
Service Area	2018-19 Outturn £'s	2019-20 Estimate £'s	Proposed Income Change £'s	2020-21 Estimate £'s
Building Control Fees	364,211	331,850	60,000*	391,850
Land Charges	254,261	319,550	0	319,550
Total Breakeven Fees and Charges	618,472	651,400	60,000	711,400

*Note – £15,000 of the additional yield will meet savings target in MTFS adopted in February 2019

3.7 The following should be noted regarding breakeven fees and charges:

- Building Control Fees – a detailed review of fees in this service has concluded with a range of proposed amendments, which are expected to yield £60,000. This will allow continued investment in the service; and
- Land Charges – the income budget for Land Charges is currently off target (with latest projections suggesting a potential shortfall in the region of £65,000 for 2019/20). Therefore the anticipated yield from the fee increases proposed will be applied to the budget shortfall in the first instance; there is currently no immediately foreseeable opportunity to increase the base budget assumption above current levels.

4. STATUTORY FEES AND CHARGES 2020/21

4.1 Table 3 below summarises the income due from statutory fees and charges set by Government.

Table 3: Statutory Fees and Charges (SPI Committee)				
Service Area	2018-19 Outturn £'s	2019-20 Estimate £'s	Proposed Income Change £'s	2020-21 Estimate £'s
Development Control – Planning & Conservation	1,318,395	1,559,060	(250,380)	1,308,680
Parking Services - PCNs	831,537	864,660	0	864,660
Total Statutory Fees and Charges	2,149,932	2,423,720	(250,380)	2,173,340

4.2 Although no changes to statutory fees and charges are anticipated, the income budget for Planning Applications has been reduced by £250,380 in the light of recent income shortfalls in 2019/20 and future forecasts for 2020/21. As set out in the MTFS and Budget Proposals report on this evening's agenda, the income budget reduction will need to be offset by decreases in expenditure budgets or increases in income budgets elsewhere.

5. AVAILABLE OPTIONS

5.1 Option 1 (recommended) – the Committee could choose to approve the report recommendation, thus adopting the fees and charges presented in Appendix 1. The proposals have been developed in line with the Council's adopted Charging Policy and are balanced in terms of maximising revenue and their impact on service delivery.

- 5.2 Option 2 (not recommended) – the Committee could choose to increase the fees and charges presented in Appendix 1. However, there is a risk that such an approach could contravene the Charging Policy. Additional increases would also place an additional burden on service users and could fail to deliver the income levels assumed within the 2020/21 balanced budget proposals through creating a negative impact on service demand.
- 5.3 Option 3 (not recommended) – the Committee could choose to decrease the fees and charges presented in Appendix 1. However, this would fail to deliver the income levels assumed within the 2020/21 balanced budget proposals and could have a negative impact on the Council’s ability to achieve its corporate priorities.
-

6. PREFERRED OPTION AND REASONS FOR RECOMMENDATIONS

- 6.1 The preferred option is Option 1. The proposed fees and charges:
- Are consistent with the Council’s Charging Policy
 - Can be managed at a service level
 - Maximise revenue and are therefore expected to deliver the income levels assumed within the 2020/21 balanced budget proposals; and in so doing
 - Maximise the Council’s ability to deliver its corporate priorities.
-

7. RISK

- 7.1 A range of risks have been considered by service managers in developing the fees and charges proposals in this report including the impacts on service users and delivery and, importantly, the potential risk of increased fees and charges having a detrimental impact on demand (e.g. leading to a net reduction in income).
-

8. CONSULTATION RESULTS AND PREVIOUS COMMITTEE FEEDBACK

- 8.1 The Council is committed to consulting with residents and other stakeholders to help inform the budget setting process, including the fees and charges proposals contained therein. It is an iterative process, with a variety of techniques and approaches used.

- 8.2 The consultation process for 2019/20 asked consultees to rank their preferred approach to achieving a balanced budget; raising fees and charges was the second most popular choice amongst respondents (providing fewer discretionary services was the most popular choice). The 2020/21 consultation further confirmed a general reluctance to Council Tax increases; with 59.9% of respondents opposed to a Council Tax increase in 2020/21. Increasing fees and charges helps to reduce the pressure on Council Tax, thus enabling increases to be minimised.
-

9. NEXT STEPS: COMMUNICATION AND IMPLEMENTATION OF THE DECISION

- 9.1 Fees and charges proposals for 2020/21 are being considered by the three service committees during January 2020, with an overarching report to the Policy & Resources Committee on 22 January 2020.
-

10. REPORT APPENDICES

- 10.1 The following document is to be published with this report and forms part of the report:

- Appendix 1: Proposed Fees and Charges 2020/21 (Strategic Planning and Infrastructure Committee)
-

11. BACKGROUND PAPERS

- 11.1 The Council's adopted Charging Policy can be viewed via the following link <http://aluminum:9080/documents/g2805/Public%20reports%20pack%2022ndnov2017%2019.00%20Policy%20and%20Resources%20Committee.pdf?T=10>

SPI Proposed Fees and Charges 2020-21

Appendix 1

Fees and Charges	April 2019 - March 2020	* Includes VAT	Statutory Discretionary	2018-2019 Actuals	2019-2020 Current Estimate	Current Charges 2019-2020	Proposed Charges 2020-2021	% Change	2020-2021 + / - Income	2020 -2021 Estimate
				£	£				£	£
Parking Services										
Business Permits D043		x		6,383	12,710	100.00	100.00	0.00%		12,710
Residents Permits D065		x		90,035	85,440	25.00	25.00	0.00%		85,440
Visitors Permits D066		x		98,860	83,240	25.00	25.00	0.00%		83,240
3rd Permit [resident / visitor parking]		x				50.00	50.00	0.00%		
Replacement Permits/Duplicate Permits D067	*	x		8	780	10.00	10.00	0.00%		780
Carers Permits - Organisation D050	*	x		1,635	1,290	20.00	20.00	0.00%		1,290
School Permit	*	x				12.00	12.00	0.00%		
Dispensations and Waivers D061				17,279	2,560					2,560
Waivers/Work permits [max 1 day]	*	x				11.00	11.00	0.00%		
Waivers/ Work Permits [max 1 week]	*	x				33.00	33.00	0.00%		
Waivers/ Work Permits [max 3 months]	*	x				55.00	55.00	0.00%		
Dispensations [max 1 day]	*	x				11.00	11.00	0.00%		
Dispensations [max 1 week]	*	x				33.00	33.00	0.00%		
Dispensations [max 3 months]	*	x				55.00	55.00	0.00%		
Cones/ Suspension administration Fee	*	x				70.00	70.00	0.00%		
PCN Low - Statutory D042			x	831,537	864,660	50.00	50.00	0.00%		864,660
PCN High - Statutory			x			70.00	70.00	0.00%		
Season Tickets - Car Parks D041 RC20				231,219	247,850				30,000	277,850
3 Month 5 days Mon - Fri	*	x				250.00	0.00			
3 Month 7 days Mon - Sun	*	x				303.00	0.00			
6 Month 5 days Mon - Fri	*	x				440.00	496.00	12.73%		
6 Month 7 days Mon - Sun	*	x				540.00	638.00	18.15%		
12 Month 5 days Mon - Fri	*	x				770.00	910.00	18.18%		
12 Month 7 days Mon - Sun	*	x				930.00	1,163.00	25.05%		
Evening (any CP) off-peak valid after 5pm and before 8am Mon - Sun	*	x				0.00	357.00			
Season Tickets - Car Parks (Mote Park Only) D041 RC23				5,873	5,000					5,000
One Year	*	x				40.00	40.00	0.00%		

SPI Proposed Fees and Charges 2020-21

Appendix 1

Fees and Charges	April 2019 - March 2020	* Includes VAT	Statutory Discretionary	2018-2019 Actuals	2019-2020 Current Estimate	Current Charges 2019-2020	Proposed Charges 2020-2021	% Change	2020-2021 + / - Income	2020 -2021 Estimate
				£	£				£	£
<u>PAY AND DISPLAY</u>										
<u>On Street D060</u>				257,132	235,180					235,180
<u>James Whatman Way</u>										
30 mins			x			0.70	0.70	0.00%		
1 hr			x			1.50	1.50	0.00%		
1.5 hr			x			2.00	2.00	0.00%		
2 hr			x			2.50	2.50	0.00%		
3 hr			x			3.50	3.50	0.00%		
4 hr			x			4.50	4.50	0.00%		
<u>All other on-street pay and display locations</u>										
30 mins			x			0.80	0.80	0.00%		
1 hr			x			1.50	1.50	0.00%		
1.5 hr			x			2.25	2.25	0.00%		
2 hr			x			3.00	3.00	0.00%		
<u>Off street RC20</u>				1,994,645	2,130,670				25,000	2,155,670
<u>Short Stay</u>										
<u>Medway St</u>										
1 hr	*	x				1.25	1.30	4.00%		
2 hr	*	x				0.00	2.60			
3 hr	*	x				3.75	3.90	4.00%		
4 hr	*	x				5.00	5.20	4.00%		
<u>Brewer Street [E]</u>										
30 mins	*	x				0.60	0.65	8.33%		
1 hr	*	x				1.10	1.15	4.55%		
2 hr	*	x				0.00	2.30			
3 hr	*	x				3.30	3.45	4.55%		
4 hr	*	x				4.40	4.60	4.55%		
<u>King Street</u>										
1 hr	*	x				1.30	1.35	3.85%		
2 hr	*	x				0.00	2.70			
3 hr	*	x				3.90	4.05	3.85%		
4 hr	*	x				5.20	5.40	3.85%		
<u>Wheeler Street</u>										
30 mins	*	x				0.60	0.65	8.33%		
1 hr	*	x				1.10	1.15	4.55%		
2 hr	*	x				0.00	2.30			
3 hr	*	x				3.30	3.45	4.55%		
4 hr	*	x				4.40	4.60	4.55%		
<u>Palace Avenue</u>										
3 hr	*	x				3.75	3.90	4.00%		
4 hr	*	x				5.00	5.20	4.00%		

SPI Proposed Fees and Charges 2020-21

Appendix 1

Fees and Charges	April 2019 - March 2020	* Includes VAT	Statutory Discretionary	2018-2019 Actuals	2019-2020 Current Estimate	Current Charges 2019-2020	Proposed Charges 2020-2021	% Change	2020-2021 + / - Income	2020 -2021 Estimate
				£	£				£	£
<u>Mote Road</u>										
1 hr		*	x			1.00	1.05	5.00%		
2 hr		*	x			0.00	2.10			
3 hr		*	x			3.00	3.15	5.00%		
4 hr		*	x			4.00	4.20	5.00%		
<u>Mill Street</u>										
1 hr		*	x			1.00	1.05	5.00%		
2 hr		*	x			0.00	2.10			
3 hr		*	x			3.00	3.15	5.00%		
4 hr		*	x			4.00	4.20	5.00%		
<u>Long Stay</u>										
<u>Barker Road</u>										
1 hr		*	x			1.10	1.15	4.55%		
2 hr		*	x			0.00	2.30			
3 hr		*	x			3.30	3.45	4.55%		
4 hr		*	x			4.40	4.60	4.55%		
5 hr		*				5.50	5.75	4.55%		
Over 5 hours						7.00	7.30	4.29%		
<u>Brooks Place</u>										
1 hr		*	x			1.10	1.15	4.55%		
2 hr		*	x			0.00	2.30			
3 hr		*	x			3.30	3.45	4.55%		
4 hr		*	x			4.40	4.60	4.55%		
5 hr		*	x			5.50	5.75	4.55%		
Over 5 hours		*	x			7.00	7.30	4.29%		
<u>Brunswick Street</u>										
1 hr		*	x			1.00	1.05	5.00%		
2 hr		*	x			0.00	2.10			
3 hr		*	x			3.00	3.15	5.00%		
4 hr		*	x			4.00	4.20	5.00%		
5 hr		*	x			5.00	5.25	5.00%		
Over 5 hours		*	x			7.00	7.30	4.29%		

SPI Proposed Fees and Charges 2020-21

Appendix 1

Fees and Charges April 2019 - March 2020	Includes VAT	Statutory Discretionary	2018-2019 Actuals	2019-2020 Current Estimate	Current Charges 2019-2020	Proposed Charges 2020-2021	% Change	2020-2021 + / - Income	2020 -2021 Estimate
			£	£				£	£
<u>College Road</u>									
1 hr	*	x			1.00	1.05	5.00%		
2 hr	*	x			0.00	2.10			
3 hr	*	x			3.00	3.15	5.00%		
4 hr	*	x			4.00	4.20	5.00%		
5 hr	*	x			5.00	5.25	5.00%		
Over 5 hours	*	x			7.00	7.30	4.29%		
<u>Lucerne Street</u>									
1 hr	*	x			1.10	1.15	4.55%		
2 hr	*	x			0.00	2.30			
3 hr	*	x			3.30	3.45	4.55%		
4 hr	*	x			4.40	4.60	4.55%		
5 hr	*	x			5.50	5.75	4.55%		
Over 5 hours	*	x			7.00	7.30	4.29%		
<u>Sittingbourne Road</u>									
1 hr	*	x			1.10	1.15	4.55%		
2 hr	*	x			0.00	2.30			
3 hr	*	x			3.30	3.45	4.55%		
4 hr	*	x			4.40	4.60	4.55%		
5 hr	*	x			5.50	5.75	4.55%		
Over 5 hours	*	x			7.00	7.30	4.29%		
<u>Union Street [E]</u>									
1 hr	*	x			1.10	1.15	4.55%		
2 hr	*	x			0.00	2.30			
3 hr	*	x			3.30	3.45	4.55%		
4 hr	*	x			4.40	4.60	4.55%		
5 hr	*	x			5.50	5.75	4.55%		
Over 5 hours	*	x			7.00	7.30	4.29%		
<u>Union Street [W]</u>									
1 hr	*	x			1.10	1.15	4.55%		
2 hr	*	x			0.00	2.30			
3 hr	*	x			3.30	3.45	4.55%		
4 hr	*	x			4.40	4.60	4.55%		
5 hr	*	x			5.50	5.75	4.55%		
Over 5 hours	*	x			7.00	7.30	4.29%		
<u>Well Road</u>									
1 hr	*	x			1.00	1.05	5.00%		
2 hr	*	x			0.00	2.10			
3 hr	*	x			3.00	3.15	5.00%		
4 hr	*	x			4.00	4.20	5.00%		
5 hr	*	x			5.00	5.25	5.00%		
Over 5 hours	*	x			7.00	7.30	4.29%		
<u>Lockmeadow</u>									
1 hr	*	x			1.00	1.00	0.00%		
2 hr	*	x			0.00	2.00			
3 hr	*	x			2.50	2.50	0.00%		
4 hr	*	x			3.50	3.50	0.00%		
Up to 5 hours	*	x			5.00	5.00	0.00%		
Over 5 hours	*	x			7.00	7.00	0.00%		
Overnight charge all off-street car parks (6.30pm to 8am) (except Lockmeadow)	*	x			2.00	2.00	0.00%		
<u>Mote Park</u>									
Up to 6 Hours	*	x	170,210	213,000	2.00	2.00	0.00%		213,000
Over 6 Hours	*	x			12.00	12.00	0.00%		
Parking Services Total			3,704,816	3,882,380				55,000	3,937,380

SPI Proposed Fees and Charges 2020-21

Appendix 1

Fees and Charges	April 2019 - March 2020	* Includes VAT	Statutory Discretionary	2018-2019 Actuals	2019-2020 Current Estimate	Current Charges 2019-2020	Proposed Charges 2020-2021	% Change	2020-2021 + / - Income	2020 -2021 Estimate
				£	£				£	£
Sandling Road Car Park										
				217,029	151,000					151,000
1 hr		*	x			1.10	1.10	0.00%		
3 hr		*	x			2.20	2.20	0.00%		
4 hr		*	x			3.50	3.50	0.00%		
Up to 5 hours		*	x			6.00	6.00	0.00%		
Over 5 hours		*	x			6.00	6.00	0.00%		
Sandling Road Car Park Total				217,029	151,000				0	151,000

SPI Proposed Fees and Charges 2020-21

Appendix 1

Fees and Charges	April 2019 - March 2020	* Includes VAT	Statutory Discretionary	2018-2019 Actuals	2019-2020 Current Estimate	Current Charges 2019-2020	Proposed Charges 2020-2021	% Change	2020-2021 + / - Income	2020 -2021 Estimate
				£	£				£	£
Development Control-Land Charges										
				254,261	319,550				0	319,550
Search only (LLC1 only)			x			37.00	40.00	8.11%		
LLC1 Only - Additional Parcel of Land			x			11.00	11.00	0.00%		
CON29 (Including VAT)	*		x			118.80	120.00	1.01%		
CON29 - Additional Parcel of Land (Including VAT)	*		x			19.20	21.00	9.38%		
Standard Official Search (LLC1 and CON29) (Including VAT)	*		x			155.80	160.00	2.70%		
Standard Official Search (LLC1 and CON29) - Additional Parcel of Land (Including VAT)	*		x			29.20	32.00	9.59%		
Part II enquiry - CON 29 Optional Questions 4-21 (Including VAT)	*		x			13.20	15.00	13.64%		
Part II enquiry - CON29 Optional Question 22 (Including VAT)	*		x			30.00	30.00	0.00%		
Additional Questions (Including VAT)	*		x			22.80	22.80	0.00%		
CON29 - Personal Searches (EIR)										
Question										
Personal Search			x			0.00	0.00			
Enhanced Personal Search		x				N/A	15.00			
1.1 (a) - (l) (Planning)	*	x				7.20	7.20	0.00%		
1.1 (j,k,l) (Building Regulations)	*	x				6.00	7.20	20.00%		
2.1 (b) - (d)	*	x				6.00	6.00	0.00%		
3.1 (Land for Public Purpose)	*	x				3.60	3.60	0.00%		
3.3 Drainage Matters	*	x				3.60	3.60	0.00%		
3.5 (Railway Schemes)	*	x				3.60	3.60	0.00%		
3.7 (Outstanding Notices)	*	x				12.00	12.00	0.00%		
3.8 (Building Regulations Contravention)	*	x				3.60	3.60	0.00%		
3.9 (Enforcement)	*	x				6.00	7.20	20.00%		
3.10 CIL	*	x				3.60	4.80	33.33%		
3.13 b (Contaminated Land)	*	x				3.60	3.60	0.00%		
3.13 c (Contaminated Land)	*	x				3.60	3.60	0.00%		
Land Charges Total				254,261	319,550				0	319,550

SPI Proposed Fees and Charges 2020-21

Appendix 1

Fees and Charges April 2019 - March 2020	* Includes VAT	Statutory Discretionary	2018-2019 Actuals	2019-2020 Current Estimate	Current Charges 2019-2020	Proposed Charges 2020-2021	% Change	2020-2021 + / - Income	2020 -2021 Estimate
			£	£				£	£
Street Naming & Numbering									
			131,224	69,000				12500	81,500
Name change		x			25.00	25.00	0.00%		
Addition of Name to numbered Property		x			25.00	25.00	0.00%		
Amendment to Postal Address		x			25.00	25.00	0.00%		
New Build - Individual Property		x			75.00	80.00	6.67%		
Official Registration of Postal Address previously not Registered		x			50.00	50.00	0.00%		
New Development - Fee per unit/flat		x			40.00	45.00	12.50%		
Creation of New Street		x			100.00	105.00	5.00%		
Conversion of property into Flats-fee per flat		x			40.00	45.00	12.50%		
Renumbering of Development or Block of Flats - Fee per unit/flat		x			20.00	20.00	0.00%		
Street Naming & Numbering Total			131,224	69,000				12,500	81,500

SPI Proposed Fees and Charges 2020-21

Appendix 1

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Fees and Charges	April 2019 - March 2020	* Includes VAT	Statutory Discretionary	2018-2019 Actuals	2019-2020 Current Estimate	Current Charges 2019-2020	Proposed Charges 2020-2021	% Change	2020-2021 + / - Income	2020 -2021 Estimate
				£	£				£	£
Building Control										
Erection of a single dwelling house - Full Plan & Building Notice Charge	*	x		364,211	331,850	870.00	995.00	14.37%	60,000	391,850
Erection of 2 dwelling houses - Full Plan & Building Notice Charge	*	x				1,240.00	1,350.00	8.87%		
Garages up to 60m² - Full Plan & Building Notice Charge	*	x				420.00	500.00	19.05%		
Garages up to 60m² - Regularisation Charge		x				525.00	625.00	19.05%		
Garage with room over up to 100m² - Full Plan & Building Notice Charge	*	x				515.00	585.00	13.59%		
Garage with room over up to 100m² - Regularisation Charge		x				643.75	731.25	13.59%		
Extensions up to 40m² - Full Plan & Building Notice Charge	*	x				595.00	735.00	23.53%		
Extensions up to 40m² - Regularisation Charge		x				743.75	918.75	23.53%		
Extensions over 40m² and up to 100m² - Full Plan & Building Notice Charge	*	x				795.00	880.00	10.69%		
Extensions over 40m² and up to 100m² - Regularisation Charge		x				993.75	1,100.00	10.69%		
First Floor Extensions up to 40m² - Full Plan & Building Notice Charge	*	x				499.80				
First Floor Extensions up to 40m² - Regularisation Charge		x				624.75				
Loft Conversions up to 60m² - Full Plan Charge	*	x				640.00	760.00	18.75%		
Loft Conversions up to 60m² - Regularisation Charge		x				800.00	950.00	18.75%		
Loft Conversions up to 60m² - Building Notice Charge	*	x				640.00	760.00	18.75%		
Garage Conversion under 40m² - Full Plan & Building Notice Charge	*	x				395.00	470.00	18.99%		
Garage Conversion under 40m² - Regularisation Charge		x				493.75	587.50	18.99%		
Installation of 2 steel beams or lintels - Full Plan & Building Notice Charge	*	x				275.40				
Installation of 2 steel beams or lintels - Regularisation Charge		x				344.25				
Walls or roof thermal element up to 120m2 - Full Plan & Building Notice Charge	*	x				204.00				
Walls or roof thermal element up to 120m2 - Regularisation Charge		x				255.00				
Installation of up to 10 replacement windows - Full Plan & Building Notice Charge	*	x				130.00	235.00	80.77%		
Installation of up to 10 replacement windows - Regularisation Charge		x				162.50	293.75	80.77%		
Solar panels up to 120m2 - Full Plan & Building Notice Charge	*	x				130.00				
Solar panels up to 120m2 - Regularisation Charge		x				255.00				
Part P electrical work or installation of heating appliance - Full Plan & Building Notice Charge	*	x				265.00	295.00	11.32%		
Part P electrical work or installation of heating appliance - Regularisation Charge		x				331.25	368.75	11.32%		
Alterations up to the value of £4999 - Full Plan & Building Notice Charge	*	x				270.00	320.00	18.52%		
Alterations up to the value of £4999 - Regularisation Charge		x				337.50	400.00	18.52%		
Alterations from £5000 to £9999 - Full Plan Charge	*	x				350.00	470.00	34.29%		
Alterations from £5000 to £9999 - Regularisation Charge		x				437.50	587.50	34.29%		
Alterations from £5000 to £9999 - Building Notice Charge	*	x				350.00	470.00	34.29%		
Installation of Wood burning appliance - Full Plan & Building Notice Charge	*	x				200.00				
Installation of Wood burning appliance - Regularisation Charge		x				250.00			0	0
Demolition Notice	*	x				250.00	250.00	0.00%		
Building Control Total				364,211	331,850				60,000	391,850

SPI Proposed Fees and Charges 2020-21

Appendix 1

Fees and Charges	April 2019 - March 2020	* Includes VAT	Statutory Discretionary	2018-2019 Actuals	2019-2020 Current Estimate	Current Charges 2019-2020	Proposed Charges 2020-2021	% Change	2020-2021 + / - Income	2020 -2021 Estimate
				£	£				£	£
Development Control-Planning and Conservation										
Written Pre-Application Advice										
Pre-Application Fees D160 + D167 + D176				222,572	225,720				77,310	303,030
Written Advice for Householder Proposals										
charged for written advice on Householder applications	*	x				50.00	55.00	10.00%		
and with an hour long meeting with an officer at MBC Offices	*	x				150.00	160.00	6.67%		
and with an hour long site meeting with an officer	*	x				180.00	190.00	5.56%		
Written Advice for Minor Development Proposals										
charged for written advice on Householder applications	*	x				100.00	105.00	5.00%		
and with an hour long meeting with an officer at MBC Offices	*	x				300.00	315.00	5.00%		
and with an hour long site meeting with an officer	*	x				360.00	380.00	5.56%		
Written Advice for Major Development Proposals										
charged for written advice on Householder applications	*	x				150.00	160.00	6.67%		
and with an hour long meeting with an officer at MBC Offices	*	x				450.00	485.00	7.78%		
and with an hour long site meeting with an officer	*	x				540.00	580.00	7.41%		
Written Advice for Large Scale Proposals										
charged for written advice on Householder applications	*	x				n/a	n/a	#VALUE!		
and with an hour long meeting with an officer at MBC Offices	*	x				600.00	660.00	10.00%		
and with an hour long site meeting with an officer	*	x				720.00	795.00	10.42%		
Meetings with Specialist Officers (hourly rate) (charges for specialist officers additional to the above pre-application charges)										
Meeting at Maidstone House	*	x				150.00	160.00	6.67%		
Meeting on Site	*	x				180.00	190.00	5.56%		
Works to Trees - Meeting on Site	*	x				50.00	55.00	10.00%		
Heritage Advice (EE20)				234	8000					8,000
Written Advice (D165)	*	x			5000	51.00	51.00	0.00%		5,000
Site visit/Meeting/ Fee depending type of app/onsite/office based	*	x				367.20	367.20			0
Landscape Advice (D164)					2600					2,600
Householder tree advice involving a site visit by an officer (five trees or less)	*	x				183.60	183.60	0.00%		
Householder tree advice involving a site visit by an officer (more than five trees)	*	x				367.20	367.20	0.00%		
Other site meeting/Large scale £720.00	*	x				550.80	550.80	0.00%		
High Hedges						386.00	386.00	0.00%		0
Written Advice for small commercial applications										
charged for written advice for small commercial including shops, shop fronts and change of use	*	x				73.44	73.44	0.00%		
Written Advice for applications										
charged for written advice for applications/Minor £100/Major £150	*	x				153.00	153.00	0.00%		
Advice involving meetings with Officers										
An hour long meeting	*	x				612.00	612.00	0.00%		
an hour long meeting with officer plus heritage/landscape/design advice	*	x				734.40	734.40	0.00%		
Additional fee per advisor / Onsite meeting with officer £180	*	x				153.00	153.00	0.00%		
Other Pre-Application Fees										
Administration fees										
Research of Permitted Development Rights and Planning Histories										
Research on Planning Histories			x			116.00	116.00	0.00%		
Research on Permitted Development Rights			x			116.00	116.00	0.00%		

SPI Proposed Fees and Charges 2020-21

Appendix 1

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Fees and Charges	April 2019 - March 2020	* Includes VAT	Statutory Discretionary	2018-2019 Actuals	2019-2020 Current Estimate	Current Charges 2019-2020	Proposed Charges 2020-2021	% Change	2020-2021 + / - Income	2020 -2021 Estimate
				£	£				£	£
Statutory Application Fees (currently set nationally)										
<u>Application to discharge conditions related to a permission</u>										
The standard fee for conditions per request; or Where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house.			x			116.00	116.00	0.00%		
			x			34.00	34.00	0.00%		
<u>Written confirmation of conditions previously discharged relating to a permission</u>										
Per request; or Where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house.			x			116.00	116.00	0.00%		
			x			34.00	34.00	0.00%		
<u>Administration fees</u>										
Research of Permitted Development Rights and Planning Histories										
Research on Planning Histories			x			116.00	116.00	0.00%		
Research on Permitted Development Rights			x			116.00	116.00	0.00%		
<u>All Outline Applications (D118+D161+D162+D163+D333)</u>				1,318,396	1,559,060				-250,380	1,308,680
£462.00 per 0.1 hectare for sites up to and including 2.5 hectares			x			385.00	462.00	20.00%		
More than 2.5 hectares £11432 + £138 for each 0.1 in excess of 2.5 hectares to a maximum of £150,000			x			9,527.00	11,432.00	20.00%		
<u>Householder Applications</u>										
Alterations/extensions to a single dwelling , including works within boundary			x			206.00	206.00	0.00%		
<u>Full Applications (and First Submissions of Reserved Matters)</u>										
Alterations/extensions to two or more dwellings houses (or flats), including works within boundaries			x			407.00	407.00	0.00%		
Per New dwelling (up to and including 50)			x			462.00	462.00	0.00%		
New dwellings (for more than 50) £22,859 + £138 per additional dwelling in excess of 50 up to a maximum fee of £300,000			x			22,859.00	22,859.00	0.00%		
<u>Full Applications (and First Submissions of Reserved Matters) continued...</u>										
Erection of buildings (not dwellings, agricultural, glasshouses, plant or machinery)										
No increase in gross floor space or no more than 40m ² gross floor space to be created by the development			x			234.00	234.00	0.00%		
More than 40 sqm but no more than 75 sq m gross floor space to be created by the development			x			462.00	462.00	0.00%		
More than 75 sqm but no more than 3,750 sqm gross floor space to be created by the development (£462 per £75 sq m or part thereof)			x			462.00	462.00	0.00%		
More than 3,750 sq m - £22,859 plus £138 for each 75 sqm or part thereof in excess of 3,750 sq.m to a maximum of £300,000			x			22,859.00	22,859.00	0.00%		
<u>The erection of buildings</u> (on land used for agriculture for agricultural purposes)										
Gross floor space to be created by the development not more than 465 Sq.m			x			96.00	96.00	0.00%		
Gross floor space to be created by the development more than 465 sq.m but less than 540 sq.m			x			462.00	462.00	0.00%		
Gross floor space to be created by the development more than 540m2 but not more than 4,215m2			x			462.00	462.00	0.00%		
Gross floor space to be created by the development More than 4,215m ²			x			22,859.00	22,859.00	0.00%		
<u>Erection of glasshouses</u> (on land used for the purposes of agriculture)										
Gross floor space to be created by the development Not more than 465m ²			x			96.00	96.00	0.00%		
Gross floor space to be created by the development More than 465m ²			x			2,580.00	2,580.00	0.00%		

SPI Proposed Fees and Charges 2020-21

Appendix 1

Fees and Charges April 2019 - March 2020	Includes VAT	* Discretionary	Stationary	2018-2019 Actuals	2019-2020 Current Estimate	Current Charges 2019-2020	Proposed Charges 2020-2021	% Change	2020-2021 + / - Income	2020 -2021 Estimate
				£	£				£	£
Erection/alterations/replacement of plant and machinery										
Site area Not more than 5 hectares			x			462.00	462.00	0.00%		
Site area More than 5 hectares max £300,000			x			22,859.00	22,859.00	0.00%		
Applications other than Building Works										
Car parks, service roads or other accesses For existing uses			x			195.00	234.00	20.00%		
Waste (Use of land for disposal of refuse or waste materials or deposit of										
material remaining after extraction or storage of minerals)										
Site area Not more than 15 hectares			x			234.00	234.00	0.00%		
Site area More than 15 hectares			x			34,934.00	34,934.00	0.00%		
Operations connected with exploratory drilling for oil or natural gas										
Site area Not more than 7.5 hectares			x			508.00	508.00	0.00%		
Site area More than 7.5 hectares			x			38,070.00	38,070.00	0.00%		
Operations(other than exploratory drilling) for the winning and working of oil or natural gas										
Site area Not more than 15 hectares			x			257.00	257.00	0.00%		
Site area More than 15 hectares			x			38,520.00	38,520.00	0.00%		
Other operations (winning and working of minerals)										
Site area Not more than 15 hectares			x			234.00	234.00	0.00%		
Site area More than 15 hectares			x			34,034.00	34,034.00			
Other operations (not coming within any of the above categories) Any site area			x			234.00	234.00			
Lawful Development Certificate										
LDC - Existing Use - in breach of a planning condition						Equivalent to full application for same works				
LDC - Existing Use LDC - lawful not to comply with a particular condition			x			234.00	234.00	0.00%		
LDC - Proposed Use -							half planning fee			
Prior Approval										
Agricultural and Forestry buildings & operations or demolition of buildings			x			96.00	96.00	0.00%		
Telecommunications Code Systems Operators			x			462.00	462.00	0.00%		
All other Prior Approval £96 or £206 with operational development										
Reserved Matters										
Application for approval of reserved a condition following grant of planning permission			x			462.00	462.00	0.00%		
matters following outline approval full fee due if the full fee already paid then £462 due.										
Approval/Variation/discharge of condition										
Application for removal or variation of			x			234.00	234.00	0.00%		
Request for confirmation that one or more planning conditions have been complied with - householder			x			34.00	34.00	0.00%		
All other development			x			116.00	116.00	0.00%		
Change of Use of a building to use as one or more separate dwelling houses, or other cases										
Number of dwellings not more than 50 £462 each dwelling			x			462.00	462.00	0.00%		
Number of dwellings More than 50			x			22,859.00	22,859.00	0.00%		
Other Changes of Use of a building or land			x			462.00	462.00	0.00%		
Advertising										
Relating to the business on the premises			x			132.00	132.00	0.00%		
Advance signs which are not situated on or visible from the site,			x			132.00	132.00	0.00%		
directing the public to a business										
Other advertisements			x			462.00	462.00	0.00%		
Application for a Non-material Amendment Following a Grant of Planning Permission										
Applications in respect of householder developments			x			34.00	34.00	0.00%		
Applications in respect of other developments			x			234.00	234.00	0.00%		
Permission in Principle - Site Area			x			402.00	402.00	0.00%		
Development and Conservation Control Total						1,541,201	1,800,380		259,179	1,565,000

STRATEGIC PLANNING AND INFRASTRUCTURE COMMITTEE

7 January 2020

Medium Term Financial Strategy and Budget Proposals

Final Decision-Maker	Council
Lead Head of Service/Lead Director	Mark Green, Director of Finance and Business Improvement
Lead Officer and Report Author	Mark Green, Director of Finance and Business Improvement
Classification	Public
Wards affected	All

Executive Summary

This report forms part of the process of agreeing a budget for 2020/21 and setting next year's Council Tax. Following agreement by Council of an updated Medium Term Finance Strategy at its meeting on 18 December 2019, this report sets out budget proposals for services within the remit of this Committee. These proposals will then be considered by Policy and Resources Committee at its meeting on 12 February 2020, with a view to determining a budget for submission to Council.

This report makes the following recommendations to this Committee:

1. That the revenue budget proposals for services within the remit of this Committee, as set out in Appendix A, be agreed for submission to Policy and Resources Committee.

Timetable

Meeting	Date
Strategic Planning, Sustainability and Transportation Committee	7 January 2020
Communities, Housing and Environment Committee	14 January 2020
Policy and Resources Committee	22 January 2020
Heritage, Culture and Leisure Committee	28 January 2020
Policy and Resources Committee	12 February 2020
Council	26 February 2020

Medium Term Financial Strategy and Budget Proposals

1. CROSS-CUTTING ISSUES AND IMPLICATIONS

Issue	Implications	Sign-off
Impact on Corporate Priorities	The Medium Term Financial Strategy and the budget are a re-statement in financial terms of the priorities set out in the strategic plan. They reflect the Council's decisions on the allocation of resources to all objectives of the strategic plan.	Section 151 Officer & Finance Team
Cross Cutting Objectives	The MTFS supports the cross-cutting objectives in the same way that it supports the Council's other strategic priorities.	Section 151 Officer & Finance Team
Risk Management	This has been addressed in section 5 of the report.	Section 151 Officer & Finance Team
Financial	The budget strategy and the MTFS impact upon all activities of the Council. The future availability of resources to address specific issues is planned through this process. It is important that the committee gives consideration to the strategic financial consequences of the recommendations in this report.	Section 151 Officer & Finance Team
Staffing	The process of developing the budget strategy will identify the level of resources available for staffing over the medium term.	Section 151 Officer & Finance Team
Legal	<p>Under Section 151 of the Local Government Act 1972 (LGA 1972) the Section 151 Officer has statutory duties in relation to the financial administration and stewardship of the authority, including securing effective arrangements for treasury management. The Medium Term Financial Strategy demonstrates the Council's commitment to fulfilling its duties under the Act.</p> <p>The Council is required to set a council tax by the 11 March in any year and has a statutory obligation to set a balanced budget. The budget requirements and basic amount of Council Tax must be calculated in accordance with the requirements of sections 31A and</p>	Mid Kent Legal Services

	<p>31B to the Local Government Finance Act 1992 (as amended by sections 73-79 of the Localism Act 2011).</p> <p>The Council is required to determine whether the basic amount of council tax is excessive as prescribed in regulations - section 52ZB of the 1992 Act as inserted under Schedule 5 to the Localism Act 2011. The Council is required to hold a referendum of all registered electors in the borough if the prescribed requirements regarding whether the increase is excessive are met.</p> <p>Approval of the budget is a matter reserved for full Council upon recommendation by Policy and Resources Committee on budget and policy matters.</p>	
Privacy and Data Protection	Privacy and Data Protection is considered as part of the development of new budget proposals. There are no specific implications arising from this report.	Policy and Information Team
Equalities	The MFTS report scopes the possible impact of the Council's future financial position on service delivery. When a policy, service or function is developed, changed or reviewed, an evidence based equalities impact assessment will be undertaken. Should an impact be identified appropriate mitigations will be identified.	Equalities and Corporate Policy Officer
Public Health	The resources to achieve the Council's objectives are allocated through the development of the Medium Term Financial Strategy.	Public Health Officer
Crime and Disorder	The resources to achieve the Council's objectives are allocated through the development of the Medium Term Financial Strategy.	Section 151 Officer & Finance Team
Procurement	The resources to achieve the Council's objectives are allocated through the development of the Medium Term Financial Strategy.	Section 151 Officer & Finance Team

2. INTRODUCTION AND BACKGROUND

Medium Term Financial Strategy

- 2.1 At its meeting on 18 December 2019, Council agreed an updated Medium Term Financial Strategy (MTFS) for the next five years. The MTFS sets out in financial terms how the Strategic Plan will be delivered, given the resources available.
- 2.2 The MTFS builds on the previous year's MTFS, which was developed in parallel with the Council's new Strategic Plan. There were relatively few new developments to be incorporated in the updated MTFS, given the recent adoption of a Strategic Plan and the delay in the introduction of a new local government funding regime from 2020/21 to 2021/22. This means that, broadly speaking, a real terms 'stand-still' budget could be set for 2020/21. Members have agreed that the principle of maintaining the level of Council Tax in real terms be adopted.
- 2.3 At the time of writing, the Local Government Finance Settlement for 2020/21 has yet to be announced, so late changes in the proposals set out in this report may be required.
- 2.4 The financial projections underlying the MTFS were prepared under three different scenarios – adverse, neutral and favourable. All three scenarios assumed that budget proposals for future years which have already been agreed by Council will be delivered, and that Council Tax is increased by 2% in 2020/21. Existing budget savings proposals are shown in Appendix A for this Committee and total £3.4 million for all Committees over the MTFS period.
- 2.5 The outcomes for the Council's budget gap, before allowing for any further growth or savings, are set out below.

	20/21	21/22	22/23	23/24	24/25
	£000	£000	£000	£000	£000

Scenario 1 – Favourable					
Budget gap / (surplus)	-179	774	1,121	1,385	1,177

Scenario 2 – Neutral					
Budget gap / (surplus)	-96	946	1,568	2,119	2,212

Scenario 3 – Adverse					
Budget gap / (surplus)	400	1,923	3,276	4,604	5,525

- 2.6 It can be seen that next year's budget showed a small surplus in the neutral scenario, given the various assumptions underlying the projections. However, in 2021/22 the budget gap will be significant under all three scenarios. It is essential that the Council starts planning now for 2021/22, taking account of announcements from central government about the likely shape of future local government funding.

Revenue Budget Proposals

- 2.7 As the MTFS 'neutral' revenue projections indicate a broadly balanced position for 2020/21, no specific targets were set for savings or increased income generation in this year. Service pressures, or new initiatives with revenue expenditure implications, will have to be funded from within the overall budget envelope, meaning savings or additional income growth to offset the expenditure growth.
- 2.8 In subsequent years, the projections indicate a likely requirement either to make savings or generate increased income. The MTFS strategic revenue projections include a contingency for future pressures of £1.6 million that can potentially be released in 2021/22 to avoid a cliff-edge where savings need to be made at short notice.
- 2.9 Amended and new budget proposals for services within the remit of this Committee are set out in Appendix A. As indicated above, they are confined to changes required to address new initiatives or budget pressures that cannot be accommodated.

Planning Support – reduction in management costs

- A restructure of the management arrangements for this team allows a saving of £21,000 to be made.

Planning Services

- A number of savings, totalling £100,000, were originally envisaged for 2020/21. In the light of a review of projected actual planning income in 2019/20, it appears unlikely that the service will be able to deliver these savings as well as delivering against existing income budgets. An amendment of £100,000 has therefore been made to leave budgets as they are currently. To the extent that budgets for individual income categories are unrealistic, they will be adjusted and offsetting increases in income budgets, or decreases in expenditure budgets, will be made elsewhere.

Parking Services

- The target for existing savings, totalling £150,000, was set when the parking income was growing much more quickly than is now the case. Accordingly, a reduction of £95,000 has been made to align the parking income budgets with the proposals for increases in charges that have been made elsewhere on your agenda.
- 2.10 Budget amendments have been developed, following the same principles, for services within the remit of the other Service Committees. Whilst the net effect of the budget changes is negative for the Strategic Planning and Infrastructure Committee, the totality of savings proposals would allow a balanced budget to be set for 2020/21.

3. AVAILABLE OPTIONS

- 3.1 Agree the budget proposals relating to this Committee as set out in Appendix A.
 - 3.2 Propose changes to the budget proposals.
 - 3.3 Make no comment on the budget proposals.
-

4. PREFERRED OPTION AND REASONS FOR RECOMMENDATIONS

- 4.1 The Policy and Resources Committee must recommend to Council at its meeting on 12 February 2020 a balanced budget and a proposed level of Council Tax for the coming year. The budget proposals included in this report will allow the Policy and Resources Committee to do this. Accordingly, the preferred option is that this Committee agrees the budget proposals at Appendix A.
-

5. RISK

- 5.1 The Council's MTFS is subject to a high degree of risk and uncertainty. In order to address this in a structured way and to ensure that appropriate mitigations are developed, the Council has developed a budget risk register. This seeks to capture all known budget risks and to present them in a readily comprehensible way. The budget risk register is updated regularly and is reviewed by the Audit, Governance and Standards Committee at each of its meetings.
-

6. CONSULTATION RESULTS AND PREVIOUS COMMITTEE FEEDBACK

- 6.1 Policy and Resources Committee received an initial report on the MTFS at its meeting on 23 July 2019 and it agreed the approach set out in that report to development of an MTFS for 2020/21 - 2024/25 and a budget for 2020/21.
- 6.2 Service Committees and Policy and Resources Committee then considered a draft MTFS at their meetings in November 2018, and this was agreed for submission to Council. Council agreed the MTFS at its meeting on 18 December 2019.
- 6.3 Public consultation on the budget has been carried out. Details are set out in Appendix B. It can be seen that slightly more residents agreed that the Council's budget provides value for money than disagreed.
- 6.4 There was resistance to the idea of Council Tax increases; this is an understandable stance to take, but if applied in practice would risk cuts to services, given that Council input costs continue to increase in line with inflation. The Council's position is that we will maintain a constant level of

Council Tax in real terms, in other words it will increase by no more than the projected rate of inflation.

- 6.5 The most popular area for new investment was infrastructure. This will be addressed as part of the updated capital programme, which will be considered by Policy and Resources Committee at its meeting on 22nd January.

7. NEXT STEPS: COMMUNICATION AND IMPLEMENTATION OF THE DECISION

- 7.1 The timetable for developing the budget for 2020/21c is set out below.

<i>Date</i>	<i>Meeting</i>	<i>Action</i>
January 2020	All Service Committees	Consider 20/21 budget proposals
12 February 2020	Policy and Resources Committee	Agree 20/21 budget proposals for recommendation to Council
26 February 2020	Council	Approve 20/21 budget

8. REPORT APPENDICES

The following documents are to be published with this report and form part of the report:

- Appendix A: Budget Proposals 2020/21 – 2024/25
- Appendix B: Residents' Survey

9. BACKGROUND PAPERS

There are no background papers.

**Strategic Planning and Infrastructure Committee
Revenue Budget Proposals 2020/21 - 2024/25**

Appendix A

Service	Proposal	20/21	21/22	22/23	23/24	24/25	Total
		£000					
Development Management	Cost reduction following adoption of 2017 Local Plan	-40				0	-40
CIL / S 106	Offset staff costs with CIL	-15	-15	-15			-45
Planning	Adoption of commercial business practices	-30	-15	-15		0	-60
Planning	Income generation from PPAs and Pre-application fees	-15				0	-15
Pay & Display Car Parks	5% increase in income	-100				0	-100
Parking Services	Increase income budget	-50	-50	-50			-150
Grants to outside bodies	Phased reduction of grants	-16	-15				-31
Building Control	Increase income budget	-15				0	-15
Total Existing Savings		-281	-95	-80	0	0	-456

Service	Proposal	20/21	21/22	22/23	23/24	24/25	Total
		£000					
Planning Support	Reduction in management costs	-21					-21
Planning Fees	Re-appraisal of Income Budget	100					100
Parking Services	Re-appraisal of scope for increased charges	95	20	20			135
Total Amendments and New Savings		174	20	20	0	0	214

OVERALL CHANGE IN BUDGET (£000)	-107	-75	-60	0	0	-242
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Negative figures shown above represent a reduction in expenditure budgets, or increased income targets.
Positive figures indicate increased expenditure, or a reduction in the income budget.

Budget Survey

2019



Policy & Information Team
CONSULTATION@MAIDSTONE.GOV.UK

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Methodology

The survey was open between 6th September and 3rd November 2019. It was promoted online through the Council's website and our social media channels. Residents who have signed up for consultation reminders were notified and sent an invitation to participate in the consultation. An incentive of entering a prize draw for £50 of shopping vouchers was offered to encourage responses.

There was a total of 1,465 responses to the survey, including 431 partial responses (this is where the respondent has abandoned the survey part way through).

As an online survey is a self-selection methodology, with residents free to choose whether to participate or not, it was anticipated that returned responses would not necessarily be fully representative of the wider adult population. This report discusses the weighted results to overall responses by demographic questions and by geographical area to ensure that it more accurately matches the known profile of Maidstone Boroughs population by these characteristics.

The results have been weighted by age and gender based on the population in the ONS mid-year population estimates 2018. However, the under-representation of 18 to 34 year olds means that high weights have been applied to responses in this group, therefore results for this group should be treated with caution. It should also be noted that respondents from BME backgrounds are under-represented at 3.1% compared 5.9% in the local area. The results for this group should also be treated with caution.

There was a total of 999 weighted responses to the survey based on Maidstone's population aged 18 years and over this means overall results are accurate to $\pm 2.59\%$ at the 90% confidence level. This means that if we repeated the same survey 100 times, 90 times out of 100 the results would be between $\pm 2.59\%$ of the calculated response, so the 'true' response could be 2.59% above or below the figures reported (i.e. a 50% agreement rate could in reality lie within the range of 47.41% to 52.59%).

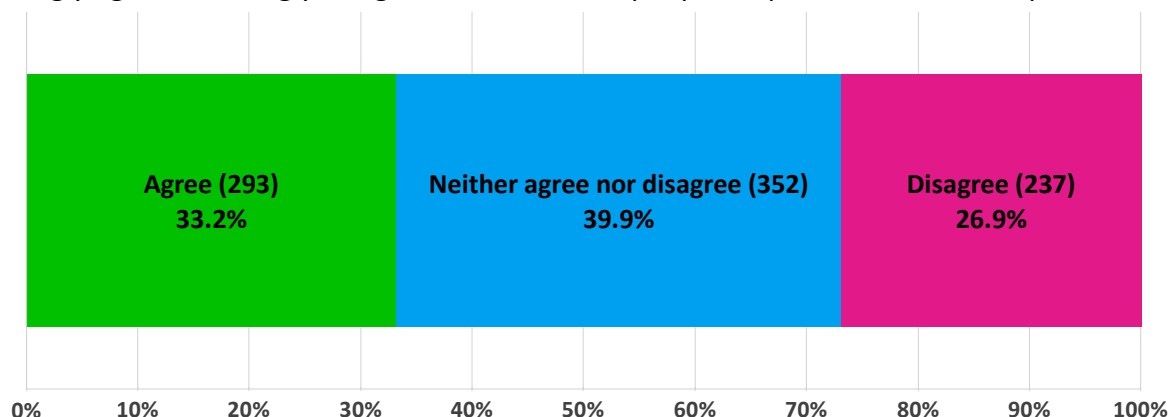
Please note not every respondent answered every question, therefore the total number of respondents refers to the number of respondents for the question being discussed not to the survey overall.

Findings

- Over time the proportion of respondents agreeing the Council provides good value for money has remained consistent and the proportion of people responding negatively has declined.
- 60% of respondents didn't agree that the Council should increase Council Tax for 2020/21.
- Infrastructure including flood preventions and street scene was rated as being the most important investment programme with more than half of all respondents placing this programme as their top priority. All demographic groups placed new homes as their lowest priority.

Value for Money

The survey asked respondents 'to what extent do you agree or disagree that Maidstone Council provides value for money?' and gave the five options for response ranging from strongly agree to strongly disagree. A total of 881 people responded to this this question.

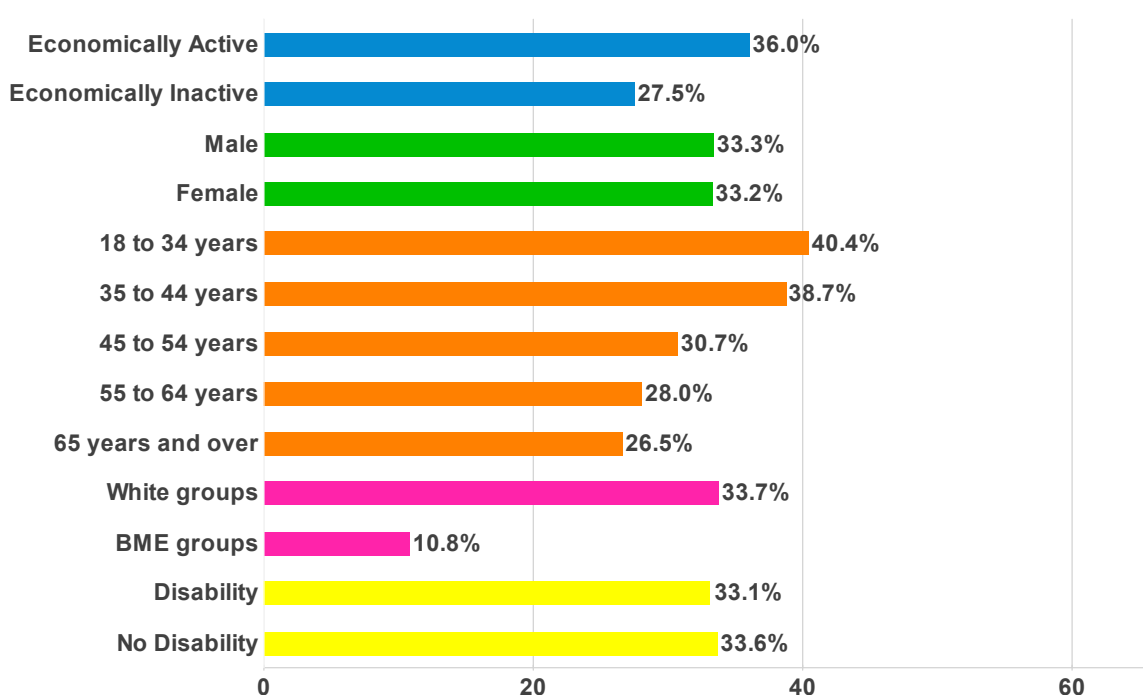


Overall, 33.2% responded strongly agree or agree. Across the range of responses, the most common was Neutral with 39.9% responding this way.

We previously asked residents this question in the 2018 Budget Survey and 33.4% responded Strongly Agree or Agree. Prior to that this question was asked in the 2017 resident survey and 30.2% of respondents agreed. Although over this time the proportion of respondents agreeing as remained broadly consistent, the proportion of people responding negatively to this question has declined from 28.6% in 2017 to 26.9%.

Demographic Differences

The chart below shows the proportion of people responding 'Strongly agree' and 'Agree' to the question across the different demographic groups.



The data shows a significant difference between the way respondents that are economically active and those that are economically inactive have answered this question. The most common response for those that are economically active was 'Agree', while the most common response for those economically inactive was 'Neither agree nor disagree' with 50.4% of this group responding this way.

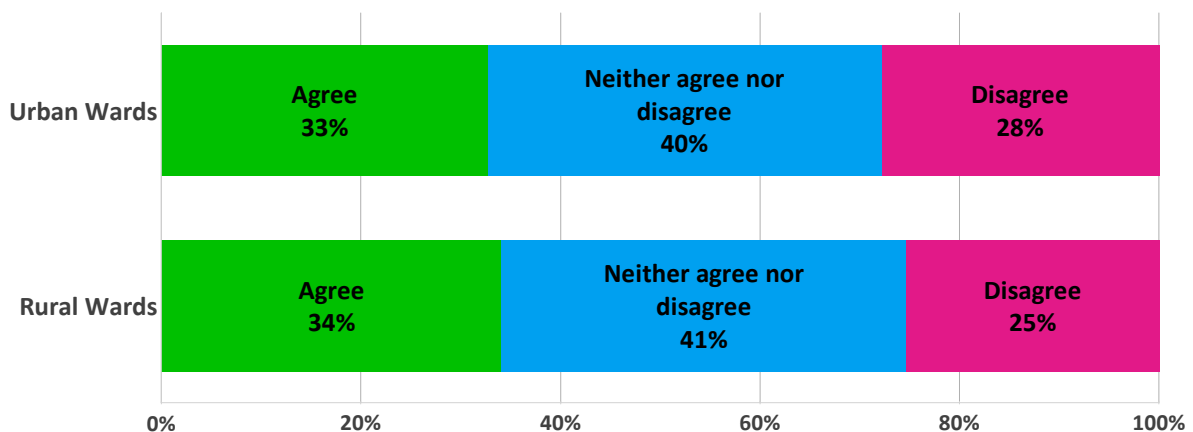
There was no significant difference in the proportion of male and female respondents agreeing with the question.

Looking at the age groups the data suggests that as age increases the proportion of respondents agreeing that the Council provides value for money decreases.

Geographical Differences

There was a total of 729 responding to this question and also providing their postcode.

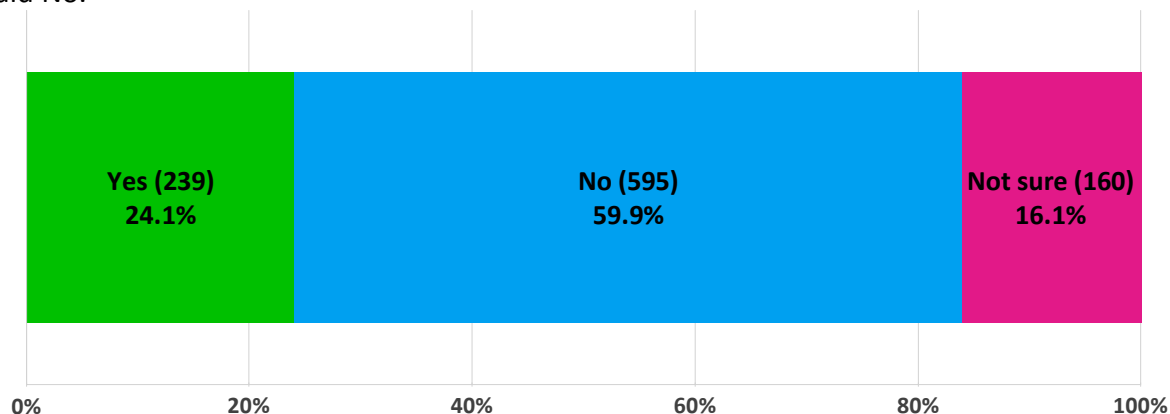
There were no significant differences between Urban and Rural wards in response to the question 'to what extent do you agree or disagree that Maidstone Council provides value for money?'.



Council Tax

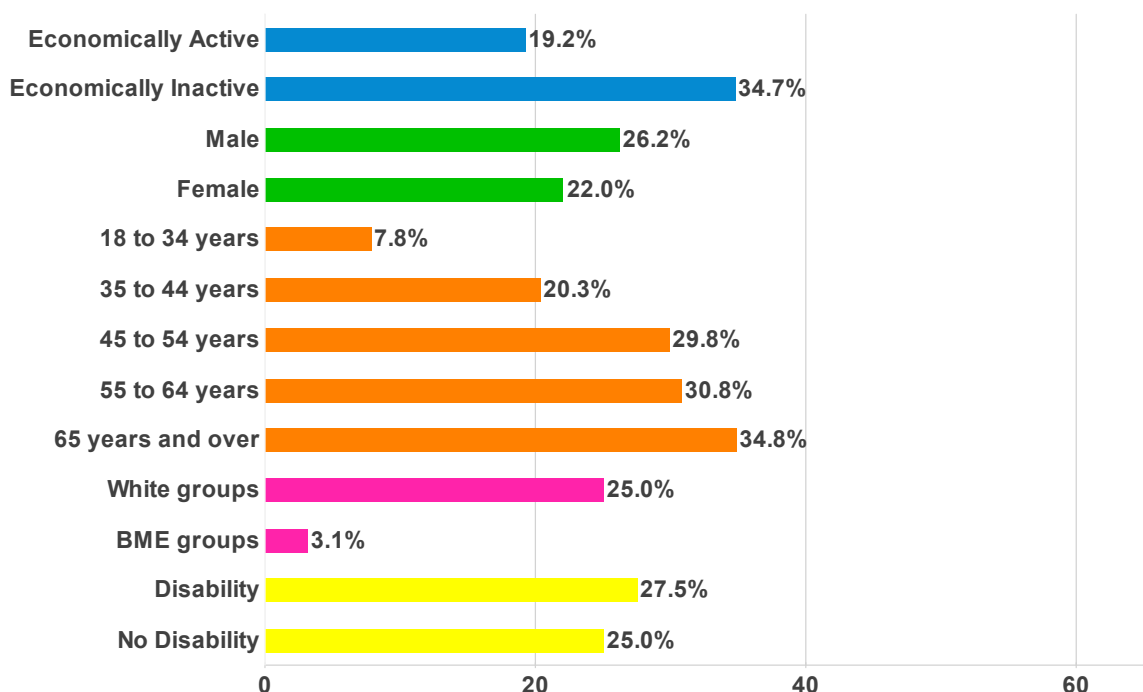
Council Tax Increases

Respondents were asked 'Do you agree that the Council should increase Council Tax for 2020/21?'. A total of 994 respondents answered this question. The majority of respondents said No.



Demographic Differences

The chart below shows the proportion of people responding 'yes' to the question across the different demographic groups.



Economically inactive respondents had the greatest proportion across all demographic groups who said they were in favour of a council tax increase, at 34.7% ($\pm 4.4\%$). This is significantly different from the response from people who are economically inactive where just 19.2% ($\pm 2.5\%$) answered the same way.

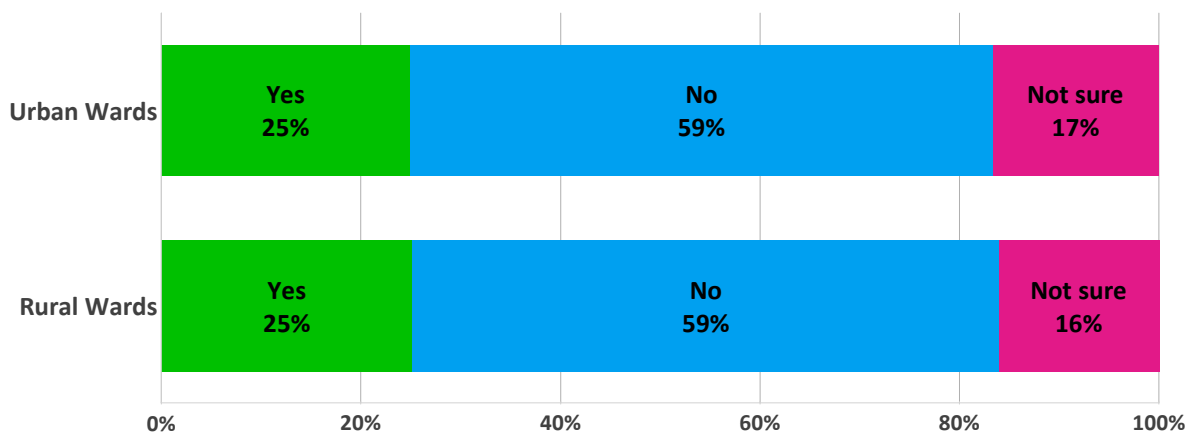
The proportion of respondents answering 'Yes' increases with age, and the proportion responding 'No' decreases with age. The proportion of respondents answering 'Not sure' is broadly consistent across the age groups.

The difference in the proportion of people from BME and White backgrounds responding 'Yes' is significant, but should be treated with caution due to the low number of responses from people with BME backgrounds.

Geographical Differences

There was a total of 814 respondents who gave a response to this question and also provided their postcode.

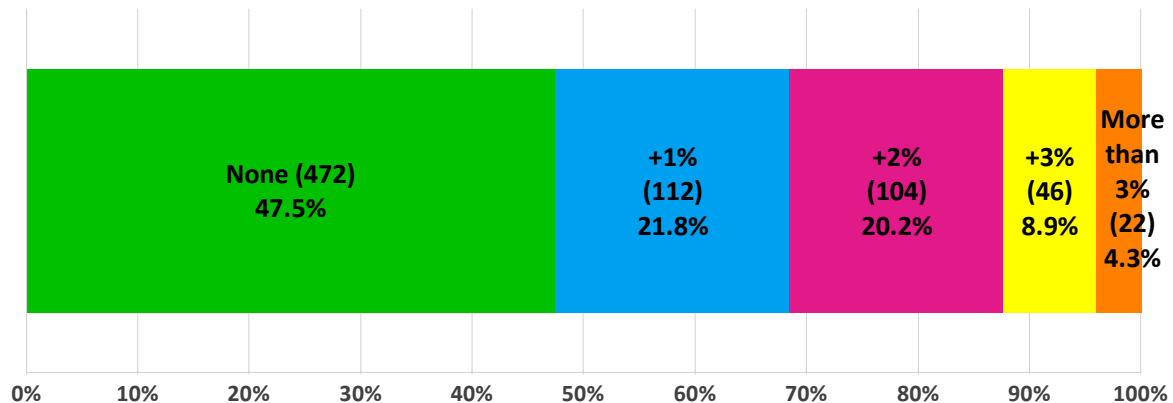
There were no significant differences between Urban and Rural wards in response to the question 'Do you agree that the Council should increase Council Tax for 2020/21'?



Council Tax Increase – How much?

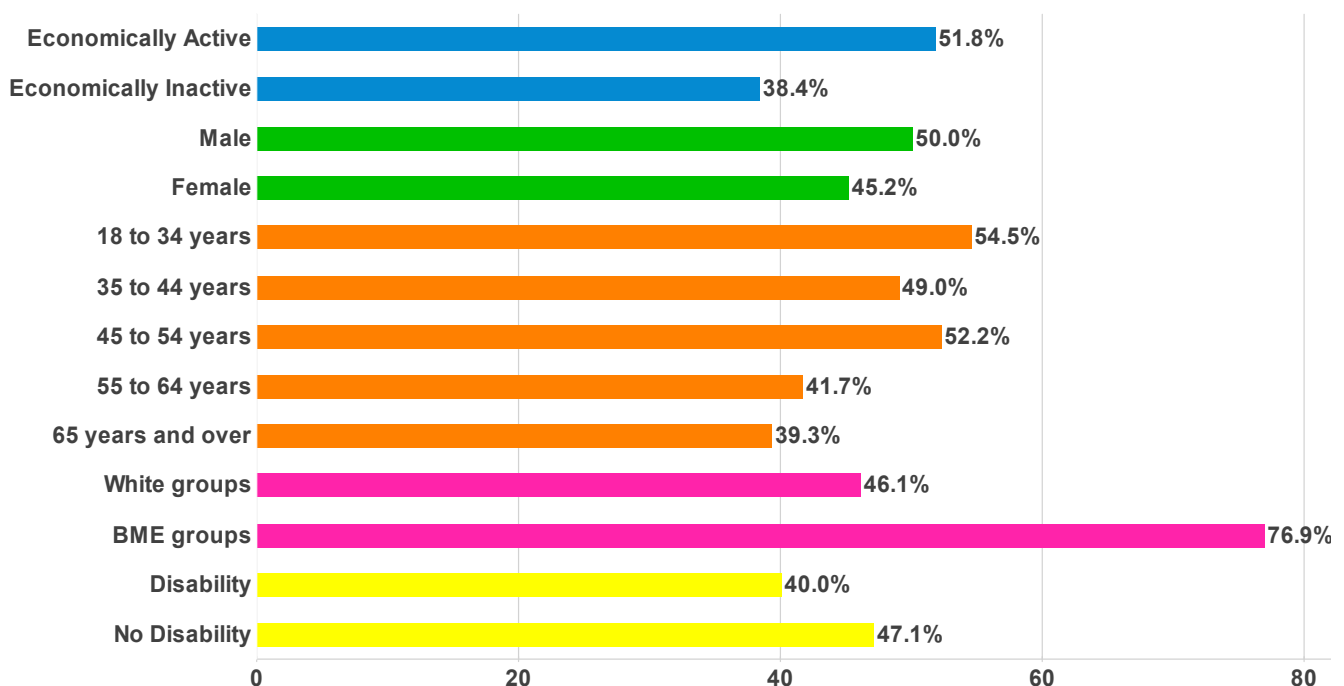
Respondents were also asked 'How much more, if any, would you be willing to pay in council tax to protect services?'. There were 994 weighted responses to this question.

The most common response was None.



Demographic Differences

The chart below shows the proportion of people responding 'None' to the question across the different demographic groups. This was the most common response for each demographic group.



The difference between the proportion of economically active and economically inactive respondents answering 'None' is significant, with a greater proportion of those that are economically active against a Council Tax increase. This aligns with the responses to the previous question.

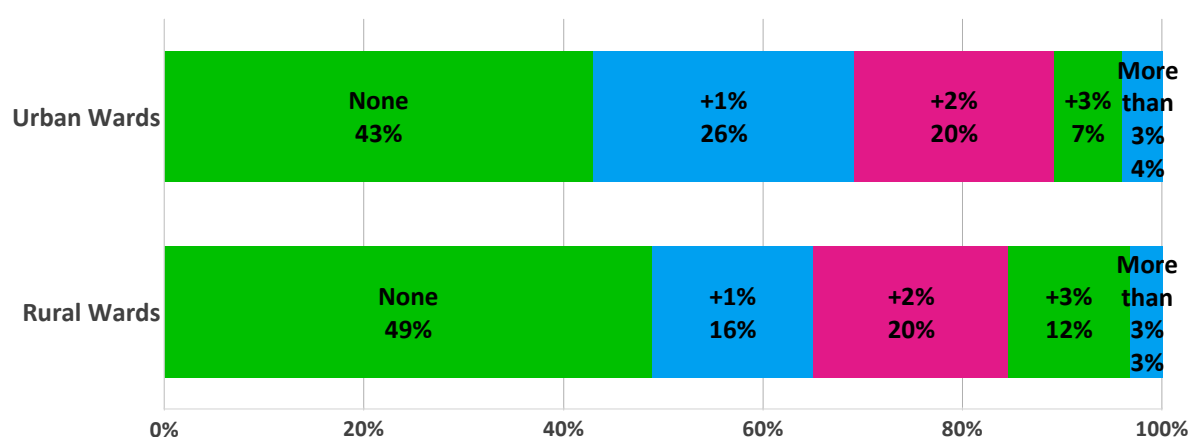
As with the previous question, it appears that willingness to pay more Council Tax increases with age.

The difference in the proportion of people from BME and White backgrounds responding 'None' is significant, but should be treated with caution due to the number of responses from people with BME backgrounds.

Geographical Differences

There was a total of 813 responses to this question where a postcode was also given.

There are significant differences between Urban and Rural wards in the proportions responding '+1%' and '+3%'. The Rural ward respondents had a greater proportion stating they would be willing to increase Council Tax by 3%. The difference between the proportions responding 'None' is not significant.

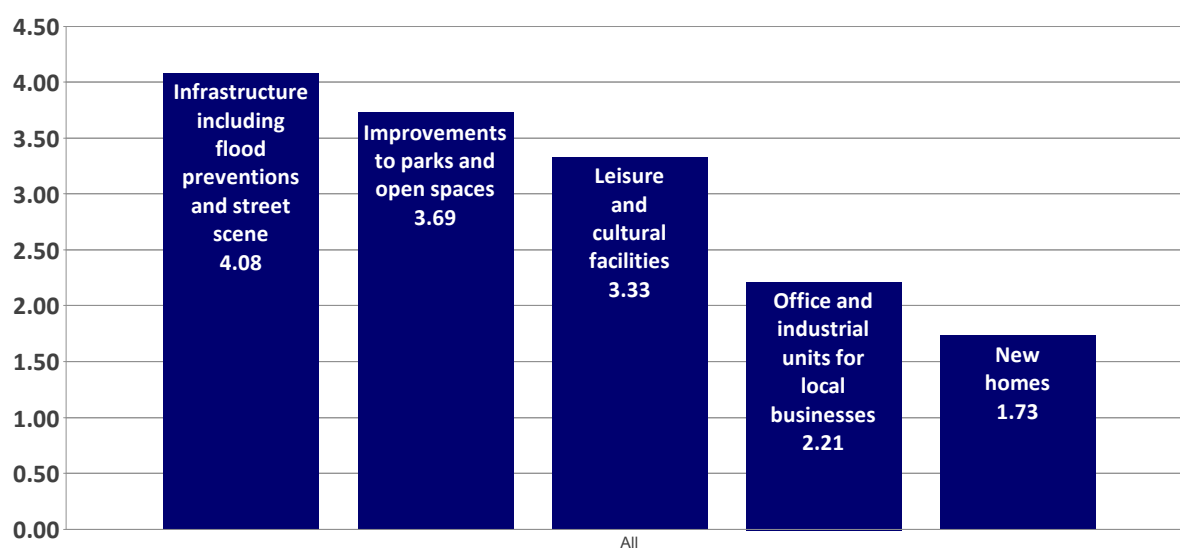


Investing in the future

The survey asked people to place five investment programmes in order of importance to them. A total of 937 respondents (weighted) provided an answer to this question.

In order to assess this data a weighted average has been used, with the programmes placed as first receiving five points and the programmes ranked last given one point. These are then added together and divided by the number of respondents to give a weighted average.

Overall, 52.2% placed Infrastructure, including flood prevention and street scene, as being the most important investment programme. 64.3% placed new homes as their least important investment programme.



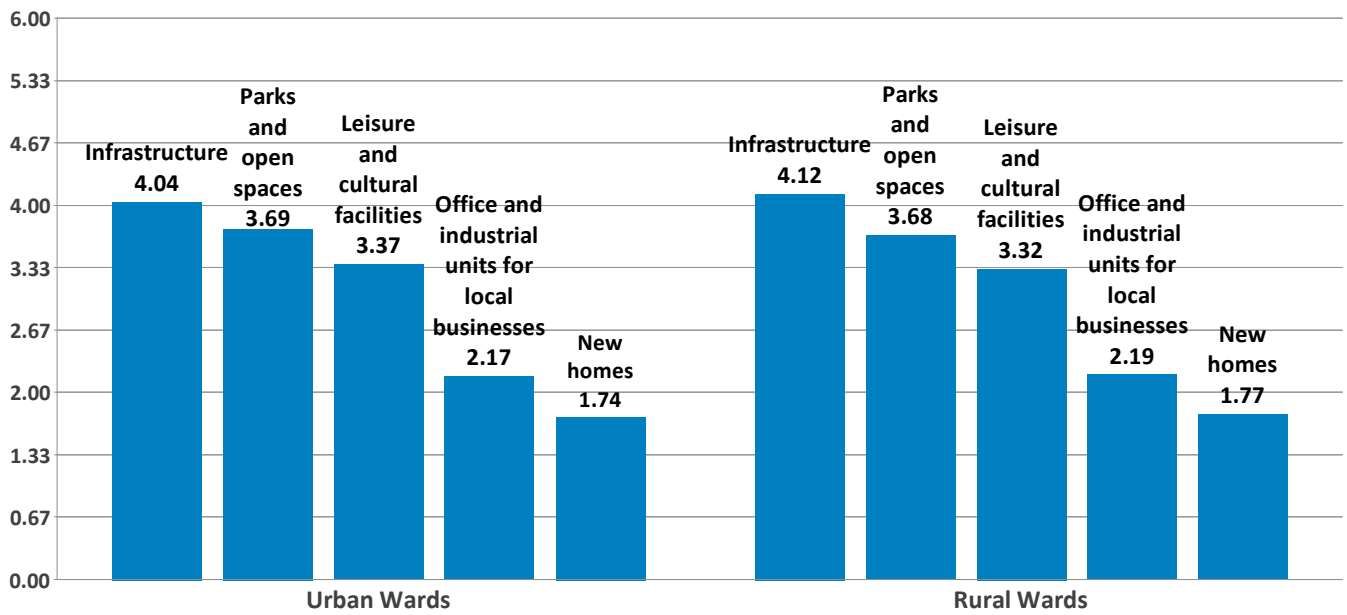
Demographic Differences

There were two groups that did not place Infrastructure as their top priority. These were the 18 to 34 years and the 35 to 44 years who placed Improvement to parks and open space as their top priority.

Every demographic group placed Leisure & cultural facilities as third, Office and industrial units for local businesses as fourth and New homes as fifth.

Geographical Differences

Residents from both Rural and Urban wards placed the investment programmes in the same order.



Narrative Comments

A total of 458 narrative comments were received. Respondents used these as an opportunity to comment on issues about council services generally, rather than simply budget issues.

A total of 222 comments mentioned house building, with 106 of these also mentioning issues with road infrastructure or congestion. The general feeling derived from these comments is that residents feel that there are too many new homes being built or that new homes are being built in the wrong locations. There were a few mentions of offices being turned into housing being inappropriate. Many of the comments on this theme stated they do not feel that the Council listens to them, with some believing some new developments that have been agreed are contrary to the Local Plan.

There were 136 comments relating to environmental services. There were 23 comments that mentioned waste collection services with several making comments about missed or late bin collections (during the survey period there were a number of roadworks being undertaken in the borough which impacted on the Council's ability to make some collections according to schedule). There were also several comments about the streets being in more of a mess after refuse collection than they were before collection, a few comments about returning to weekly waste collections and a couple of comments that were positive about this service. There were 66 comments that referenced street cleansing services with comments about streets being unclean or that cleaning standards are good enough with some stating that bins are overflowing or not emptied frequently enough. There were also several comments about the paving work in the town centre, with some saying that these are already stained and dirty or that they don't feel they are good value for money.

There were 25 comments that raised the issues about the environment. Here people were mostly concerned with pollution and the reducing amount of greenspaces and building on greenfield sites. There were also two comments on this theme that felt the council should be doing more for biodiversity. 21 people raised issues with grass verges and hedgerows being overgrown, with some mentioning the blocking of road signed due to overhanging vegetation. Also under environmental services theme several comments mentioned the need to bring back the freighter service. Several expressed annoyance over proposed charges at Tovil Tip (a KCC service) and there were a few requests for more tree planting.

Overall, there were 134 comments with mentions of traffic, parking or roads. As outlined above the majority of these related to traffic and road infrastructure with comments about the town being 'gridlocked' or having insufficient infrastructure for new housing. Several people commented that it seems that the Council are not doing anything about these issues and 12 people specifically mentioned the need for a bypass or relief road. There were 30 comments that related to parking. Here people were concerned with perceived high parking charges in the town centre, development being built without parking provision and abuse/unfairness/over subscription of residential permit schemes.

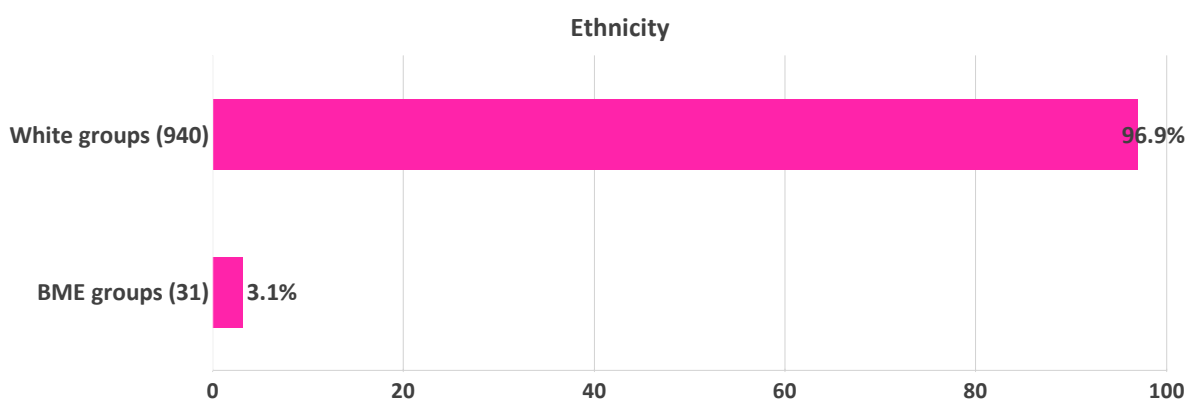
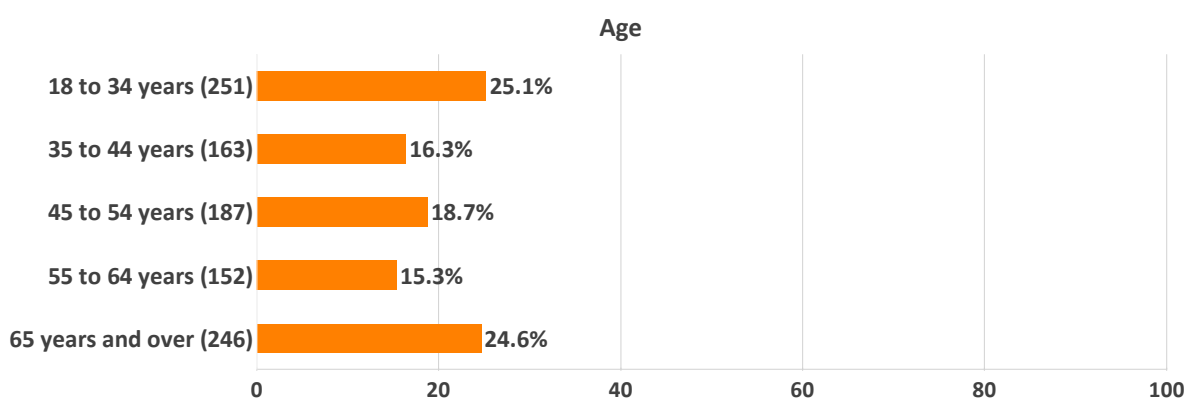
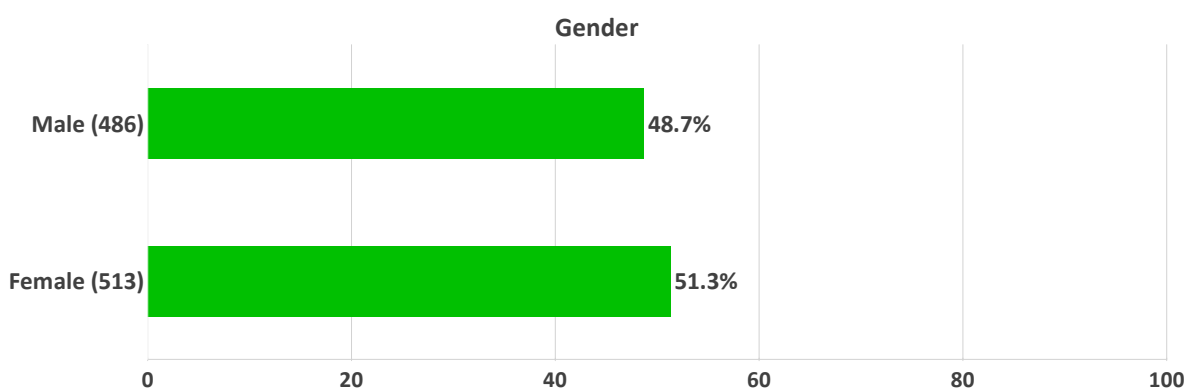
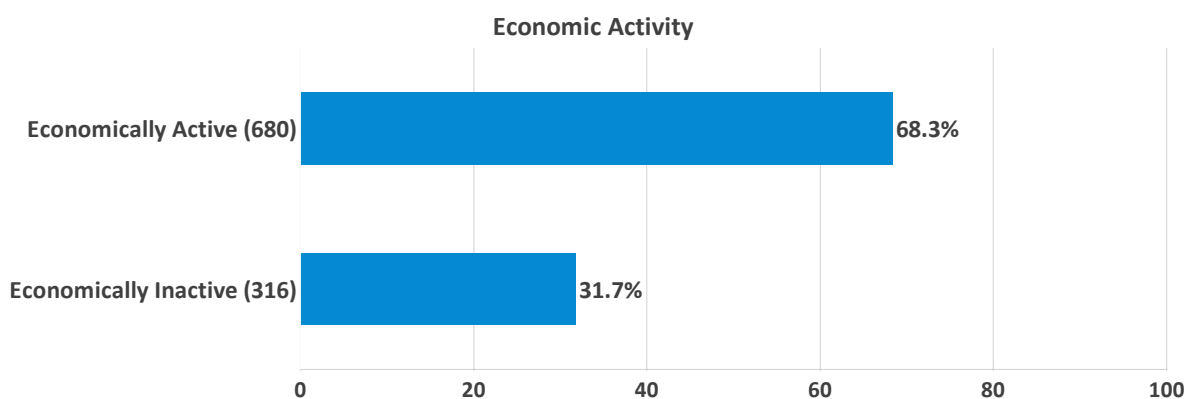
There were 90 comments that have been categorised as relating to Council Administration, Councillors or staff. 32 comments stated they do not feel the Council listens or cares or is too political, with several making allegations of corrupt behaviour and a couple urging for transparency and openness. The majority of these seem to relate to development in the borough. 19 people mentioned issues around contact and communication with several stating they have raised issues but never got a response. There were 15 comments about staff salaries and allowances with several stating that the number of officers on £50k or more should be reduced. Six mentioned the amount of funding Maidstone Council receives from the Council tax with some stating Maidstone's cut should be bigger. Other comments relating to Council administration mentioned wasting money and high council tax levels.

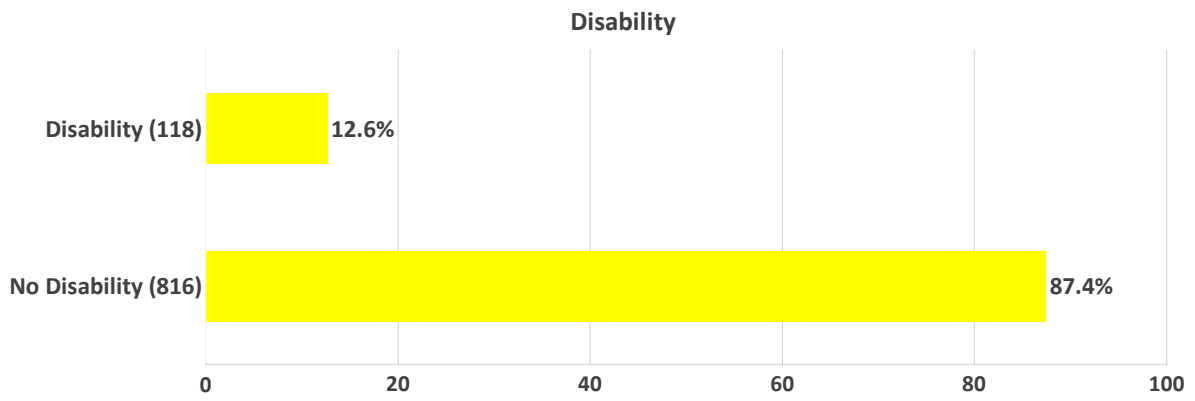
There were 50 comments that referred to crime or policing in the borough. Here people requested more police on the streets and there was some reference to a recent stabbing in the town centre with concerns raised over the licensing of the establishment concerned. A few people made comment on the night-time economy causing problematic behaviours and there were several comments about drug use and dealing happening in the borough with Shepway Park, Brenchley Gardens and outside KFC being mentioned specifically. There were also a few people that commented they do not feel safe and a couple of comments about youths and anti-social behaviour.

There were 40 comments that have been assigned to the theme Leisure Services & Parks. In terms of the leisure centre people mentioned the need for investment and refurbishment with the changing areas specifically mentioned as needing work. One person stated they may use the centre more but doesn't see information about what's on. For Mote Park there were some comments that expressed annoyance about parking charges but also comments about the improvements to the play area and café: stating it being in disrepair and that it is now too busy and is focused on income generation. There was also a request for an outdoor swimming pool at Mote Park. The Hazlitt was mentioned by several comments. Generally people were positive about the Hazlitt but recognise that it is too small to attract major touring shows, several people said that there should be another venue/theatre that is bigger. Other comments in this theme mentioned lack of public transport from villages to leisure facilities and requests for more investment in these areas.

There were 144 comments that referred to services that are not provided by Maidstone Council, the most common of these included requests for more investment into adult social care and complaints about road surfaces and potholes.

Survey Demographics





Strategic Planning and Infrastructure Committee

7 January 2020

Maidstone Authority Monitoring Report

Final Decision-Maker	Strategic Planning and Infrastructure Committee
Lead Head of Service	Rob Jarman, Head of Planning and Development.
Lead Officer and Report Author	Anna Ironmonger, Planning Officer – Strategic Planning
Classification	Public
Wards affected	All

Executive Summary

The Council is required to publish an Authority Monitoring Report on an annual basis. The Authority Monitoring Report 2018/19 (AMR) (Appendix 1) monitors the progress of the Local Plan Review, outlines activity relating to the duty to cooperate, and provides information on the implementation of policies in the Maidstone Borough Local Plan. The report provides a summary of the main issues reported in the AMR.

Purpose of Report

For noting

This report makes the following recommendations to this Committee:

1. That the Authority Monitoring Report 2018/19 be noted

Timetable

Meeting	Date
Strategic Planning and Infrastructure	7 January 2020

Maidstone Authority Monitoring Report

1. CROSS-CUTTING ISSUES AND IMPLICATIONS

Issue	Implications	Sign-off
Impact on Corporate Priorities	We do not expect the recommendations will by themselves materially affect achievement of corporate priorities. However, they will support the Council's overall achievement of its aims as set out in section 3.	[Head of Service or Manager]
Cross Cutting Objectives	The report recommendation(s) supports the achievement(s) of all four cross-cutting objectives as the Local Plan Review (which is monitored through the AMR) has consideration for the cross-cutting objectives.	[Head of Service or Manager]
Risk Management	Already covered in the risk section	[Head of Service or Manager]
Financial	There is provision in the budget for preparation of the Local Authority Monitoring Report and, more generally, for work on the Local Plan, so there are no additional financial implications arising from this report.	[Section 151 Officer & Finance Team]
Staffing	We will deliver the recommendations with our current staffing.	[Head of Service]
Legal	Accepting the recommendations will fulfil the Council's duties under the Town and Country Planning (Local Planning) (England) Regulations 2012.	Cheryl Parks Mid Kent legal Services (Planning)
Privacy and Data Protection	No impact identified	Equalities Corporate Policy Officer
Equalities	The recommendations do not propose a change in service therefore will not require an equalities impact assessment	Equalities Corporate Policy Officer
Public Health	We recognise that the recommendations will have a positive impact on population health or that of individuals.	[Public Health Officer]
Crime and Disorder	There are no implications for Crime and Disorder.	[Head of Service or Manager]
Procurement	There are no procurement requirements	[Head of Service & Section 151

		Officer]
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2. INTRODUCTION AND BACKGROUND

- 2.1 The Council is required to publish information that outlines the progress made on local plan preparation, activity relating to the duty to cooperate, and information on the implementation of policies in a local plan (monitoring indicators). Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 sets out exactly what an Authority Monitoring Report (AMR) must include. The Council must publish this information at least annually.
- 2.2 The Authority Monitoring Report 2018/19 has been published on the website.
- 2.3 The format of the AMR has changed since last year. The Maidstone Profile section has been reduced, although some of this data has been incorporated into the monitoring indicators and a new section has been added which looks at the sustainability appraisal significant effect indicators (Section 5 of the AMR). A variety of internal and external data sources have been used to inform the indicators. This is a corporate document with input from a range of Council departments. Key findings of the AMR 2018/19 are outlined below.

Maidstone Profile

- 2.4 This section provides information on the demographic structure; economic structure; and built and natural environment of the borough. Between mid-2017 and mid-2018 there has been a 1.3% increase in population. In 2018, the population was 169,980. House prices in the Borough have continued to rise, with an 5.1% increase between 2017 and 2018. The house price to earnings ratio has increased from 10.30 in 2017, to 11.20 in 2018. The AMR outlines the many built and natural designations within the Borough.

Development Plan Progress

- 2.5 Work on the Local Plan Review (LPR) is in the early stages. The adopted Local Development Scheme (LDS) outlines the timetable for delivering the LPR, highlighting key milestones. The Council has completed a Call for Sites exercise between February and May 2019. The Regulation 18 – scoping/options consultation also took place between July and September 2019. Paragraph 3.3 of the AMR explains that the Regulation 18 consultation extended beyond the proposed July to August 2019 date in the LDS to accommodate the summer holiday period.
- 2.6 There are now three made (adopted) neighbourhood plans following the adoption of the Loose Neighbourhood Plan in September 2019. The Marden Neighbourhood Plan has now concluded its examination and is expected to move to referendum shortly.
- 2.7 The Community Infrastructure Levy took effect on 1 October 2018. The AMR outlines that the Infrastructure Delivery Plan (IDP) will be used when

prioritising infrastructure and the Council has committed to an annual review of the IDP.

- 2.8 Over the year, the Council has engaged with other authorities on cross boundary matters under the Duty to Cooperate. Appendix 2 to the AMR provides a summary of the engagement that has taken place.
- 2.9 Supplementary Planning Documents (SPD) provide further detail to a policy or group of policies set out in a local plan and once adopted they are a material consideration in development decisions. The Maidstone Borough Local Plan includes a commitment to produce an Affordable and Local Needs Housing SPD. The SPD will provide advice on how the housing policies in the Local Plan are to be implemented.

Local Plan Performance – Maidstone Borough Local Plan Monitoring Indicators

- 2.10 Key monitoring indicators (KMI) enable the Council to understand the progress being made towards its local plan objectives and targets. Key points are highlighted below.
- 2.11 There have been two departures from Local Plan granted in 2018/19. One application did not accord with Policy H1(54) and another proposed residential development in the countryside. Since 2017/18 there has been a rise in the number of appeals allowed. The main reasons given by the planning inspectors were because of disagreements with the Council's planning decisions on character and landscape matters. All critical and essential projects, except HTNW4b¹, remain on track to be delivered within the time frames identified in the Infrastructure Delivery Plan.
- 2.12 Over the past eight years a total of 6,437 dwellings have been completed which represents a shortfall of 627 dwellings against the target of 7,064 dwellings. This shortfall will be delivered over the next seven years 2020 to 2027. The five year land supply at 1st April 2019 demonstrates a surplus of 1,361 dwellings which represents 6.3 years' worth of housing land supply. Since the Maidstone self-build and custom housing building register was established in 2016, there has been a sustained low delivery of plots with only six applications permitted. Between 2015/16 and 2018/19 the Council has secured affordable housing from qualifying sites close to the targets set out within Local Plan Policy SP20.
- 2.13 There has been a net loss of 18,391sqm of B class floorspace from completed permissions. B1a floorspace has a net loss of 11,085sqm. Between 2016 and 2017 there has been a decline in the number of jobs in the borough from 91,000 to 86,000. There has been an increase in the net retail sales area of comparison and convenience retail floorspace of 696sqm from completed permissions. Employment allocations continue to be delivered. However, the delivery of allocations that do not yet have planning permission will be reviewed as part of the LPR.

¹ HTNW4b is included in the IDP and the scheme is for capacity improvements at the junction of Fountain Lane and A26

- 2.14 At the 1st April 2019 the Council can demonstrate a 7.7 years' worth of deliverable planning gypsy and traveller pitches. The delivery of pitches is currently ahead of target.
- 2.15 There has been no loss of designated open space as a result development during 2018/19. During the monitoring year open space has been secured in accordance with Local Plan policies OS1 (3), OS1 (11), OS1 (17) and OS1(15). Qualifying major sites provided 25.82 hectares of on-site open space provision, and payments for off-site open space provision totalling £833,858.
- 2.16 In total 11 permissions granted for residential development made provision for air quality as follows; consent conditioned to require a future air quality assessment and mitigation (4 sites), provision of electric vehicle charging points (7 sites), low NOx boilers (1 site), additional landscaping to mitigate for poor air quality (1 site) and a requirement for a sustainable transport welcome pack for new residents (1 site).
- 2.17 During the monitoring year there were 27 applications granted planning permission subject S106 agreements. Of those applications, 23 provided all contributions sought for infrastructure and 4 were able to provide some, but not all of the developer contributions sought due to site specific viability issues.
- 2.18 All the infrastructure projects in the Infrastructure Delivery Plan, except HTNW4b, remain on track to be delivered within the five year periods identified.

Sustainability Appraisal Significant Effect Indicators

- 2.19 Significant effect indicators monitor the effects of the Maidstone Borough Local Plan. Key points that are raised in the AMR are highlighted below.
- 2.20 Three wards within Maidstone rank in the top 10% for deprivation in Kent. The least deprived Lower-layer Super Output area (LSOA) in the Borough is located in Bearsted ward and the most deprived LSOA is in Parkwood ward.
- 2.21 Since 2011 there has been an increase in the number of pupils achieving NVQ 2 or above of 2.3%, and this increase is lower than the rest of the South East (7.6%) and nationally (7.8%).
- 2.22 The crime rate per 1,000 population has risen from 90 in 2017/18 to 104 in 2018/19. Within the High Street ward specifically, between 2015 and 2018 there has been an increase in reported crimes of 20%.
- 2.23 Between 2016/17 and 2017/18 there has been an increase in the percentage of adults who walk as their mode of travel at least three days per week of 4.5%. Walking to school statistics indicate that over the monitoring year a total of 25,063 cars were taken off the road as a result of walking to school.

- 2.24 Out of the 1,146 dwellings (net) completed during the monitoring year 2018/19 a total of 582 dwellings were completed on previously developed land, a total of 51%.
- 2.25 Since 2017 speeds have reduced on the A20, A26 and A274, whilst the A229 and A249 has seen an increase in average speeds. A total of 19 highways and transportation schemes from the Infrastructure Delivery Plan have been completed since the adoption of the Local Plan in 2017. All of these measures contribute to reducing congestion in the borough.
- 2.26 There has been an decrease in the amount of waste collected per capita in the Borough of 2.08%. When comparing the amount of waste collected per person for Maidstone against Kent figures, less waste is collected in the Borough. Between 2011 and 2017, there has been an increase of 1.38% in energy consumption in the Borough.
- 2.27 It is clear that the Council continues to make good progress towards delivering the targets set out within the Maidstone Borough Local Plan.
-

3. AVAILABLE OPTIONS

- 3.1 The Local Plan Review (LPR) has been produced with consideration for the strategic plan priorities and cross-cutting objectives. The LPR will be important in achieving those priorities. The Authority Monitoring Report provides an update on the delivery of the LPR. The Council have a duty to produce an annual AMR, so the Authority Monitoring Report 2018/19 has been published on the Council website.
- 3.2 This report is noting.
-

4. PREFERRED OPTION AND REASONS FOR RECOMMENDATIONS

- 4.1 This report is for noting.
-

5. RISK

- 5.1 This report is presented for information only and has no risk management implications.

6. CONSULTATION RESULTS AND PREVIOUS COMMITTEE FEEDBACK

- 6.1 No relevant consultation
-

7. NEXT STEPS: COMMUNICATION AND IMPLEMENTATION OF THE DECISION

7.1 The Authority Monitoring Report 2018/19 has been published on the website.

8. REPORT APPENDICES

- Appendix 1: Authority Monitoring Report 2018/19
-

AUTHORITY MONITORING REPORT

Date: 2018-2019



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1. Introduction

1.1 The Authority Monitoring Report (AMR) for Maidstone provides a framework with which to monitor and review the effectiveness of Local Plan policies that address local issues for the monitoring period 1st April 2018 to 31st March 2019. The AMR should also assess whether policies and related targets or "milestones" set out in the Council's Local Development Scheme have been met, or whether progress has been made in meeting them. Where targets are not being met or are not on track to be achieved, the AMR must set out the reasons why and the appropriate action to be taken.

1.2 The AMR includes a brief profile of Maidstone Borough (section 2). It reviews the progress of the Maidstone Development Plan (section 3) against the timetable for plan making set out in the Local Development Scheme, i.e. for the preparation of the Local Plan Review. The report includes updates on neighbourhood development plans, the Council's community infrastructure levy, and the 'duty to cooperate' requirement for continued collaboration with partners over strategic cross-boundary issues. The performance of local plan policies (section 4) is monitored in accordance with the monitoring indicators of the Maidstone Local Plan 2017 and Sustainability Appraisal Statement 2017. This 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 2019 include:

- Continued delivery of housing allocations and meeting the housing need, which is demonstrated through a 6.3 years' worth of housing land supply
- Over 50% of completed dwellings were completed on previously developed land.
- There has been a sustained low delivery of self-build plots
- The delivery of affordable housing is on target and does not significantly deviate from the indicative policy target.
- Continued delivery of employment allocations and the delivery of allocations without planning permission will be reviewed as part of the Local Plan Review.
- At the 1st April 2019 the Council can demonstrate a 7.7 years' worth of deliverable planning gypsy and traveller pitches. The delivery of pitches is currently ahead of target.
- All critical and essential projects remain on track to be delivered within the time frames identified in the Infrastructure Delivery Plan (IDP).

- Improved access to key services in rural service centres and larger villages.
- Between 2016/17 and 2017/18 there has been an increase in the percentage of adults who walk as their mode of travel at least three days per week.
- In line with the Local Development Scheme (LDS) a Call for Sites exercise (request for information about sites which could be developed in the future) was undertaken between February and May 2019.
- Since the last AMR was published the Council has made (adopted) the Loose Neighbourhood Plan on 25th September.

2. Maidstone Profile

2.1 Maidstone Borough has a population of 169,980 (ONS, June 2018) and a dwelling stock of 70,990 as at 31st March 2018 (KCC Housing Stock 2018 update). Maidstone is the county town of Kent and is an important administrative centre, strategically located between the Channel Tunnel and London with good road and rail links. The urban area, located to the north-west of the borough, has a strong commercial and retail town centre. Maidstone has an extensive rural hinterland, which is characterised by an abundance of villages and hamlets.

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

2.3 Between mid-2017 and mid-2018 there has been an increase of 1.3% in Maidstone's population. There has been no change in the split between male and female since 2017 (49% male and 51% female). The two largest age groups in 2018 were 45-49 and 50-54 and accounted for 14% of the total population.

2.4 Between 2017 and 2018, house prices in Maidstone have continued to increase. There has been an increase of 5.1%, which is greater than the Kent average. Semi-detached dwellings account for the highest increase in price whilst flats/maisonettes have seen the smallest increase in price. There has also been a decrease in the number of house sales in the Borough of 14%, which is also reflected in the Kent average. The house price to earnings ratio has increased from 10.30 in 2017, to 11.20 in 2018.

2.5 The key monitoring indicators of the AMR (section 4) provide additional context, revealing further characteristics of the borough.

3. Development Plan Progress

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

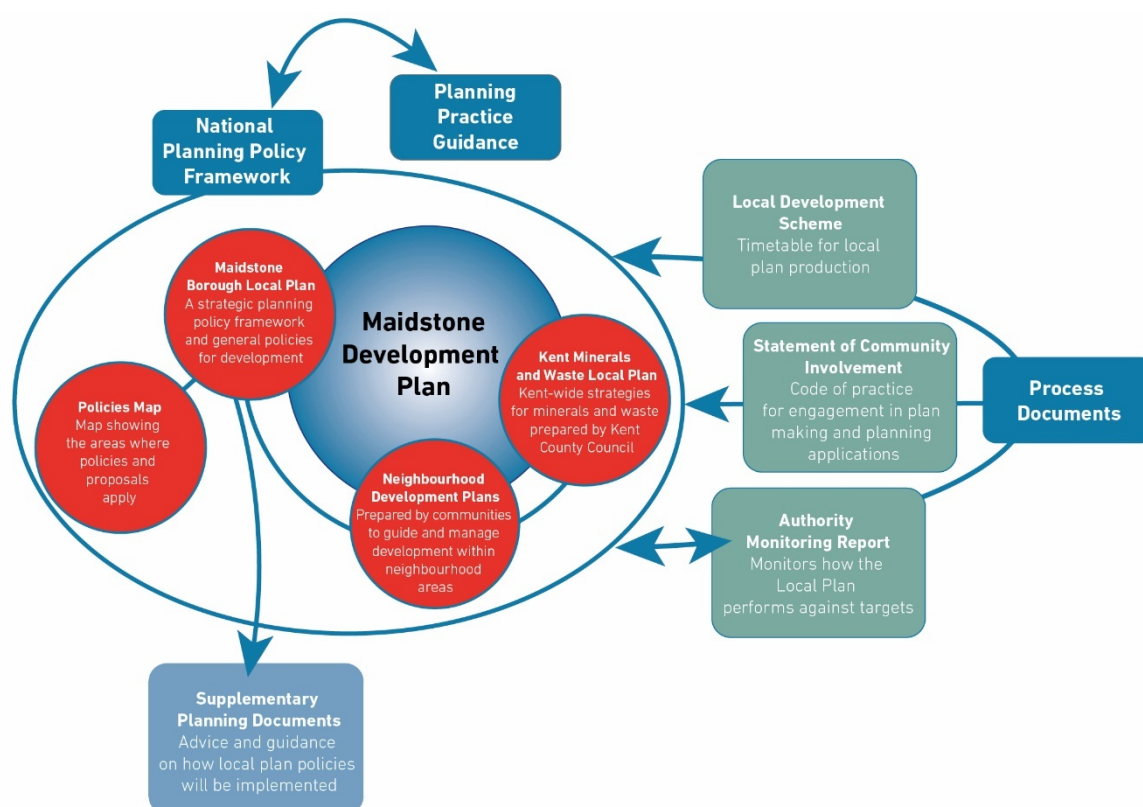


Figure 3.1: plan making diagram (Source: MBC 2018)

Local Development Scheme: Local Plan Review

3.2 The Local Development Scheme (LDS) is a 5-year project plan that sets out the timetable for the delivery of the Council's development plan documents, including the Local Plan. The Maidstone Local Development Scheme was adopted by the Council in July 2018, and covers the period January 2018 to December 2022. The Council has a duty to review its Local Plan every five years and, following adoption of the Maidstone Borough Local Plan in 2017, the LDS outlines the delivery programme for the Local Plan Review (LPR). The table below reproduces this programme. Further details about the consultation, examination and adoption processes for local plans are included in the Maidstone Statement of Community Involvement 2018.

Regulation	Stage of LPR Production	Target	Target met
18	Scoping/Options consultation	July/August 2019	Yes
18	Preferred Approaches Consultation	February/March 2020	-
19	Consultation	October to December 2020	-
22	Submission	March 2021	-
24	Hearing Sessions	July to September 2021	-
	Plan and Associated Documents to Full Council	April 2022	-

Table 3.1: Stages of Local Plan Review Production (Source: MBC 2019)

3.3 The Council completed a Call for Sites exercise whereby people could submit information about land and sites which could potentially be developed in the future. The Call for Sites was open between 28th February and 24th May 2019 and approximately 330 site submissions were received. The LDS timetable states that Regulation 18 – scoping/options consultation will take place between July and August 2019. The consultation was extended to September to accommodate the summer holiday period, running from 19th July to 30th September 2019. Approximately 500 representations were received, and the representations will be assessed prior to the next stage of consultation.

Neighbourhood Plans

3.4 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 Council. Further details regarding the neighbourhood planning process and the Council's role in the preparation of neighbourhood plans are set out in the Maidstone Statement of Community Involvement 2018.

3.5 Neighbourhood planning is very active in Maidstone borough, which has a total of 16 designated neighbourhood areas: 15 submitted by parish councils and one by the North Loose Neighbourhood Forum. There are three made (adopted) plans that form part of the Maidstone Development Plan: Staplehurst 2016, North Loose 2016, and Loose which was made in September 2019. Marden completed the examination stage for its plan in September 2019 and is expected to move to referendum shortly. Neighbourhood plans are subject to two rounds

of public consultation, and the first consultation stage has been completed by Boughton Monchelsea (June 2019), Lenham (November 2018) and Otham (September 2019). Plans for Sutton Valence, Tovil and Yalding are in the early stages of preparation.

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

Community Infrastructure Levy

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

Duty to Cooperate

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

3.9 Appendix 2 provides information on how the Council has engaged with other authorities during the monitoring year.

Supplementary Planning Documents

3.10 Supplementary Planning Documents (SPD) provide further detail to a policy or group of policies set out in a local plan. Although SPDs are not part of the Development Plan, once adopted, they are a material consideration in development decisions and should be considered alongside the policies in the Local Plan. An SPD is governed by regulations that require public consultation, but they are not subject to examination.

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

3.12 Public consultation on the Affordable and Local Needs Housing SPD commenced on 7 October 2019, and closed on 18 November 2019. Following consideration of the representations made on the document, it is intended that the SPD will be appropriately amended and adopted by the Council.

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

4.1 Key monitoring indicators (KMI) enable the Council to understand the progress being made towards its local plan objectives and targets. The KMIs focus on the quantitative and qualitative delivery of homes and economic development, including supporting infrastructure, provision of recreational open space, and the protection and enhancement of the built and natural environment. The indicators are carried forward from the adopted Maidstone Borough Local Plan (October 2017) and the Sustainability Appraisal Statement (August 2017).

General/Whole Plan

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

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

- 18/505491/FULL, High Winds Gallants Lane – proposals do not accord with Policy H1(54) of the Local Plan
- 18/502683/FULL, Lyewood Farm Green Lane – residential development within the countryside

Indicator M2: Appeals lost against Local Plan policy per year

4.3 There is no specific target for this indicator. Between 2017/18 and 2018/19 there has been a decline in the number of appeals lodged against the Council's planning decisions (18% reduction) (Table 4.1). In total 9% of appeals were withdrawn, a rise of 3% from the previous year. In 29% of cases where an appeal was withdrawn it was due to another application gaining permission. There has been a rise in the number of appeals allowed since 2017/18 from 23% of the total appeals, to 36% of the total appeals lodged. The main reasons given by the planning inspectors were because of disagreements with the Council's planning decisions on character and landscape matters.

	2017/2018	2018/2019
Allowed	22	28
Dismissed	64	42
Withdrawn	6	7
Disqualified	3	
Part allowed/part		1

dismissed		
Total	95	78

Table 4.1: Planning appeal decisions (Source: MBC 2019)

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

4.4 The Council maintains an Infrastructure Delivery Roadmap that tracks the progress of all infrastructure projects listed in the IDP. For the reporting year, all critical and essential projects except HTNW4b¹ remain on track to be delivered within the time frames identified in the IDP. As reported in the January 2019 report to the Maidstone Joint Transportation Board², the proposal did not deliver the required capacity benefits and did not demonstrate good value for money which was required for the approval of a submitted business case. The delivery of planned development has not been affected by the non-delivery of infrastructure.

4.5 An annual review and update of the projects in the IDP commenced in December 2018; the outcomes of which will feed into the 2019 IDP. This will be reported on in next year's AMR.

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).

¹ HTNW4b is included in the IDP and the scheme is for capacity improvements at the junction of Fountain Lane and A26

²

<https://meetings.maidstone.gov.uk/documents/s64253/Maidstone%20Integrated%20Transport%20Package%20MITP.pdf>

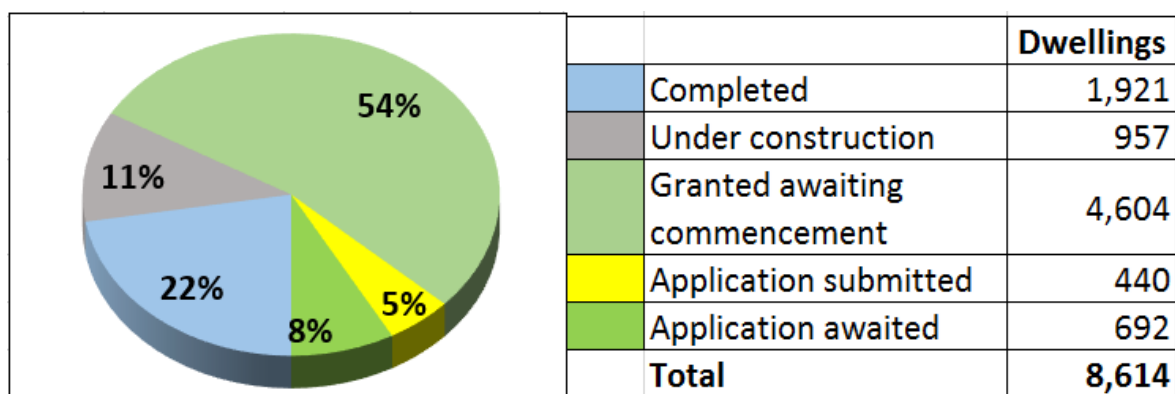


Figure 4.1: Progress on allocated housing sites (Source: MBC 2019)

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 6,437 dwellings have been completed which represents a shortfall of 627 against the eight year target of 7,064 dwellings. This shortfall will be delivered over the next seven years 2020 to 2027. This is in accordance with the hybrid method proposed to address the backlog over a 10 year period which was endorsed by the inspector at the Local Plan examination. In respect of the Council's five year land supply Table 4.2 demonstrates a surplus of 1,361 dwellings above the target of 5,108. This represents 6.3 years' worth of housing land supply at the base date for calculations of 1 April 2019.

	5 - year housing land supply - 'Maidstone Hybrid' method	Dwellings (net)	Dwellings (net)
1	Objectively Assessed Need (OAN) 2011 - 2031	17,660	
2	Annual need 17,660/20 years	883	
3	Delivery target 01.04.11 to 31.03.19 (883 x 8 years)	7,064	
4	Minus completed dwellings 01.04.11 to 31.03.19	6,437	
5	Shortfall against target 01.04.11 to 31.03.19	627	
6	Annual delivery of shortfall 627/7 years (Maidstone Hybrid)	90	
7	Five-year delivery target 01.04.19 to 31.03.24 (883x5)	4,415	
8	Plus shortfall against OAN 90x5 years	450	
9	5% buffer (Housing Delivery Test @ November 2018 112%)	243	

10	Total five year housing land target at 01.04.19		5,108
11	Five-year land supply at 01.04.19		6,469
12	Surplus		1,361
13	No. years' worth of housing land supply (5,108/5 = 1,022; 6,469/1,022 = 6.3)		6.3

Table 4.2: 5 year housing land supply at 1st April 2019 (Source: MBC 2019)

Indicator M6: Housing trajectory: Predicted housing delivery in the next 15 years

4.8 Table 4.3 breaks down the various elements of the Council's housing land supply and demonstrates a surplus of 1,378 dwellings. Figure 4.2 illustrates how the target is delivered over the 20-year housing trajectory between 2011 and 2031. The trajectory shows that the Council has a healthy housing land supply. It is important to note that the surplus of 1,378 is against current annual requirement of 883 dwellings and the housing target for the Borough will increase. New housing targets will be considered through the Local Plan Review (LPR) which will set out the strategy for meeting new targets and allocate additional land to meet the need. The LPR has a target adoption date of 2022, this is when the new targets will apply. The use of the hybrid method was approved by the Inspector and the trajectory shows that past shortfall will be met by 2020/21. There are no concerns at present and the Council will address new targets through the Local Plan Review.

		Dwellings (net)	Dwellings (net)
1	Local Plan housing target		17,660
2	Completed dwellings 1 April 2011 to 31 March 2019	6,437	
3	Extant planning permissions as at 1 April 2019 (including a 5% non-implementation discount)	7,350	
4	Local Plan allocated sites (balance of Local Plan allocations not included in line 3 above)	1,132	
5	Local Plan broad locations for future housing development	2,337	
6	Windfall sites contribution	1,782	
7	Total housing land supply		19,038

8	Housing land supply surplus 2011/2031		1,378

Table 4.3: 20 year housing land supply 1 April 2011 to 31 March 2031 (Source: MBC 2019)

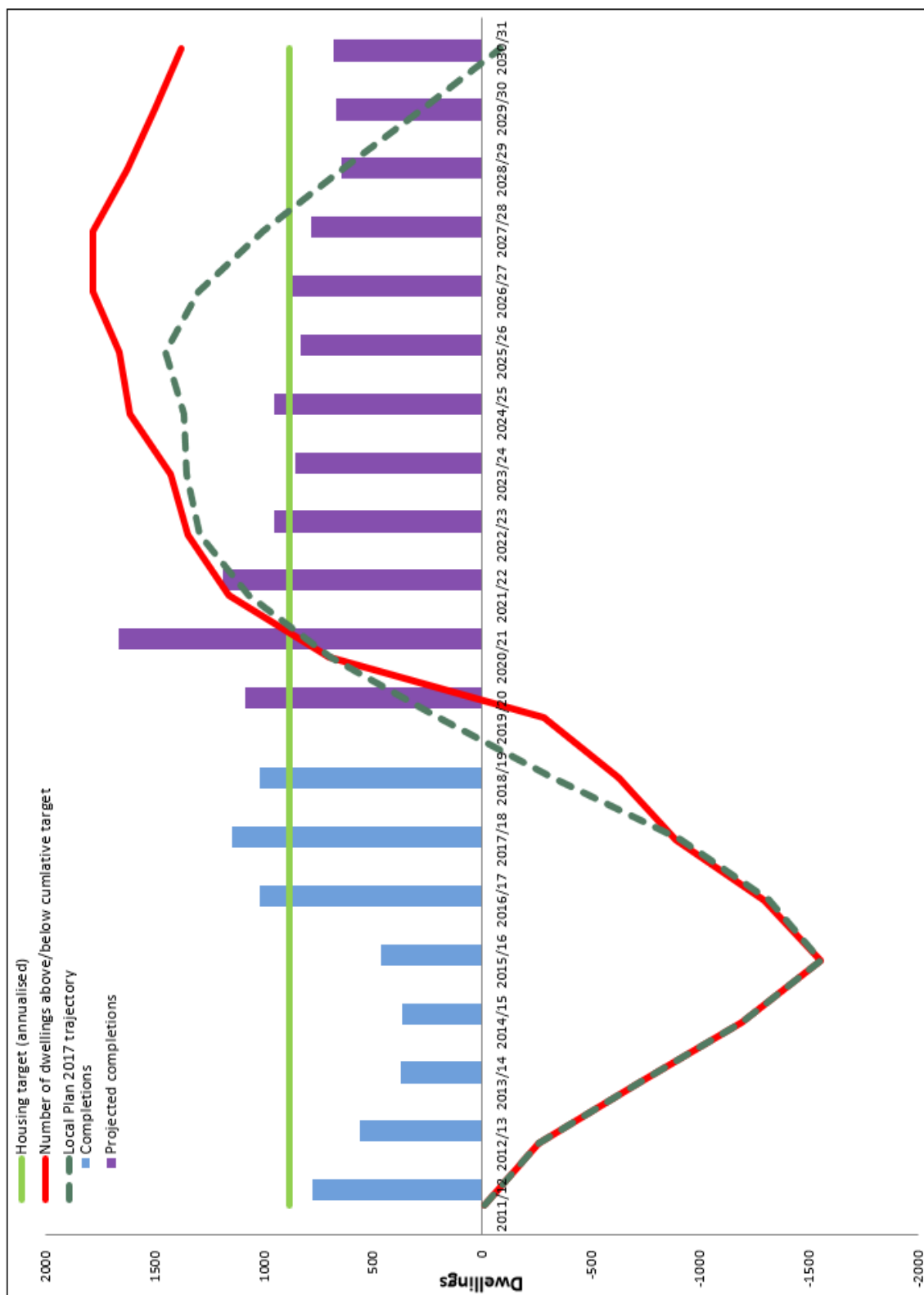


Figure 4.2: Housing Trajectory 2011/31 (Source: MBC 2019)

Indicator M7: Windfalls: delivery of housing on identified sites

4.9 The Housing Topic Paper 2016 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 4.4 lists the dwellings completed on large and small windfall sites between 2008/09 and 2018/19, 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 Topic Paper methodology. The result is a significant increase in the completion rates on small sites to 111 per annum, averaged over 11 years, and a continued steady completion rate for large sites at 174 per annum averaged over 11 years. The revised windfall figure was applied at 1 April 2019 to give an allowance of 1,782 dwellings against the Local Plan housing target of 17,660 dwellings (10%).

Year	Small	Large	Total
2008/09	89	54	143
2009/10	85	265	350
2010/11	73	214	287
2011/12	115	177	292
2012/13	118	183	301
2013/14	103	137	240
2014/15	61	86	147
2015/16	126	140	266
2016/17	130	304	434
2017/18	146	213	359
2018/19	178	145	323
Total	1224	1918	3142
Average over 11 years	111	174	286

Table 4.4: Completed windfall dwellings 2018/19 (Source: MBC 2019)

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 2018/19 there was one application permitted on the identified poor office stock, this application totalled 12 dwellings. To date, 231 dwellings out of the 350 dwellings have been approved under permitted development rights (66% of target).

4.11 See 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

4.12 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, meaning it must grant 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. At the end of each base period, the Council has 3 years in which to grant permission to meet demand for that base period. In total over the three base periods 293 individuals and 3 associations have been registered (Table 4.5).

4.13 Since the introduction of the self-build register there has been six applications for a self-build dwelling permitted. There has been a sustained low delivery of self-build plots and therefore the approach taken by the Council to deliver plots should be reviewed.

Base Period	Individuals	Associations	Number of plots approved
Base period 1: 1 April 2016 to 30 October 2016	135	2	0
31 October 2016 to 30 October 2017	124	2	0
31 October 2017 to 30 October 2018	49	0	6
Total ³	293	3	

Table 4.5: Maidstone Self Build Custom House building base dates (Source: MBC 2019)

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

4.14 Table 4.6 outlines the number of bedrooms per dwelling that have been granted planning permission during 2018/19 against the targets set out within the Strategic Housing Market Assessment (SHMA) 2014. The figures demonstrate general compliance with the targets. Despite, there being an

³ 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 1, 2 and 3 is calculated by removing any individuals who are editing entries from a previous base period.

improvement since last year, the percentage of 3 bedroom market dwellings are below the 2014 SHMA targets (a difference of 14%). These issues will be assessed through a new SHMA and the Local Plan Review.

	All Dwelling Types		Market			Affordable		
	2018/19		2018/19	SHMA 2014	Difference	2018/19	SHMA 2014	Difference
1 Bedroom	448	16%	16%	5% to 10%	6% to 11%	25%	30% to 35%	-5% to -10%
2 Bedroom	778	27%	28%	30% to 35%	-2% to -7%	39%	30% to 35%	4% to 9%
3 Bedrooms	824	29%	31%	40% to 45%	-9% to -14%	31%	25% to 30%	1% to 6%
4+ Bedrooms	651	23%	25%	15% to 20%	5% to 10%	6%	5% to 10%	-4% to 1%
Unknown	191	7%						

Table 4.6: Bedroom size of dwellings granted planning permission 2018/19
(Source: MBC 2019)

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

4.15 There were five applications granted permission in the monitoring year 2018/19 where affordable housing contributions were provided in lieu of on-site provision. The total from the five applications equated to £1,911,762. There were two qualifying developments that provided no on-site provision or off-site financial contributions to affordable housing, both on the grounds of viability. The delivery of affordable housing units does not significantly deviate from the indicative policy target (Table 4.7).

Tenure	Total affordable units	Affordable rented, social rented or a mixture of the two	Intermediate affordable housing (shared ownership and/or intermediate rent)
Affordable target percentage		70%	30%
Number of affordable consented 2018/19	591	357	234
Percentage achieved 2018/19		60%	40%

Table 4.7: Affordable housing permitted on qualifying sites (Source: MBC 2019)

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

	Maidstone, urban		Policy H1 (11) Springfield, Royal Engineers Road		Countryside, rural service centre and larger villages	
	Total dwellings permitted	Affordable dwellings permitted	Total dwellings permitted	Affordable dwellings permitted	Total dwellings permitted	Affordable dwellings permitted
2018/19	1232	336	295	59	538	191
Total %	27%		20%		36%	
Target %	30%		20%		40%	
Difference %	-3%		0%		-4%	
Cumulative totals						
2015/16	996	250	246	49	1070	398
2016/17	605	155	0	0	1517	577
2017/18	1078	250	310	0	1086	381
2018/19	1232	336	295	59	538	191
TOTAL	3911	991	851	108	4211	1547
Total as %	25%		13%		38%	
Target %	30%		20%		40%	
Difference %	-5%		-7%		-2%	

Table 4.8: Affordable dwelling completions as a proportion of total dwelling completions (Source: MBC 2019)

Indicator M13: Density of housing in Policies DM12, H1

4.17 Between 2015/16 and 2018/19, within the town centre and urban area, planning permissions have been granted for developments of considerably higher densities compared to the targets set out in the adopted Local Plan (Table 4.9). The higher average is a result of higher densities in previous years. It is therefore important 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	2015/16	2016/17	2017/18	2018/19
Sites within and adjacent to the town centre	45-170	230	238	306	220	155
Other sites within and adjacent to the urban area	35	78	74	81	88	70
Sites within and adjacent to rural service centres and larger villages	30	29	34	33	27	23
Other rural	No target	34	47	20	36	31

Table 4.9: Average density of permitted large (5+ dwellings) windfalls sites (Source: MBC 2019)

Indicator M14: Number of nursing and care home bedspaces delivered

4.18 The Council has a gross requirement of 980 nursing and care home bedspaces (49 per year) by the end of the plan period to 2031. During the reporting year, no bedspaces were built and since 2011 the net total of nursing and care home bedspaces completed is -23. If care home places were provided at a steady rate throughout the plan period 392 bedspaces should have been

provided (built) by 1st April 2019 (8 x 49). It is clear that actual completions have been substantially below this level. The plan requirement is expressed as a total requirement and there is still 12 years of the Local Plan to run during which supply may uplift.

Indicator M15: Number of applications on the housing register

4.19 There is no specific target for this indicator. It is a contextual indicator to monitor wider changes in social housing demand. Table 4.10 shows the change since 2011.

Year	Number of households
2011/12	3674
2012/13	3187
2013/14	1339
2014/15	1461
2015/16	758
2016/17	610
2017/18	618
2018/19	776
2011-2019 % change	-79%

Table 4.10: Number of households on the housing register dates from 1st April (Source: MBC 2019)

Indicator M16: Number of homeless households in the borough

4.20 There is no specific target for this indicator. It is a contextual indicator to monitor wider changes in social housing demand. In the past the Council has reported the number of households who have been accepted as being owed the main housing duty (those who are eligible, homeless, in priority need and not intentionally homeless). Since 3rd April 2018 homelessness legislation has changed and has introduced new duties before a decision is made on whether a main housing duty is owed. Therefore, the number of households accepted has decreased. Over the monitoring period 89 households were accepted. As the methodology has changed comparisons against previous years cannot be made.

Indicator M17: House price: earnings ratio

4.21 There is no specific target for this indicator. It is a contextual indicator to monitor wider changes in local housing market. Figure 4.3 outlines the change since 2011.

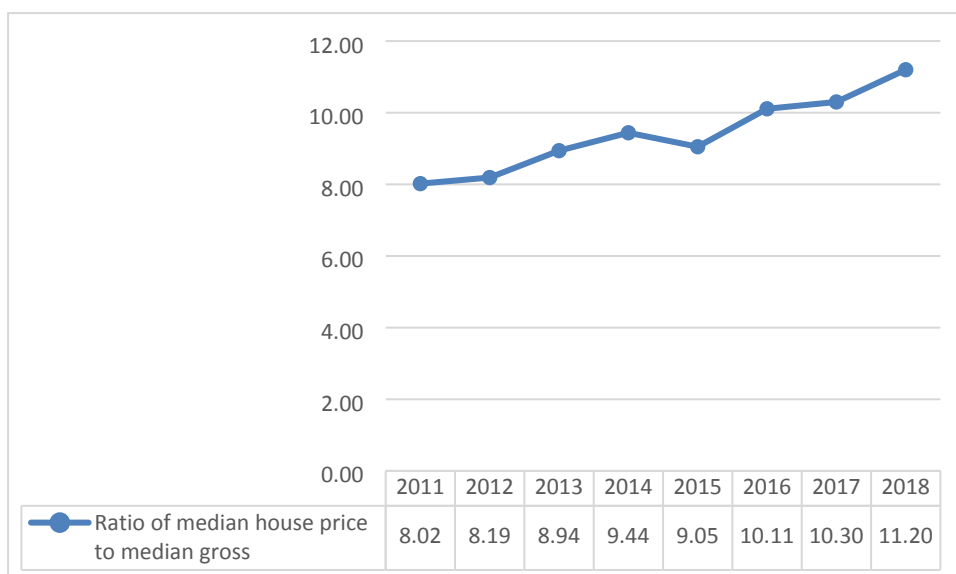


Figure 4.3: Ratio of house price to workplace based earnings (Source: ONS 2019)

Employment

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

4.22 The Maidstone Borough Local Plan identified in Policy SS1 the amount of office, industrial, warehousing and medical use to be delivered over the plan period. As shown by Indicator M8, part of the loss in B1a over the reporting year can be attributed to the permitted development rights to convert office into residential. 9286.71sqm was lost in the town centre from prior notifications for conversion from office to residential. The employment and retail topic paper⁴ outlined that based on analysis of office stock which has been vacant and on the market for more than five years at 2014, in order of 18,000sqm of office stock could be lost to other uses. This stock does not form part of the functional supply of office floorspace. Out of the total gross loss of B1a floorspace (13,677.2sqm), conversions to residential account for 68% of total loss. Table 4.11 shows the net gain in completed and consented development during the reporting year.

	B1a	B1b	B1c	B2	B8	Total
Completed	-11,085	8	-4359	-4108	1153	-18,391
Consent	10,890	18,996	13,273	-6092	22,676	59,743

Table 4.11: Net gain for completed and consented B class development by type (Source: MBC 2019).

⁴ https://www.maidstone.gov.uk/_data/assets/pdf_file/0009/121140/SUB-003-Employment-and-Retail-Topic-Paper-May-2016.pdf

4.23 Since 2016/17 there has been a net total loss of 39,602sqm (Table 4.12). This therefore puts greater pressure to deliver employment land requirements over the remaining years of the plan. As part of the Local Plan Review, the approach to employment land will be reviewed and in the meantime, the Council has agreed to proceed with an Article 4 Direction to limit the loss of office floorspace to residential uses in future.

	B1a	B1b	B1c	B2	B8	Total
Net requirement (16-31)	24,600			-18,610	7965	13,955
16/17	-14,472	132	3678	5361	1805	-3496
17/18	-10,048	28	-1305	-3656	-2734	-17,715
18/19	-11,085	8	-4359	-4108	1153	-18,391
Total	-35,605	168	-1986	-2403	224	-39,602

Table 4.12: Net gain for completed B class development by type since 2016/17 (Source: MBC 2019).

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

4.24 The Maidstone Borough Local Plan includes the designation of Economic Development Areas (EDAs). Policy SP22 Retention of employment sites protects the EDAs for employment use. Table 4.13 indicated that over the monitoring year there has been an increase of 1498sqm in B class floorspace from completions within designated Economic Development Areas. This includes over 1000sqm at Pattenden Lane EDA.

	B1a	B1b	B1c	B2	B8	Total
Completed	652	0	0	0	846	1498
Consent	7329	1340	2959	2066	7922	21,616

Table 4.13: Net gain for completed and consented B class development by type within Economic Development Areas (Source: MBC 2019).

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

4.25 The Maidstone Borough Local Plan includes allocations for employment uses. Table 4.14 below outlines the delivery of the allocated sites in 2018/19. Two separate developments are under construction at RMX1(1) Newnham Park but not for B class usages. EMP1(1) West of Barradale Farm has consent and EMP1(4) Woodcut Farm has outline permission. Since the adoption of the Local Plan in 2017, EMP1 (2), RMX1 (4) and RMX1 (6) have yet to gain planning permission. These allocations will be reviewed through the Local Plan Review.

Site Allocation	Progress	B1a	B1b	B1c	B2	B8	Total
EMP1 (1) West of Barradale Farm, Maidstone Road, Headcorn	Not started	0	0	0	967.7	967.7	1,935.4
EMP1 (2) South of Claygate, Pattenden Lane, Marden	N/A	0	0	0	0	0	0
EMP1 (3) West of Wheelbarrow Industrial Estate, Pattenden Lane, Marden	Partly developed, remaining part of the site yet to be developed.	0	0	0	0	0	0
EMP1 (4) Woodcut Farm, Bearsted Road, Bearsted	Not started	2906	5182	14,934	0	22,273	45,295
RMX1 (1) Newnham Park, Bearsted Road, Maidstone	Not started	12,375	12,375	0	0	0	24,750
RMX1 (2) – Maidstone East and forming Royal Mail sorting office, Maidstone	Previous temporary permission completed	0	0	0	0	0	0
RMX1 (4) Former Syngenta works, Hampstead Lane, Yalding	N/A	0	0	0	0	0	0
RMX1 (5) Powerhub Building and Baltic Wharf, St Peter's Street, Maidstone	Expired permission for foodstore	0	0	0	0	0	0

RMX1 (6) Mote Road, Maidstone	N/A	0	0	0	0	0	0
Total		15,281	17,557	14,934	967.7	23,240.7	71,980.4

Table 4.14: Net gain for completed and consented B class development by type for allocated sites (Source: MBC 2019).

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

4.26 At the 1st April 2019, there has been a total loss of B class uses to non B Class uses of 22,861sqm, with a further 62,135sqm anticipated from consent permissions (Table 4.15). The highest loss of B class floorspace is from areas elsewhere in the borough, with a combined loss of 22,238sqm (completed) and 59,481sqm (consent). A total of 9286.71sqm was lost in the town centre from prior notifications for conversion from office to residential. The potential loss of 2,654sqm of B class uses to non B class uses in the EDAs is a concern and should be addressed as part of the Local Plan Review.

	B1a	B1b	B1c	B2	B8	Total
Economic Development Area						
Completed	623	0	0	0	0	623
Consent	631	0	0	656	1367	2654
Allocations						
Completed	0	0	0	0	0	0
Consent	0	0	0	0	0	0
Elsewhere						
Completed	13,400	0	4425	4303	110	22,238
Consent	19,787	0	3203	10,153	26,338	59,481
Completed total loss						22,861
Consent total loss						62,135

Table 4.15: Land/floorspace within Economic Development Areas and allocated sites lost to non B class uses 2018/19 (Source: MBC 2019)

Indicator M22: Percentage unemployment rate

4.27 There is no specific target for this indicator. It monitors wider changes in the local economy. With the introduction of Universal Credit, which requires a broader span of claimants to look for work than under Jobseeker's Allowance, the number of people recorded as being on the Claimant Count will increase. The number of people recorded as being on the Claimant Count is a proportion of the resident population. Figure 4.4 shows how the percentage of those who are unemployed has reduced from previous years.

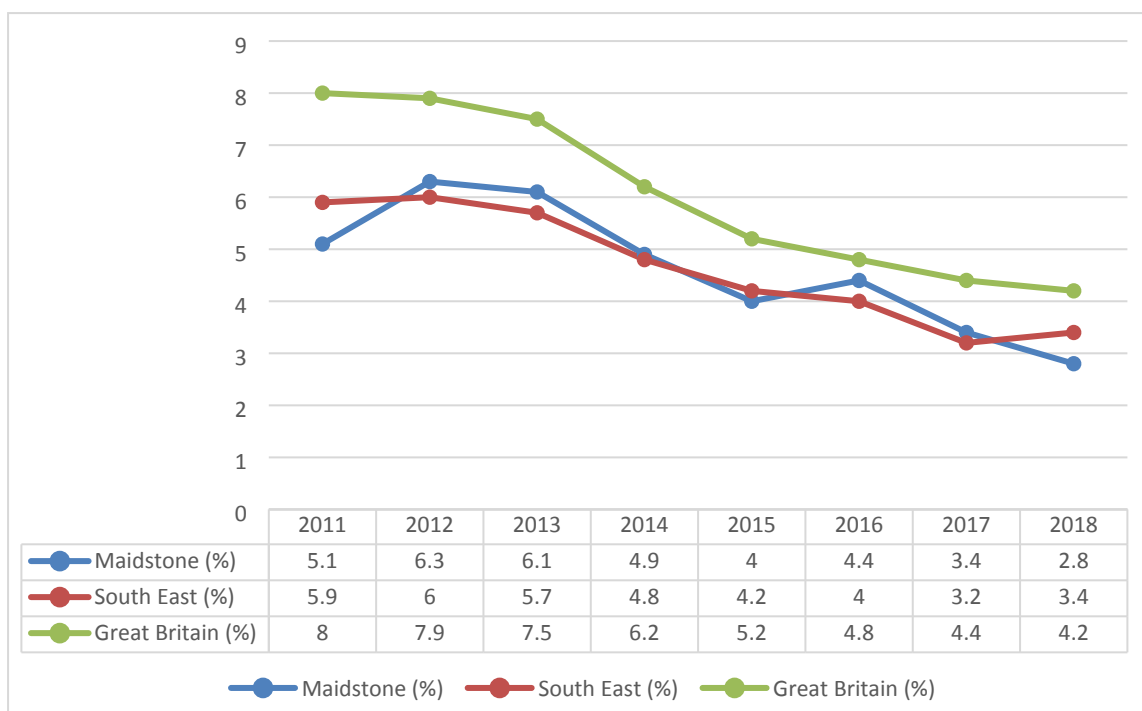


Figure 4.4: Percentage of unemployed 2018/19 (Source: Nomis 2019)

Indicator M23: Number of jobs in the Borough

4.28 This indicator does not have specific target as it monitors wider changes in the local economy. Figure 4.5 shows the change in the number of jobs between 2011 and 2017 using the latest information available.

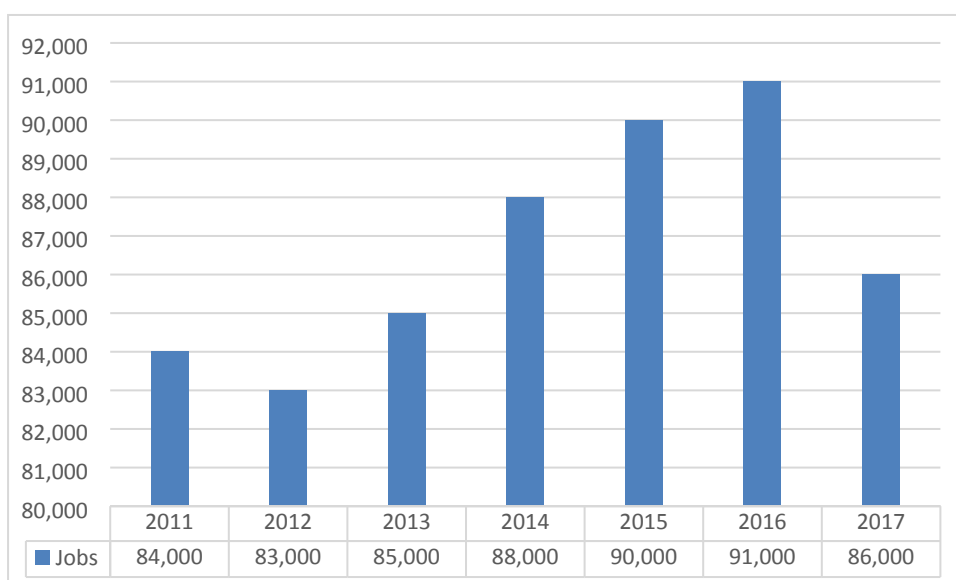


Figure 4.5: Number of jobs in Maidstone Borough (Source: Nomis 2019)

Retail

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

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

	Convenience (Net sales area)	Comparison (Net sales area)	Unspecified (Net sales area)	Total
Completed	1593	-897	20	716
Consent	640	-3036	-1318	-3714

Table 4.16: Net gain for completed and consented retail floor space by type (Source: MBC 2019).

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

	Convenience (Net sales area)	Comparison (Net sales area)	Unspecified (Net sales area)	Total
Requirement	6100	23,700	0	29,800
16/17	728	-127	353	954
17/18	1794	395	-47	2142
18/19	1593	-897	20	716
Total	4115	-629	326	3812

Table 4.17: Retail floorspace net gain by type since 2016/17 (Source: MBC 2019).

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

4.31 The Maidstone Borough Local Plan allocates land for retail development. Table 4.18 below demonstrates that no planning permissions were granted on retail allocations during the monitoring year. This allocation will be reviewed through the Local Plan Review.

Site	Progress	Convenience	Comparison	Unspecified	Total
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Allocation		(Net sales area)	(Net sales area)	(Net sales area)	
RMX1 (1) Newnham Park, Bearsted Road, Maidstone	N/A	0	0	0	0
RMX1 (2) Maidstone East and former Royal Mail sorting office, Maidstone	Previous temporary permission completed	0	0	0	0
RMX1 (3) King Street car park and former AMF Bowling site, Maidstone	N/A	0	0	0	0
RMX1 (5) Powerhub Building and Baltic Wharf, St Peter's Street, Maidstone	Expired permission for foodstore	0	0	0	0
Total		0	0	0	0

Table 4.18: Completed/consented convenience and comparison retail floorspace (sqm) on allocated sites 2018/19 (Source: MBC 2019)

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

4.32 There are eight primary frontages in the town centre and the indicator requires primary frontages to contain at or above 85% A1 uses. Overall in the monitoring year, none of the primary frontages have fallen below the 85% threshold (Figure 4.6).

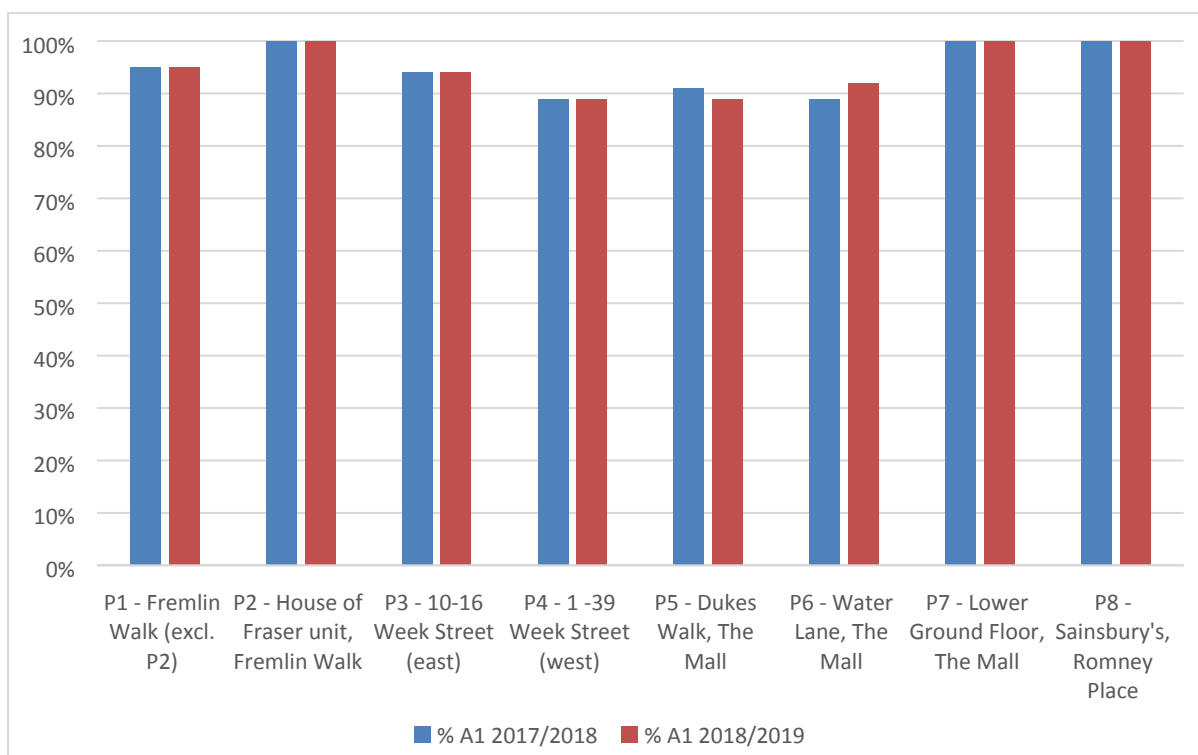


Figure 4.6: Change in the percentage of primary shopping frontage in A1 between 2017/2018 and 2018/2019 (Source: MBC 2019)

Gypsies, Travellers and Travelling Showpeople Accommodation

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

4.33 The Local Plan outlines a 187 pitch target over the plan period. Since 2011 a total of 173 pitches have been granted permanent consent (Table 4.19). At the 1st April 2019, the rate at which permanent permissions have been granted is ahead of target.

Permanent non-personal pitches	Permanent personal pitches	Temporary non-personal pitches	Temporary personal pitches
148	25	4	37

Table 4.19: Permitted gypsy and traveller pitches (Source: MBC 2019)

4.34 Between 1st April 2018 and 31st March 2019 there has been permission for 33 permanent pitches (Table 4.20). This figure is made up of 31 non-personal and 2 personal permanent permissions.

	Permanent non-personal pitches	Permanent personal pitches	Temporary non-personal pitches	Temporary personal pitches	Total
2018/19	31	2	0	2	35

Table 4.20: Annual permissions of permanent pitches/plots (Source: MBC 2019)

Indicator M28: Delivery of permanent pitches on allocated sites

4.35 All 3 permissions on allocated sites were permanent non-personal consents with 2 pitches at Chart View, Chart Hill Road and 1 pitch at Cherry Tree Farm. Since the adoption of the Local Plan 9 pitches have been delivered on allocated sites (22% of the 41 pitch requirement). As part of the Local Plan Review the deliverability of the remaining sites will be confirmed.

Indicator M29: Five year supply position

4.36 The Ministry of Housing Communities and Local Government's (MHCLG) 'Planning policy for traveller sites' (PTS) requires local plans to identify a 5 years' worth of deliverable Gypsy and Traveller pitches sites against the Local Plan's pitch target. At the 1st April 2019 the Council can demonstrate a 7.7 years' worth of deliverable planning pitches. Table 4.21 below outlines the calculation used.

		Pitches
1	Pitch requirement 1 October 2011 to 31 March 2019 (8 years) (105 + 5 + 5 + 5)	130
2	No of permanent pitches consented 1 October 2011 to 31 March 2019	173
3	5 year requirement 2019 – 2024 (5 + 5 + 5.4 + 5.4 + 5.4 = 26.2)	26.2
4	5% buffer brought forward from later in the Plan period (5% of line 3)	1.3
5	Total requirement 1 April 2019 to 31 March 2024 (line 3 + line 4)	28
6	Total pitch supply 1 April 2019 to 31 March 2024 (from Table 4.22)	43
	5 year supply: $28 \div 5 = 5.6$; $43 \div 5.6 = \mathbf{7.7 \text{ years}}$	

Table 4.21: Five year supply calculation (Source: MBC 2019)

	Pitches
Policy GT1 - allocated pitches (excl. consented and/or occupied pitches) <ul style="list-style-type: none"> • GT1(1) – The Kays, Linton (1) • GT1(2) – Greenacres, Church Hill, Boughton Monchelsea (1) • GT1(4) – Blossom Lodge, Stockett Lane, Coxheath (1) • GT1(6) – Rear of Granada, Lenham Rd, Headcorn (1) • GT1(8) – Kilnwood Farm, Old Ham Lane, Lenham (2) • GT1(10) – The Paddocks, George Street, Staplehurst (2) • GT1(11) – Blue Bell Farm, George Street, Staplehurst (2) • GT1(13) – Flips Hole, South Street Rd, Stockbury (3) • GT1(14) – The Ash, Yelsted Rd, Stockbury (3) • GT1(16) – Neverend Lodge, Pye Corner, Ulcombe (1) 	17
Pitch turnover on 2 x public sites (5 x 1.2 pitches/annum)	6
Windfall sites	20
Total pitch supply 1 April 2019 to 31 March 2024	43

Table 4.22: Components of total pitch supply 1 April 2019 to 31 March 2024 (Source: MBC 2019)

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

4.37 There is no specific target for this indicator. It provides a snapshot of Gypsy and Traveller accommodation provision in the borough. As reported in the Traveller Count published by the MHCLG in July 2018 there were 466 caravans and in January 2019 there were 572 caravans recorded. This figure includes both mobiles and tourers. There is a general trend is for a decline in the summer months, with more caravans on sites in winter. There has been a significant decline in the number of caravans recorded between July 2017 and July 2018 (Table 4.23).

Year	Total caravans
January 2019	572
July 2018	466
January 2018	594
July 2017	582

Table 4.23: Number of caravans recorded in the bi-annual caravan count (includes both mobiles and tourers) (Source: MHCLG, 2019).

Heritage

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

4.38 This target has been met, as there have been no applications permitted for demolition, and for the removal of a heritage asset during the monitoring year.

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

4.39 The Heritage Topic Paper outlines that in July 2016 there were 14 designated heritage assets at risk. As of December 2019 there are 13 designated heritage assets at risk. The changes are outlined below:

- All Saints, Ulcombe Hill, Ulcombe – removed from register
- Church of St Mary, Lenham – removed from register
- Stone House, 28 Lower Stone Street – addition to the register

Natural Environment – Biodiversity

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

4.40 There has been no loss in designated wildlife sites as a result of development during 2018/19 and therefore the target has been met.

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

4.41 There has been no loss in Ancient Woodland as result of development during 2018/19 and therefore the target has been met.

Agricultural Land

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

4.42 Agricultural land is graded into five categories according to versatility and suitability for growing crops. Grade 1 is excellent, Grade 2 very good, Grade 3 good to moderate, Grade 4 poor and Grade 5 as very poor. Grades 1 – 3 are the best and most versatile agricultural land. The target for this indicator is no overall loss of best and most versatile agricultural land as a result of consented development on non-allocated sites (major applications only).

	Grade 1	Grade 2	Grade 3
2016/17	0	3.06	0
2017/18	0	0	0
2018/19	0	1.93	0.26

Table 4.24: Hectares of agricultural land lost due to windfall planning consent on major sites (Source: MBC 2019)

Good Design and Sustainable Design

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

4.43 Data for this monitoring indicator is currently unavailable.

Indicator M37: Completed developments performing well in design reviews

4.44 Design quality on local plan site allocations is monitored through the planning decision and appeal process. During 2016/17 and 2017/18 no planning applications were allowed on appeal following a refusal on grounds of design quality. In 2018/19, 3 planning applications have been allowed on appeal following a refusal on grounds of design quality. There is no sustained failure that would trigger an action and there is no cause for concern.

Open Space

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

4.45 There has been no loss of designated open space as a result of development during the reporting year 2018/19.

Indicator M39: Delivery of open space allocations

4.46 Below is a list of Local Plan allocations and the open space provided since 2016/17. There have been no other sites with OS1 allocation determined within 2018/19.

Monitoring year	Open space allocation
2016/17	14/504795/FULL Cross Keys, Bearsted provided 2.4ha of natural/semi-natural open space
2017/18	Planning application 12/0986 Kent Police HQ provided 1.6ha of outdoor sports provision
2018/19	H1(10) South of Sutton Road, Langley provided open space accordance with OS1(3).
	H1(38) South of Grigg Lane provided 1.18ha of natural/semi-natural open space in accordance with OS1(11).
	Planning application 17/500357/HYBRID provided open space in line with OS1(17)
	Planning application 18/502683/FULL provided open space in accordance with OS1(15).

Table 4.25: Local Plan Allocations and open space provided (Source: MBC 2019)

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

4.47 Policy DM19 of the adopted Local Plan 2017 sets out the Council's requirements for open space provision. In the reporting year 2018/19, qualifying major sites provided 25.82 hectares of on-site open space provision, and payments for off-site open space provision totalling £833,858.

Air Quality

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

4.48 The Air Quality Annual Status Report (June 2019)⁵ explains that

"Although the 2018 monitoring results shows that the annual mean NO₂ [...] objective has been met in majority of the monitoring locations, there were six

⁵ <http://www.maidstone.gov.uk/home/other-services/environmental-health/primary-areas/air-quality>

locations within the AQMA where NO₂ levels were observed to exceed the annual mean objective for NO₂, when distance corrected to the nearest relevant exposure. Five of these locations were in Upper Stone Street and the other was at the Wheatsheaf Junction. It is clear that air quality in Maidstone has improved over recent years, to the extent that a number of areas previously identified as air quality 'hotspots', for example, the High Street and Well Road, no longer appear to exceed the NO₂ annual mean objective. At the Wheatsheaf junction, whilst an exceedance is regularly measured at the Wheatsheaf pub, the pub appears to be the only property where the exceedance is measured.

Neighbouring residential properties appear to be below the objective. A similar picture is emerging at the Fountain Lane/Tonbridge Road junction where the area of exceedance barely seems to extend outside the carriageway of the road to the residential properties. In 2018, however, the results were affected by a sink hole in Tonbridge Road which resulted in the closure of the road at the Fountain Lane Junction, causing lower than expected NO₂ levels.

Therefore it is now very clear that Upper Stone Street is now the main area of concern in Maidstone with regards to air quality. Even here, there have been considerable improvements in recent years [...]. Despite the improvements, the levels remain stubbornly in excess of the objective, and it's clearly here that we need to prioritise our efforts in the coming years."

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

4.49 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 25 permissions granted on large sites (5+ dwellings). Of this number, 10 of the developments were found to have no specific air quality implications when the applications were assessed. A further four were 'Prior Notification' proposals and, as such, were exempted from air quality considerations. The remaining 11 proposals made provision for air quality as follows; consent conditioned to require a future air quality assessment and mitigation (4 sites), provision of electric vehicle charging points (7 sites), low NO_x boilers (1 site), additional landscaping to mitigate for poor air quality (

1 site) and a requirement for a sustainable transport welcome pack for new residents (1 site).

Infrastructure

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

4.50 There were 27 applications granted planning permission subject to S106 agreements in the 2018/19 reporting year. Of those applications 23 provided all contributions sought for infrastructure and 4 were able to provide some, but not all of the developer contributions sought due to site specific viability issues. Of those not able to provide all contributions sought, the prioritisation for infrastructure contributions set out in Local Plan policy ID1 was applied. Consequently, there was no deviation from policy ID1 during the reporting year.

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

4.51 There were 27 applications granted planning permission subject to S106 agreements in the 2018/19 reporting year. Of those applications 23 provided all contributions sought for infrastructure and 4 were able to provide some, but not all of the developer contributions sought due to site specific viability issues.

Indicator M45: Delivery of infrastructure through planning obligations/conditions

4.52 The Council maintains an Infrastructure Delivery Roadmap that tracks the progress of all infrastructure projects listed in the Infrastructure Delivery Plan (IDP). For the reporting year, all projects except HTNW4b remain on track to be delivered within the five year periods identified in the IDP. As reported in the January 2019 report to the Maidstone Joint Transportation Board, the proposal did not deliver the required capacity benefits and did not demonstrate good value for money which was required for the approval of a submitted business case. The delivery of planned development has not been affected by the non-delivery of infrastructure.

Indicator M46: Introduction of Community Infrastructure Levy

4.53 The Council has required the submission of the CIL Form Zero since June 2018; 16 weeks ahead of the implementation of CIL on 1 October 2018. Form Zero is the additional CIL information form which requires an applicant to

declare if they feel the development will be CIL liable. This gives an indication of the potential CIL liability at the point of submission. Since implementation on 1st October 2019 to 31st March 2019, 169 CIL liable applications were received. £0 received in CIL payments in this period.

Transport

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

4.54 The Council maintains an Infrastructure Delivery Roadmap that tracks the progress of all known infrastructure projects. Over the reporting year, all relevant transport improvements associated with Local Plan allocations except HTNW4b were on track for a timely delivery. Their progress will continue to be monitored through the Roadmap.

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

4.55 Projects remain on track to be delivered within the broad time periods identified within the Infrastructure Delivery Plan. Only 9% of the actions within the ITS have been rated as red in terms of delivery, with the remainder being 30% amber and 61% green. As part of the Local Plan Review, the Integrated Transport Strategy will be reviewed.

Indicator M49: Provision of Travel Plans for appropriate development

4.56 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.

4.57 In 2018/19 there were six travel plans on record. No qualifying developments failed to produce a travel plan. The six travel plans are:

- 19/501273/SUB – Land to the East of Hermitage Lane
- 19/501464/SUB – Westwood, Ham Lane, Lenham
- 19/500341/SUB – Gatland House, Gatland Lane, Maidstone
- 18/502144 – M&S, Eclipse Park

- 17/502432 – Springfield Mill
- 17/501471 – Maidstone School of Science & Technology, New Cut Road

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**

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

4.59 No significant worsening of congestion as a result of development:

Since last year, the methodology by which the DfT present the figures has changed, previously figures were broken down by road direction. Therefore comparisons cannot be made between the two years.

4.60 Reduced long stay town centre car park usage: There is no further information regarding the average combined journey times for public transport, bicycling and car to key services to what has been produced in previous AMRs (Figure 4.7).

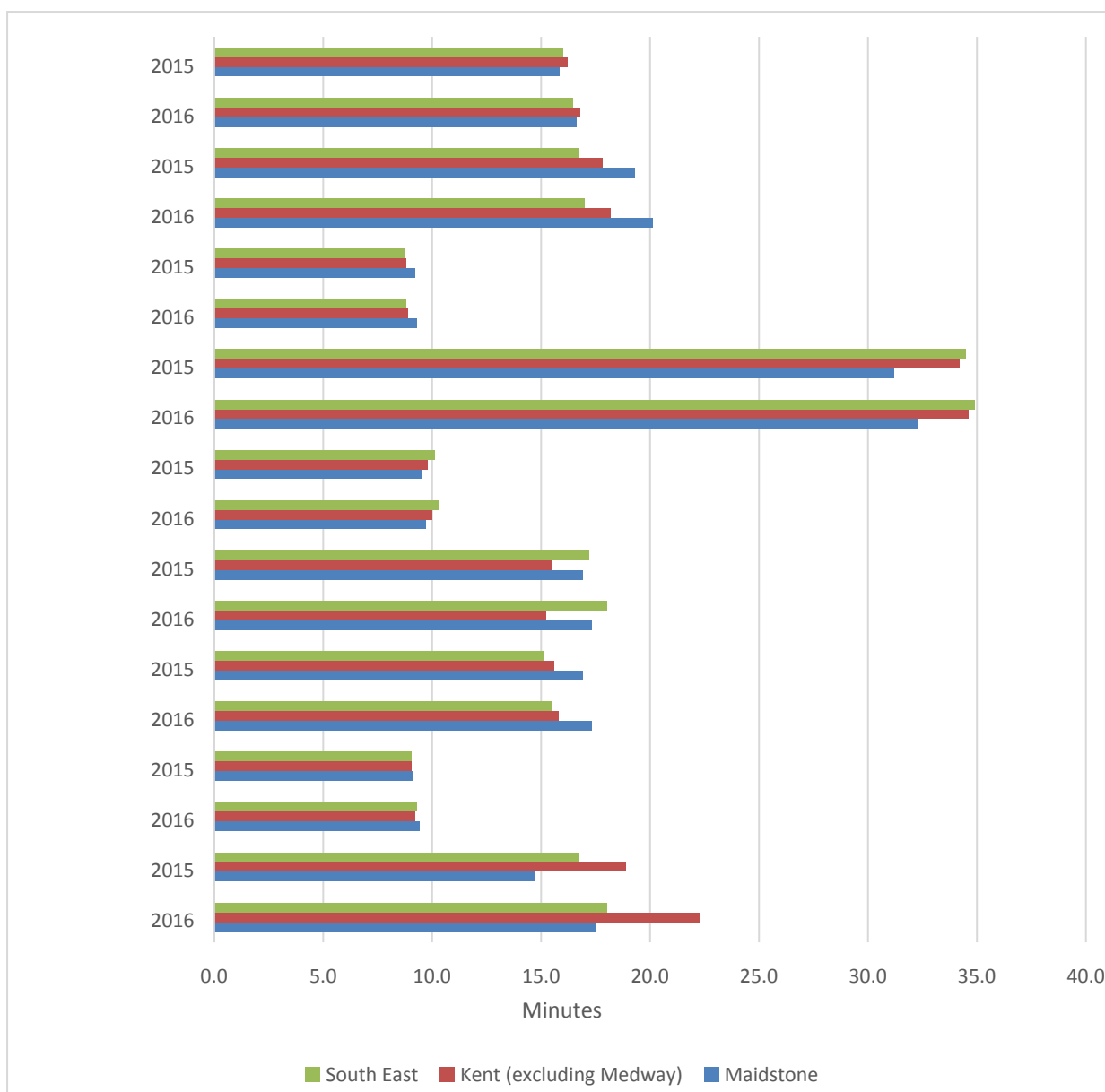


Figure 4.7: Average journey times to key services 2016 (Source: DfT 2018)

4.61 Improved ratio between car parking costs and bus fares: In total there were 395,408 transactions in the town centre long stay car parks (Table 4.26) an increase of 14% from the previous year. Since last year, a cashless service called 'Check In, Check Out' (CiCo) has been introduced at Sandling Road which allows users to pay on exit.

Car Park	Payment Method			Total
	Pre-pay Unit	RingGo	CiCo	
Barker Road	24,595	15,066	0	39,661
Brooks Place	1698	923	0	2621

Brunswick Street	7111	4475	0	11,586
College Road	14,447	7276	0	21,723
Lockmeadow	138,772	52,289	0	191,061
Lucerne Street	5648	3120	0	8768
Sandling Road	39,999	16,166	7013	63,178
Sittingbourne Road	13,726	8132	0	21,858
Union Street East	10,881	6352	0	17,233
Union Street West	6126	4304	0	10,430
Well Road	3880	3409	0	7289
Total	266,883	121,512	7013	395,408

Table 4.26: Town Centre long stay car park transactions 2018/19 (Source: MBC 2019)

4.62 Since last year there has been a change to the cost of long stay parking and the cost of an Arriva day ticket (Table 4.27).

Car Parks	2019		Ratio 2019	Ratio 2018	Ratio 2017	Change
	Long stay cost (over 4 hours)	Arriva day ticket				
MBC (up to 5 hours)	£5.40 (average)	£5.40	0.00	1.38	1.25	-1.38
MBC (over 5 hours)	£6.90 (average)	£5.40	1.28			
Fremlin Walk (4-5 hours)	£5.40	£5.40	0.00			
Fremlin Walk (over 5 hours)	£10.20	£5.40	1.89	1.96	1.83	-0.07
The Mall (4-5 hours)	£4.50	£5.40	-0.83			
The Mall	£9.00	£5.40	1.67	1.80	1.73	-0.13

Table 4.27: Ratio of car parking costs compared to bus fares (Source: MBC 2018 and 2019)

5. Sustainability Appraisal – Significant Effect Indicators

5.1 The Sustainability Appraisal for the adopted Maidstone Local Plan outlines monitoring measures that will be used to monitor the effects of the Maidstone Borough Local Plan. The monitoring of the significant effect indicators allows 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 1,146 dwellings (net) completed during the monitoring year 2018/19, bringing the total completed dwellings to 6,437 for the plan period 2011/31. This represents a shortfall of 627 against the eight year target of 7,064 dwellings. This shortfall will be delivered over the next seven years 2020 to 2027 (see indicator M5 for further information).

Indicator SA3: Net additional Gypsy and Traveller pitches

5.4 See Local Plan Indicators M27 and M29

Flooding

Indicator SA4: New development in the floodplain

5.5 There has been no loss in floodplain as a result of development during 2018/19.

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

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

Indicator SA6: Percentage of developments implementing SUDs

5.7 Data for this monitoring indicator is currently unavailable.

Health

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

5.8 The 2011 Census data outlines that 48.1% of people within Maidstone consider their health to be very good, with a further 35.1% who consider their health to be good⁶. These figures are similar to the national averages, whereby a total of 47.2% consider their health to be very good and 34.2% consider their health to be good.

Indicator SA8: Distance travelled to services

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

Service		% of key villages with access to service July 2018
Education	Nursery	100%
	Primary School	100%
	Secondary School	40%
Community	Place of Worship	100%
	Public House	90%
	Village/Community Hall	100%
	Library (including mobile)	100%
Health	Doctor's Surgery	80%
	Other	70%
Leisure	Recreation	100%
	Sport	100%
	Other	80%
Convenience shopping	General Store/Newsagent	100%
	Post Office	100%
	Bank (including mobile)	40%
	ATM	50%
	Other	60%

⁶ No recent figures have been published.

Comparison shopping	Hairdresser, Florist etc	100%
Eating out	Restaurants	80%
	Take-Away	60%
	Café, Tearooms	60%
Transport	4+ Bus Journeys/Weekday	100%
	Train Service	70%

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

Poverty

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

5.10 The Index of Multiple Deprivation⁷ ranks each Lower-layer Super Output Area (LSOA) in the country from 1 being the most deprived and 32,844 being the least deprived. Three wards within Maidstone rank in the top 10% for deprivation in Kent⁸. As of 2015⁹, according to the Index of Multiple Deprivation, the least deprived LSOA in Maidstone Borough is located in Bearsted ward and is ranked as 32,782. The most deprived LSOA is located in Parkwood ward and is ranked as 1979.

Indicator SA10: Levels of unemployment

5.11 See Local Plan Indicator M22.

Education

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

5.12 The Department for Education's School Capacities return, shown in Figure 5.1, shows that capacity at both primary and secondary schools in the Borough has changed between 2018 and 2019.

⁷ <https://www.gov.uk/government/statistics/english-indices-of-deprivation-2015>

⁸ https://www.maidstone.gov.uk/_data/assets/pdf_file/0009/269721/Strategic-Plan-2019.pdf

⁹ There has been no update to the figures published in the Authority Monitoring Report 2017/18

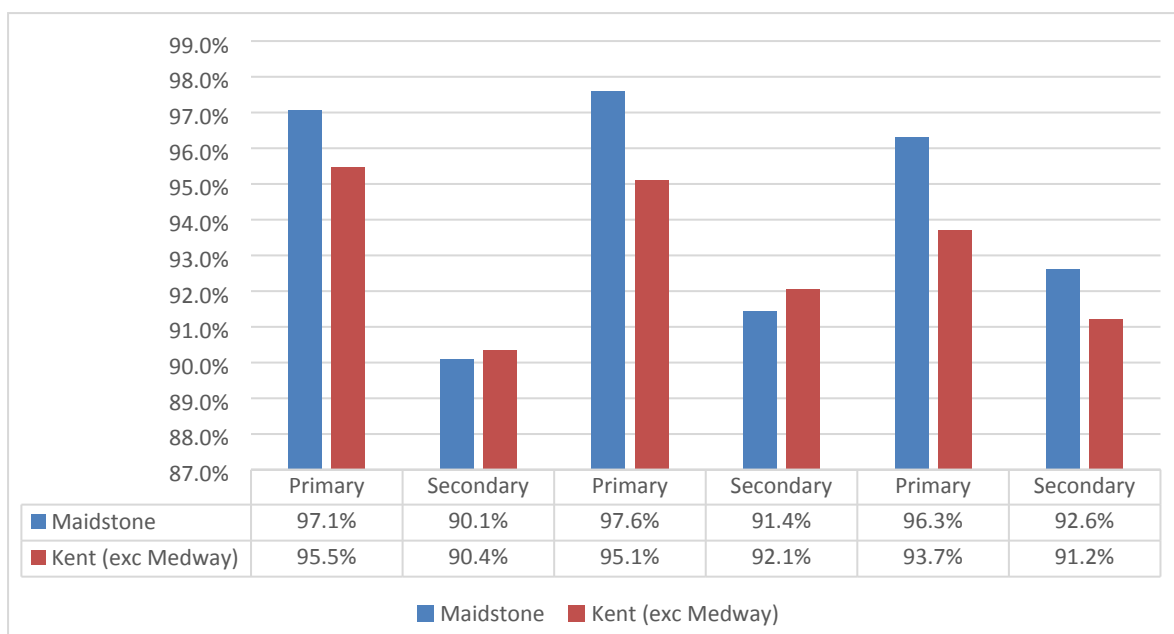


Figure 5.1: School capacity at January 2019, 2018 and 2017 (Source: KELSI 2019, 2018 and 2017). These figures are based on the Department for Education's School Capacities return.

Indicator SA12: Pupils achieving grades A-C

5.13 NVQ Level 2 equates to 4-5 GCSE grades A*-C (grades 4-9 under the new grading system). In 2018 (January to December), 75.8% of pupils in Maidstone achieved NVQ 2 or above. In comparison to 78.9% in the South East. Since 2011 there has been an increase in the number of pupils achieving NVQ 2 or above of 2.3%, and this increase is lower than the rest of the South East (7.6%) and nationally (7.8%)¹⁰.

Crime

Indicator SA13: Levels of crime in town centres

5.14 The town centre is located in the High Street ward. Figures provided by Kent Police show that between 2015 and 2018 (January to December) there has been an increase of 20% in crime in the High Street ward from 5403 to 6501 reported crimes. There was a sharp decline in the number of crimes reported between October and November (269) and December (186) (Figure 5.2).

¹⁰ Further details can be accessed at:

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

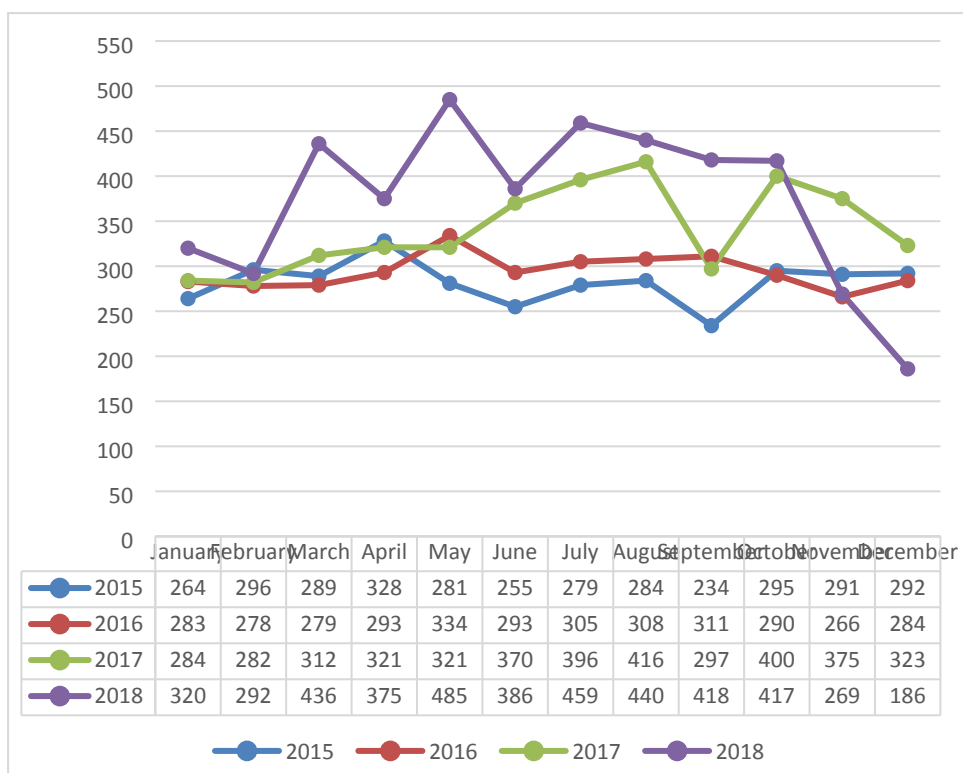


Figure 5.2: Crimes reported between 2015 and 2018 (Source: Kent Policy 2019)

Indicator SA14: Crime rates per 1000 population

5.15 Figures provided by the Home Office show that there has been a general increase in all reported crime both within Maidstone and county wide between 2017/18 and 2018/19. For the Borough, crime rate per 1,000 population has risen from 90 in 2017/18 to 104 in 2018/19 an increase of 16% (Table 5.2).

	2017/18		2018/19		% change	
	Maidstone 2017/18	Kent 2017/18	Maidstone 2018/19	Kent 2018/19	Maidstone	Kent
Crime rate per 1,000 population	90	114	104	127	16%	11%

Table 5.2: Crime rates per 1,000 population (Source: Home Office 2019)

Vibrant community

Indicator SA15: Loss/gain of community facilities

5.16 The Maidstone Borough Local Plan seeks to resist the net loss of community facilities. During 2018/19, there was a total gain of 20 community facilities. This includes two community/recreation facilities; two education and training

establishments; 11 medical/community care centres; two places of worship; and three other public/community buildings/facilities.

5.17 During 2018/19 there has also been a total loss of 19 community facilities, consisting of five education and training establishments; 10 medical/community care centres; one place of worship; and three other public/community buildings/facilities. Overall, this equates to a net gain of one community facility in 2018/19.

Accessibility

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

5.18 See Local Plan Indicator M49

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

5.19 Information produced by Public Health England¹¹ shows that in 2017/18 17.9% of adults in the Borough walk as their mode of travel at least three days per week, compared to 13.4% of adults in 2016/17. A further 1.3% of adults cycle for travel at least three days per week. There has been no change in the number of adults who cycle for travel since 2016/17.

5.20 Walking to school statistics published¹² indicate that over the monitoring year a total of 25,063 cars were taken off the road as a result of walking to school.

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

5.21 The Strategic Planning team will develop indicators to look at access issues in rural areas over the next year.

¹¹ <https://fingertips.phe.org.uk/profile/wider-determinants/data#page/1/gid/1938133043/pat/6/par/E12000008/ati/101/are/E07000110>

¹² <https://kmcharityteam.secure.force.com/localauthority/walkingtoschoolstats>

Culture

Indicator SA19: Number of visits to the Borough

5.22 In a report on Economic Impact of Tourism Maidstone – 2017 Results¹³ published in November 2018, there were 371,000 staying visits to Maidstone Borough (Figure 5.3). This is a small decrease of 0.5% from 2015 when there were 373,000 staying trips.

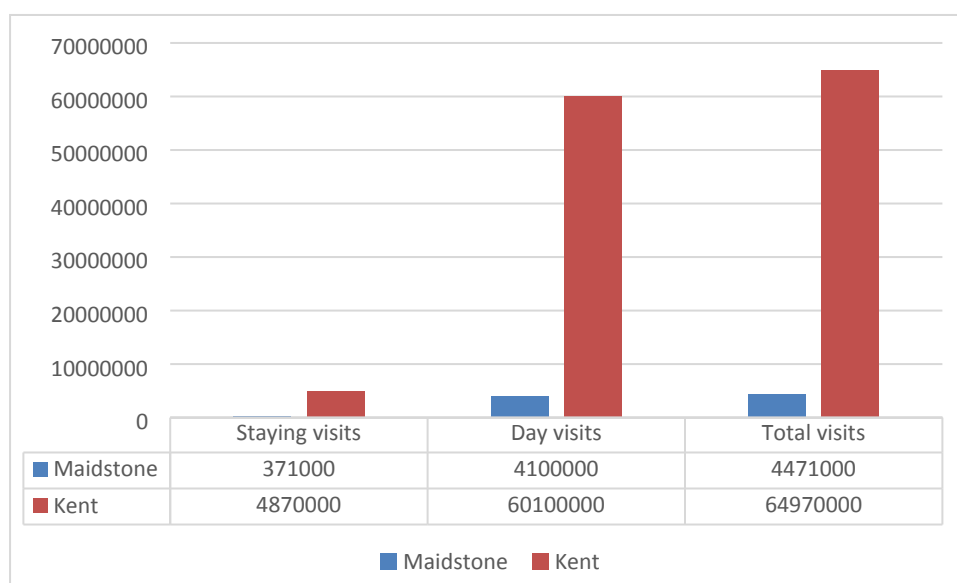


Figure 5.3: Number of visitors to the Borough (Source: Destination Research, 2018)

Land use

Indicator SA20: Percentage of development on previously developed land

5.23 Out of the 1,146 dwellings (net) completed during the monitoring year 2018/19 a total of 582 dwellings were completed on previously developed land. This equates to 51%. Table 5.3 shows that there has been a decline in the percentage of completions on previously developed land, which is to be expected as greenfield sites allocated in the adopted Local Plan are delivered.

Year	Percentage of completions on previously developed land
2011/12	92%
2012/13	84%
2013/14	77%
2014/15	77%
2015/16	69%

¹³ https://www.visitkentbusiness.co.uk/library/Cambridge_Model_2018/1._Economic_Impact_of_Tourism_-_Maidstone_2017.pdf

2016/17	60%
2017/18	47%
2018/19	51%

Table 5.3: Percentage of housing completions on previously developed land
(Source: MBC 2019)

Indicator SA21: Net loss of agricultural land

5.24 See Local Plan Indicator M35.

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

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

Congestion

Indicator SA23: Peak traffic flow

5.26 The figures below in Table 5.4 show the average vehicle speeds on five of the main A roads. Since 2017 speeds have reduced on the A20, A26 and A274, whilst the A229 and A249 has seen an increase in average speeds.

Road Name	2017 (mph)	2018 (mph)	Change in last year (%)
A20	32.2	31.3	-3.1%
A229	31.5	33.6	6.9%
A249	42.9	47.9	11.8%
A26	24.3	24.0	-0.9%
A274	27.4	27.2	-0.5%

Table 5.4: Average vehicle speeds on locally managed 'A' roads (Source: DfT 2019)

Indicator SA24: Travel times

5.27 See Local Plan Indicator M50.

Indicator SA25: Investment in road infrastructure

5.28 A total of 19 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: CO₂ emissions per capita

5.29 Between 2011 and 2016, CO₂ emissions per capita in Maidstone has declined, a trend which is reflected in the Kent average (Table 5.5).

Per Capita Emissions (t)	2011	2012	2013	2014	2015	2016
Maidstone	5.3	5.4	5.5	5.0	4.5	4.1
Kent	5.7	5.6	5.4	4.8	4.6	4.3
England	5.7	5.9	5.7	5.1	4.9	4.6

Table 5.5: Per Capita CO₂ Emissions (t) between 2011 and 2016 (Source: DEBIS 2018)

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

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

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

5.31 Data for this monitoring indicator is currently unavailable.

Biodiversity

Indicator SA29: Net loss/gain of designated wildlife habitats

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

Indicator SA30: Condition of wildlife sites

5.33 Data for this monitoring indicator is currently unavailable.

Countryside and heritage

Indicator SA31: Landscape character appraisals and impacts

5.34 As part of the Maidstone Borough Local Plan evidence base, the Maidstone Landscape Character Assessment (2012) and Maidstone Landscape Character Assessment Supplement (2012) was produced. The Landscape Character Assessment identifies 58 borough wide landscape character areas. Each landscape area has been assessed against condition and sensitivity. The Council also commissioned the Maidstone Landscape Capacity Study: Sensitivity Assessment and the Maidstone Landscape Capacity Study: Site Assessments which assessed the sensitivity of the landscape character areas in more detail. The documents form part of the evidence base for the Local Plan and inform planning application decisions.

Indicator SA32: Number of heritage restoration projects completed

5.35 Data for this monitoring indicator is currently unavailable.

Waste

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

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

Indicator SA34: Amount of construction and demolition waste

5.37 Across the South East there has been a reduction in the amount of non-household waste collected between 2016/17 and 2017/18 of 14.6%, with 12,610.21 tonnes collected in 2017/18. There has also been a reduction of 6.4% in the amount of non-household waste collected in Kent during the time period. In Maidstone there has been an increase of 77% with 357 tonnes of non-household waste collected in 2017/18 (Table 5.6).

Financial Year	Maidstone	Kent	South East
2014-15	558	41091	311421
2015-16	523	40266	15568.95

2016-17	202	41779	14760.05
2017-18	357	39119	12610.21

Table 5.6: Amount of non-household waste collected (tonnes) (Source: DEFRA 2019)

Indicator SA35: Waste generate per capita

5.38 As demonstrated in the graph below there has been a decrease in the amount of waste collected in Maidstone of 2.08%. When comparing the amount of waste collected per person for Maidstone against Kent figures, less waste is collected in the Borough.

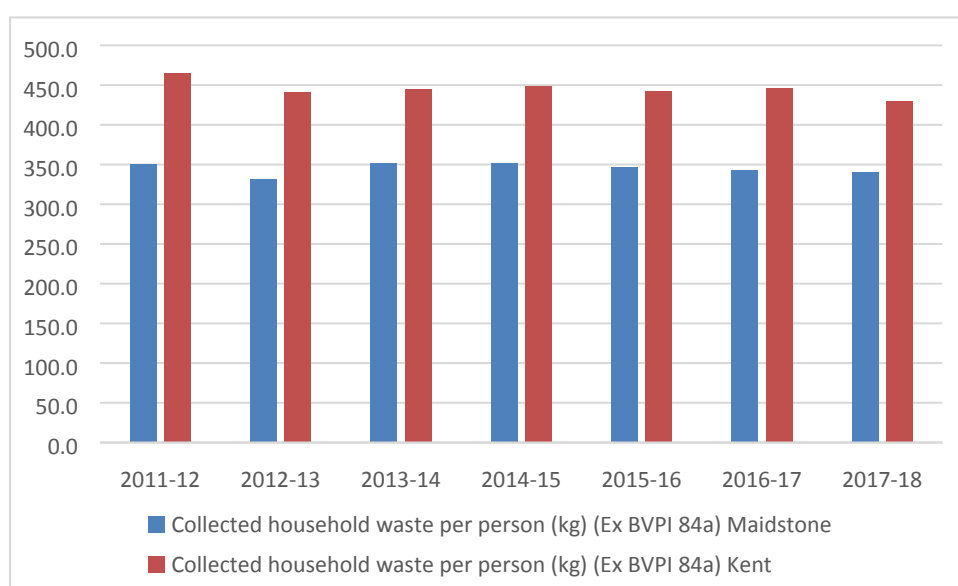


Figure 5.4: Collected household waste per person (kg) (Source: DEFRA 2019)

Water management

Indicator SA36: Water availability/consumption ratios

5.39 The Southern Water 'Water Resources Management Plan 2019' outlines the future forecasts for demand and supply across the 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.

Planning scenario	2019-20 demand (MI/d)	2069-70 demand (MI/d)	Net change (MI/d)	Net change (%)
Normal Year	535.1	594.9	59.8	11%

Dry Year	571.0	636.0	65.0	11%
Peak Demand	643.9	720.0	76.1	12%
Minimum DO	561.0	624.1	63.2	11%

Table 5.7 Increase in the demand over the 50 year planning period for each scenario (Source: Southern Water, 2019).

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

5.41 The South East Water Resource Management Plan 2020 to 2080 also outlines that supply demand balance for Kent will move from surplus to deficit. Table 5.8 indicates that by 2024/25 there will be a deficit of 2.8 MI/d.

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

Table 5.8 Baseline supply demand balance for Kent (Source: South East Water, 2019)

Indicator SA37: Ecological/chemical status of water bodies

5.42 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, 72.7% of water bodies have been classified as moderate in terms of ecological status or potential (this figure excludes groundwater bodies). 84.9% of water bodies have a chemical status of good.

Water Body Name	Water Body Category	Ecological status or potential	Chemical status
Alder Stream and Hammer Dyke	River	Moderate	Good
Aylesford Stream	River	Poor	Good
Bartley Mill Stream	River	Moderate	Good
Beult	River	Moderate	Good
Beult at Yalding	River	Moderate	Good
Bewl	River	Moderate	Good
Bewl Water	Lake	Moderate	Good
Bourne (Medway)	River	Moderate	Fail
Cliffe Pools North Lake	Lake	Good	Good
Cliffe Pools South Lake	Lake	Good	Good
Ditton Stream	River	Moderate	Good
East Kent Chalk - Stour	Groundwater Body		Poor
East Kent Tertiaries	Groundwater Body		Good
East Stour	River	Moderate	Good
Great Stour between Ashford and Wye	River	Moderate	Good
Hammer Stream	River	Moderate	Good
Hilden Brook	River	Poor	Good
Kent Greensand Eastern	Groundwater Body		Poor
Kent Greensand Middle	Groundwater Body		Poor
Kent Greensand Western	Groundwater Body		Good
Kent Isle of Thanet Chalk	Groundwater Body		Poor
Len	River	Moderate	Good
Leybourne Stream	River	Moderate	Good
Little Hawden Stream	River	Moderate	Good
Loose Stream	River	Moderate	Good
Lower Teise	River	Moderate	Good
Marden Meadow Ponds	Lake	Good	Good
Marden Mill Stream	River	Moderate	Good
MEDWAY	Transitional	Moderate	Fail
Medway at Maidstone	River	Moderate	Good
Mereworth Stream	River	Moderate	Good
Mid Medway from Eden Confluence to Yalding	River	Moderate	Good
Murston Lakes	Transitional	Good	Good
Murston Lakes, angling lakes	Lake	Moderate	Good

Water Body Name	Water Body Category	Ecological status or potential	Chemical status
North Kent Medway Chalk	Groundwater Body		Poor
North Kent Swale Chalk	Groundwater Body		Poor
North Kent Tertiaries	Groundwater Body		Good
Sherway	River	Moderate	Good
Snodland Reservoir	Lake	Moderate	Good
Somerhill Stream	River	Bad	Good
SWALE	Transitional	Moderate	Good
Teise and Lesser Teise	River	Moderate	Good
Teise at Lamberhurst	River	Poor	Good
Tributary of Beult at Frittenden	River	Moderate	Good
Tributary of Beult at Sutton Valance	River	Moderate	Good
Tributary of Teise	River	Moderate	Good
Tudeley Brook	River	Moderate	Good
Ulcombe Stream	River	Moderate	Good
Upper Beult	River	Poor	Good
Upper Beult - High Halden and Bethersden Stream	River	Bad	Good
Upper Great Stour	River	Poor	Good
Upper Teise	River	Moderate	Good
White Drain	River	Poor	Good

Table 5.9 Water bodies classification status (Source: Environment Agency, 2016)

Energy

Indicator SA38: New installed renewable energy capacity

5.43 Information published by Department for Business, Energy and Industrial Strategy states that between the end of 2014 and end of 2018 there has been an increase in the number of renewable energy installations from 1,484 installations to 2,167. The largest contributor being photovoltaics. The installed capacity has increased from 56.3 MW to 60.6 MW at the end of 2018.

Indicator SA39: Total energy consumption

5.44 Total energy consumption has fluctuated between 2011 and 2017. Table 5.10 below shows the total energy consumption over the time period. There has been an increase of 1.38% 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	99.2	9.7	1,648.5	1,033.1	697.4	63.0	3,550.8
2012	91.2	10.7	1,638.3	1,023.7	684.8	84.6	3,533.4
2013	152.4	11.2	1,594.5	1,004.1	755.5	104.6	3,622.4
2014	158.2	13.4	1,621.4	964.8	668.8	100.6	3,527.3
2015	126.1	11.6	1,683.1	988.7	670.6	109.6	3,589.7
2016	85.7	10.3	1,693.1	987.8	642.9	118.1	3,537.7
2017	69.7	11.2	1,689.2	1,062.5	653.0	114.4	3,599.9
	-29.73%	15.46%	2.47%	2.85%	-6.37%	81.59%	1.38%

Table 5.10: Total energy consumption in Maidstone (Source: Department for Business, Energy and Industrial Strategy (DBEIS), 2019).

Economy

Indicator SA40: Total amount of additional floorspace by type

5.45 During 2018/19 there has been an increase of 51,223sqm of commercial floorspace (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	Net sqm		
	2016/17	2017/18	2018/19
A1	-1,665	-5,189	-2,998
A2	611	-1,351	-655
A3	1,930	1626	2,314
A4	-1,078	-1,418	-619
A5	1,078	572	698
B1a	-17,166	-8,564	-195
B1b	13,228	14,156	19,004
B1c	-5,377	-5,775	8,914
B2	-12,386	-13,613	-10,200
B8	-2,683	-6,714	23,829
D1	27,090	30,009	32,674
D2	-1,181	-608	-38,874
Sui Generis	3,292	3,657	17,331
TOTAL	5,693	6,788	51,223

Table 5.11: Net additional floorspace by type 2018/19 (completed and consent permissions combined) (Source: MBC 2019)

Indicator SA41: Unemployment rate

5.46 See Local Plan Indicator M22.

6. Appendices

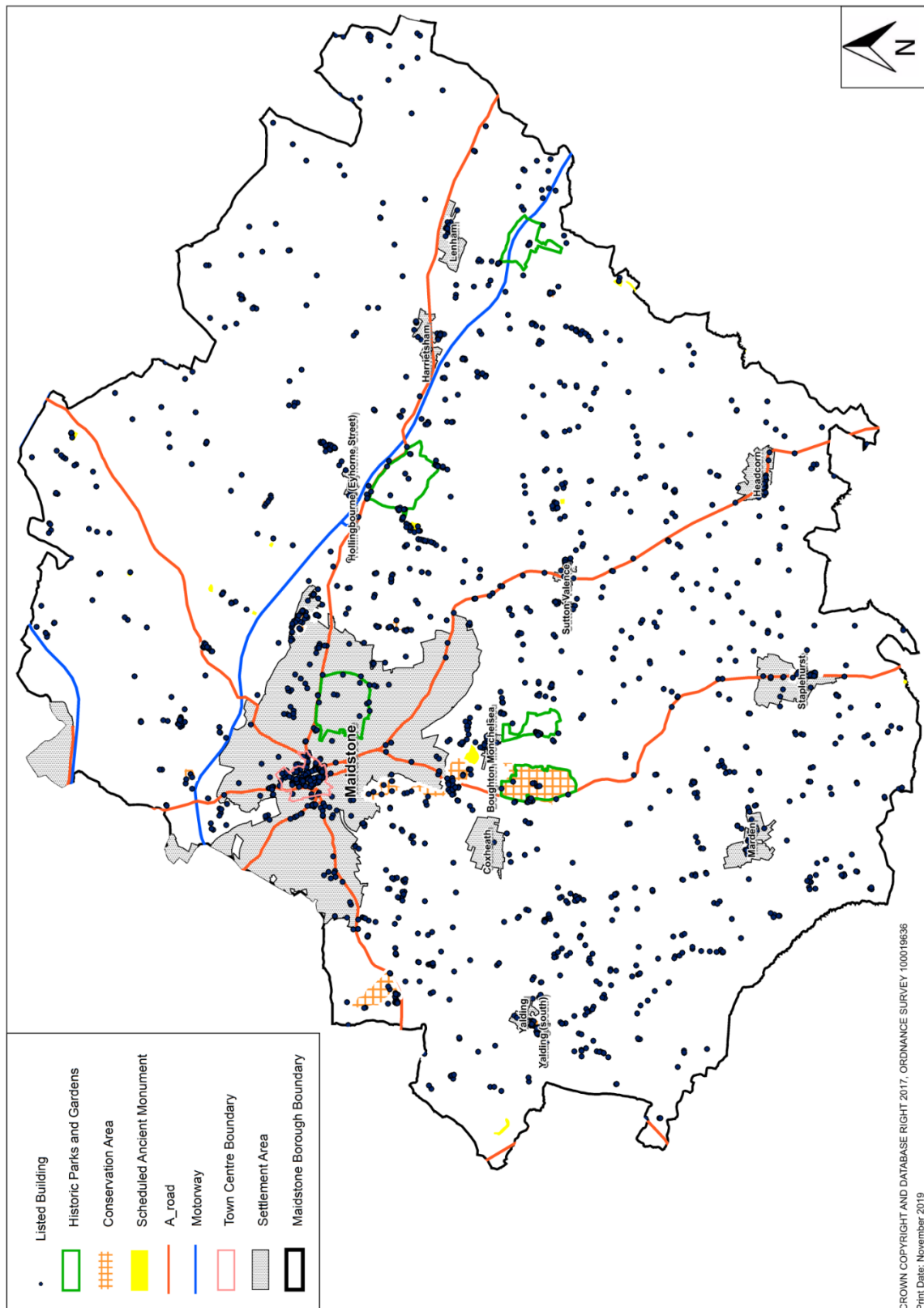
Appendix 1 – Built and Natural Environment Assets and Constraints

Built Environment Assets	2018	2019
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

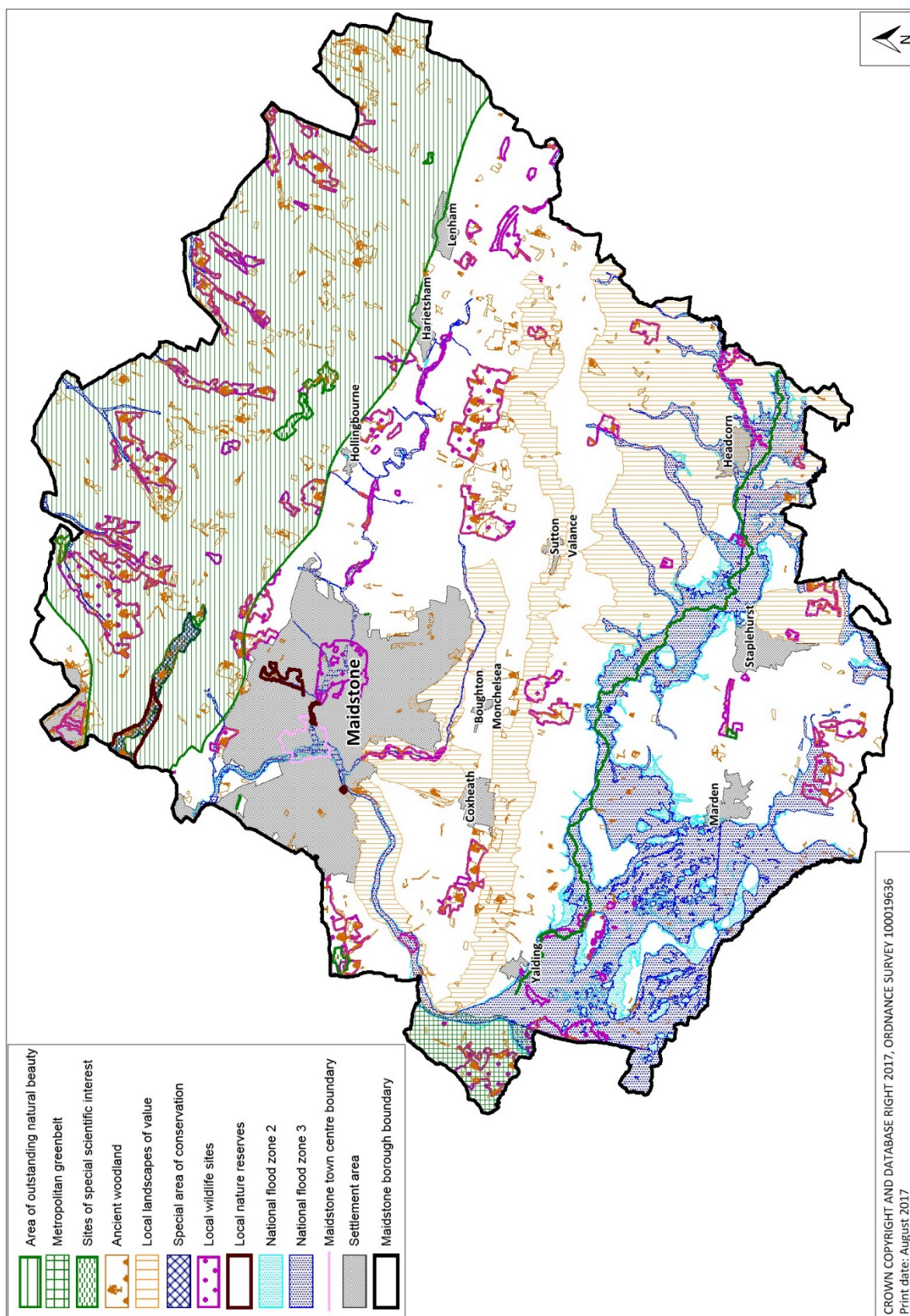
Table 6.1: Key assets of the built environment (Source: Historic England 2019)

Natural Environment Assets and Constraints	2018			2019		
	KM²	% of Borough	Number	KM²	% of Borough	Number
Total area of the Borough	391.88			391.88		
Metropolitan Green Belt	5.27	1.34%		5.27	1.34%	
Area of Outstanding Natural Beauty	106.8	27.25%		106.8	27.25%	
National Flood Zone 3	41.39	10.56%		41.39	10.56%	
National Flood Zone 2	25.05	6.39%		25.05	6.39%	
Landscape of Local Value	75.58	19.29%		75.58	19.29%	
Ancient Woodland (semi-natural and replanted)	28.29	7.22%		28.29	7.22%	
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 2019).



Map: 6.1: Key assets and constraints of the built environment (Source: MBC 2019)



Map 6.2 : Key assets and constraints of the natural environment (Source: MBC 2017)

Appendix 2 – Duty to Cooperate

Who was the meeting with?	Topic area/What was discussed?	When was the meeting?
Medway	Medway Local Plan progress	May 2018
KCC (Minerals and Waste)/Swale Borough Council /Canterbury City Council/Dartford Borough Council/Gravesham Borough Council/Ebbsfleet Development Corporation	Approach to minerals safeguarding in the consultation draft Minerals and Waste Local Plan Review/Approach to safeguarding and associated requirement for minerals assessments for existing adopted LP allocations, site assessments at LPR stage and DM process.	May 2018
Swale Borough Council	Swale LP Review and Maidstone LP Review/ Update on each authority's local plan review, transport modelling, sustainability appraisal and habitat regulations assessment	May 2018
KCC	Regular 'Alternative Transport' meetings to discuss progress of the ITS actions	May 2018
Tunbridge Wells Borough Council	Local Plan updates and cross boundary issues	June 2018
KCC	Local Plan Review update; way forward with KCC input into the LPR	July 2018
KCC	Maidstone Walking and Cycling Route Audit - prioritising schemes within walking and cycling assessment	July 2018
KCC	Regular 'Alternative Transport' meetings to discuss progress of the ITS actions	July 2018

KCC (Highways)	Specific meeting with MBC and KCC Highways Officers to understand baseline position with respect highway capacity and safety.	September 2018
Tonbridge and Malling Borough Council	Tonbridge and Malling Regulation 19 plan; progress with MBC's LPR/Key aspects of TMBC plan which have implications for MBC - air quality, transport, HRA; progress and future work schedule with MBC LPR	October 2018
KCC	Local Plan Review update; way forward with KCC input into the LPR	November 2018
KCC	Regular 'Alternative Transport' meetings to discuss progress of the ITS actions - air quality	November 2018
KCC	Regular 'Alternative Transport' meetings to discuss progress of the ITS actions - health	November 2018
Ashford Borough Council/Medway/Tonbridge and Malling Borough Council/Tunbridge Wells Borough Council/Swale Borough Council	Economic Development Needs evidence - Requesting feedback on proposed methodology for retail and employment	January 2019
Tonbridge and Malling Borough Council and Ashford Borough Council	SHMA - whether TMBC and ABC want to collaborate on a joint commission for the SHMA	February 2019
KCC (Minerals and Waste)	Draft Statement of Common Ground concerning Minerals & Waste safeguarding and site allocation	March 2019

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

Appendix 3 – Glossary

Acronym	Term	Description
	Affordable Housing	<p>The NPPF defines affordable housing as: 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) Affordable housing for rent: 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) Starter homes: 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) Discounted market sales housing: 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. Provisions should be in place to ensure housing remains at a discount for future eligible households.</p> <p>d) Other affordable routes to home ownership: 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</p>

		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.
AMR	Authority Monitoring Report	The Monitoring Report provides a framework with which to monitor and review the effectiveness of local plans and policies.
	Ancient woodland	An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).
AQMA	Air Quality Management Area	Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.
AQIA	Air Quality Impact Assessment	AQIA considers the potential impacts of pollution from individual and cumulative development, and to demonstrate how air quality impacts of the development will be mitigated to acceptable levels.
	Best and most versatile agricultural land	Land in grades 1, 2 and 3a of the Agricultural Land Use Classification.
	Brownfield Land	See Previously Developed Land
DEFRA	Department for Environment, Food and Rural Affairs	UK government department responsible for safeguarding the natural environment, supporting the world-leading food and farming industry, and sustaining a thriving rural economy. The department's broad remit means they play a major role in people's day-to-day life, from the food people eat, and the air people breathe, to the water people drink.
	Designated heritage asset	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
	Development Plan	Is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood plans that have been approved at referendum are also

		part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made.
DPD	Development Plan Document	A DPD is a spatial planning document that is subject to independent examination. Under new regulations, DPDs are now known as local plans.
DfE	Department for Education	The Department for Education is responsible for children's services and education, including early years, schools, higher and further education policy, apprenticeships and wider skills in England.
DfT	Department for Transport	The DfT works with its agencies and partners to support the transport network that helps the UK's businesses and gets people and goods travelling around the country. They plan and invest in transport infrastructure to keep the UK on the move.
	Environment Agency	The Environment is the leading public body for protecting and improving the environment in England and Wales, with particular responsibilities for river, flooding and pollution. (www.environment-agency.gov.uk)
	Historic England	Historic England is the government's expert advisor on the country's heritage. Historic England gives advice to local planning authorities, government departments, developers and owners on development proposals affecting the historic environment.
	Housing Delivery Test	Measures net additional dwellings provided in a local authority area against the homes required, using national statistics and local authority data. The Secretary of State will publish the Housing Delivery Test results for each local authority in England every November.
	Housing Topic Paper	Topic paper produced as part of the evidence base for the Maidstone Borough Local Plan. The topic paper can be found here: https://www.maidstone.gov.uk/_data/assets/pdf_file/0014/121118/SUB-005-Housing-Topic-Paper-May-2016.pdf Housing topic paper addendum can be found here: https://www.maidstone.gov.uk/_data/assets/pdf_file/0019/131716/SUB-005-A-Housing-Topic-Paper-Addendum-August-2016.pdf
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.
LDS	Local Development Scheme	A Local Development Scheme is required under section 15 of the Planning and Compulsory Purchase Act 2004 (as amended). This must specify (among other matters) the development plan documents (i.e. local plans) which, when prepared, will comprise part of the development plan for the area. Local planning authorities are encouraged to include details of other documents which form (or will form) part of the development plan for the area, such as Neighbourhood Plans.
LNR	Local Nature Reserves	Local nature reserves are formally designated areas. They are places with wildlife or geological features that are of special interest locally. They offer people special opportunities to study or learn about nature or simply to enjoy it. (www.naturalengland.org.uk)
	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 Government's	The Ministry of Housing, Communities and Local Government's (formerly the Department for Communities and Local Government) job is to create great places to live and work, and to give more power to local people to shape what happens in their area.
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.
	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.
SCAP	Schools Capacity Survey	The school capacity survey is a statutory data collection that all local authorities must complete every year. Local authorities must submit data about: school capacity (the number of places and pupils in a school), pupil forecasts (an estimation of how many pupils there will be in future), capital spend (the money schools and local authorities spend on their buildings and facilities).
SCI	Statement of Community Involvement	The SCI specifies how the community and stakeholders will be involved in the process of preparing local planning policy documents.
SHMA	Strategic Housing Market	A Strategic Housing Market Assessment assessed the local planning authority/s full objectively assessed need for new homes. This is expressed as

	Assessment	the number of new homes needed over the time period the local plan covers. The SHMA also considers affordable housing needs and the need for additional care home places. The National Planning Practice Guidance advises that local planning authorities work with neighbouring authorities where housing market areas cross administrative boundaries.
SPD	Supplementary planning documents	An SPD provides further detail to a policy or a group of policies set out in a local plan. A SPD can provide additional detail about how a policy should be applied in practice. SPDs are a material consideration in planning decisions but are not part of the development plan.
	Sustainability Appraisal	The SA is a tool for appraising policies to ensure they reflect sustainable development objectives, including social, economic and environmental objectives.
	Travel Plan	A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives and is regularly reviewed.
	Windfall sites	Sites not specifically identified in the development plan

Table 6.4: Glossary of terms

