

West Kent LIP

Maidstone

Section One: Priority Housing schemes

Project	No. of units	No. of affordable units	Tenure Mix	Employment Space	Detailed planning achieved/predicted to be achieved	Delivery timeframe (beginning/middle/end of 2011-2014 timeframe)	Grant required	Comments	Total Funding required	Cumulative Funding	Other funding sources
Army and Navy Stores	25	25	64% Social rent, 36% shared ownership	Mixed use development which comprises retail and restaurant cafe units. Up to per ground/first floor	Has planning	SOS 2011/12 Beginning	MAHP Grant Total: £1.185 million Breakdown: 2011-12: £592,500 2012-13: £592,500 (£660,000 per rented unit £25,000 per shared ownership - Cross Tenure Average Grant Per Unit £47,400)	Private sector - Consortia Partnership	£1,185,000	£1,185,000	
Collington Terrace, Parkwood	12	12	100% social rent	N/A	Has planning	SOS 2010/11 Beginning	MAHP Grant Total: £660,000 Breakdown: 2011-12: £330,000 2012-13: £330,000 (£55,000 per rented unit, indicative cost is £1.8m.	Golding Homes - Deed of Settlement scheme	£660,000	£1,845,000	£108,000 local authority
Gypsy and Traveller site	>15 pitches	>15 pitches	All affordable rent	N/A		Mid		In the absence of an appropriate site already in the Council's ownership, potential sites owned by 3 rd parties are being assessed for their suitability and availability.	£1,800,000	£3,645,000	possible S106
Hayle Place, Tovil	126	50	60% social rent, 40% build homebuy	N/A	Has outline planning consent subject to completion of S106	Middle - End	Land Acquisition: 2011-12: £2.6 m MAHP Grant: Total: 2.3m Breakdown: 2012-13: £1.150m 2014-15: £1.150m (£46,000 per unit)	Key Growth point	£4,900,000	£9,545,000	S106: open space: £150,000 Primary healthcare: £44,100
Land at Farleigh Hill, Tovil Option A	275	23	100% new build homebuy	N/A	Detailed planning consent - expired Feb 2010, extension to implement permission in	Mid - end	MAHP Grant: Total: £575,000 Breakdown: 2012-13: £287,000 Future: £287,500 (£25,000 per unit)	1 of 3 options Key housing growth site Stalled due to economic conditions	£575,000	£9,120,000	S106: £900,000. If number of dwellings/houses built are less than or exceed 275, then £3372.72 per dwelling house is either deducted or added to the £900,000 accordingly
Land at Farleigh Hill, Tovil, Option B	275	58 (split into two phases)	29 rented 29 shared ownership	N/A	Detailed planning consent - expired Feb 2010, extension to implement permission in	Mid - end	MAHP Grant: 2.61 million Breakdown: 2012-13: £1.305 m Future: £1.305 m (£45,000 per unit)	1 of 3 options Key housing growth site Stalled due to economic conditions	£2,610,000	£11,730,000	S106: £900,000. If number of dwellings/houses built are less than or exceed 275, then £3372.72 per dwelling house is either deducted or added to the £900,000 accordingly
Land at Farleigh Hill, Tovil, Option C	275	110	24% social rent 16% intermediate housing	N/A	Detailed planning consent - expired Feb 2010, extension to implement permission in	Mid - end	MAHP Grant: £5.305 million Breakdown: 2012-13: £2,652,500 Future: £2,652,500 (£48,227 per unit)	1 of 3 options Key housing growth site Stalled due to economic conditions	£5,305,000	£17,035,000	S106: £900,000. If number of dwellings/houses built are less than or exceed 275, then £3372.72 per dwelling house is either deducted or added to the £900,000 accordingly
Winch's Garth, Staplehurst	5	5	100% social rent	N/A	Has detailed planning	Mid	MAHP Grant: Total: £275,000 Breakdown: 2011-12: £137,500 2012-13: £137,500 (£55,000 per rented unit MAHP Grant: Total: £400,000 £44,444 per unit)	Golding Homes - Deed of Settlement scheme Bid has been submitted to the HCA for the scheme for next Bid clinic	£275,000	£17,310,000	£45,000 from Local Authority
Land at Depot Site George 22 Street, Option A	22	9	5 social rent 4 shared ownership	N/A	Registered detailed planning application	SOS 2011/12 Beginning		Resolution to grant Planning Affordable being negotiated.	£400,000	£17,710,000	S106 to be confirmed

Land at Depot Site George 22 Street, Option B	22	60% social rent and 40% shared ownership	N/A	Registered detailed planning application	SOS 2011/12 Beginning	MAHP Grant: Total: 1,005,000 (£45,682 per unit)	Resolution to grant planning. Affordable being negotiated.	£1,005,000	£18,715,000	§106 - to be confirmed
KEF Audio, Towl	76	60% social rent, 40% shared ownership	Relocation of existing KEF Audio plant/workshops to Eclipse business park	Has planning	End	MAHP Grant total: £1,380 million Breakdown: 2014-15: £690,000 future: £690,000 (£60,000 per rented unit, £25,000 per shared ownership unit - £46,000 Cross tenure average per unit)		£1,380,000	£20,095,000	§106 - to be confirmed
Kent Music School, Astley	25	6 social rent, 4 shared ownership	N/A	Outline application registered	End/longer term	MAHP Grant: Total: £460,000 Breakdown: 21012-13: £230,000 2013-14: £230,000	Land owned by Hadlow College who are seeking to sell and bring forward for residential development. Continued communication with RSL	£460,000	£20,555,000	§106 - the
Affordable Housing Delivery - Contingency Assessment	534	42% rent / 58% shared ownership	N/A	All got detailed planning	Mid	(£46,000 per unit) MAHP Grant Allocation Achieved = £3,892,000 Contingency - Loss of 27 Affordable Units - New Grant Reduction Requirement Total: £2,939,435 Infrastructure Shortfall Total = £1,000,000	MBC currently has a number of sites where affordable housing is expected to be produced on sites which have not yet been started, and where the loss of the minimum density requirements may results in the delivery of a reduced number of units. This takes account of this scenario.	£3,939,435	£24,494,435	§106 - the
Former Horticultural Unit, Hadlow College, Oakwood Park	50	30 social rent, 20 shared ownership (60:40)	N/A	Outline application registered	Mid	MAHP Grant Total: 2.3 million Breakdown: 2011-12: £1,150 m 2012-13: £1,150 m (£46,000 per unit)	Site now vacant Terms have now been agreed by developer with Hadlow College	£2,300,000	£26,794,435	§106 - the
Land at Church Street	28	100% social rent	N/A	Registered Detailed Planning Application thought that detailed planning would be achieved in 2010/11	Mid	MAHP Grant Total: 1.612 m Breakdown: 2011-12: £806,000 2012-13: £806,000 (£57,571 per rented unit)	Golding Homes - Deed of Settlement Land in ownership of Council Previous use was recreational	£1,612,000	£28,406,435	£180,000 from LA land acquisition grant may come from Golding Homes
Land at Junction of West Park and York Road	12	100% social rent	N/A	Has detailed planning	Early - Mid	C. £220,000 - £250,000 MAHP Grant: Total: £768,000 Breakdown: 2011-12: £384,000 2012-12: £384,000 (£64,000 per rented unit)	Discussion regarding possible use as a scheme for teenage parents Land in ownership of Golding Homes who are willing to bring site forward	£768,000	£29,174,435	
RURAL LOCAL HOUSING NEEDS PACKAGE - (BOUGHTON MONCHELSEA/MARDEN/ COXHEATH/HARRLESHAM)	77	Boughton Moncheleas: 50:50 – rental/shared ownership. Coxheath: 75:25 – rental / shared ownership. Marden: 60% affordable rented and 40% shared ownership Harriesham: 75% affordable rent and 21% shared ownership.	Potential new community facility/service at Coxheath.	achievement of detailed planning 2011/12	Mid - End	MAHP Grant: total: £3.95 million Breakdown: 2012-13: £1,975 m 2013-14: £1,975 m (£51,298 per unit)		£3,950,000	£33,124,435	
BETHERSDEN COURT / FINCH COURT / GEORGE MARSHAM HOUSE PACKAGE	47	68% social rent and 32% outright sale	N/A	Pre-application consultation	Mid	MAHP Grant: Total: £2,048 m (£4,000 per unit) MAHP Grant: Total: £339,000	Golding Homes Schemes	£2,048,000	£35,172,435	
BELL LANE ALLOTMENTS, STAPLEHURST	6	100% social rent	N/A	Pre - application consultation	Mid	Breakdown: 2011-12: £169,500 2012-13: £169,500 (£55,500 per rented unit)	Golding Homes - Deed of settlement scheme Land in ownership of Golding Homes	£339,000	£35,511,435	£45,000 from LA
KENWARD ORCHARD, KENWARD ROAD, YALDING	40	100% social rent - extra care supported housing	Treatment rooms, catering, general administration/office space, clinical management, ancillary support services	Has detailed planning	Mid	(£55,500 per rented unit) MAHP Grant Total: £3.4m Breakdown: 2011/12: £1.7m 2012-13: £1.7m £85,000 per rented unit	Possible acquisition by Housing 21. Uncertainty over whether deal can be reached based on offer price and owners assumptions	£3,400,000	£38,911,435	§106: £14,400 healthcare contribution

	23	9	60% (5 social rent and 4 new build homebuy)	N/A	Outline application registered	Mid	MAHP Grant: Total: £400,000 Breakdown: 2012-13: £200,000 2013-14: £200,000 £60,000 per rented unit, £25,000 per shared ownership - Cross tenure average per unit £17,391)	Former Council offices three outline applications registered for C2, C3 and B8 use Intention is for land to be sold at auction in September 2010. The offices located on site have been demolished, and there are no structures remaining on site.	£400,000	£39,311,435	\$106 tbc
13 TONBRIDGE ROAD - OPTION 4 (C3 Residential Use)											
	26	10	60 % social rent 40%shared ownership	N/A	Outline planning consent	Mid - End	MAHP Grant: Total: £460,000 Breakdown: 2012-13: £230,000 2012-14: £230,000 £60,000 per rented unit and £25,000 per shared ownership - Cross tenure average per unit £17,692)	Draft \$106 agreement has been drafted	£460,000	£39,771,435	\$106: Adult education: £4,680 Adult Social Services: £31,226 Libraries: £5,302 Open Space: £40,950 Primary Healthcare: £21,960 Youth and Community: £5,375.50
102 UPPER STONE STREET											
LAND WEST OF ROYAL ENGINEERS ROAD	66	26	60% social rent and 40% shared ownership	N/A	Outline planning consent	Mid-End	MAHP Grant: Total: £1,290 m £49,615 per unit)	Landowners looking to confirm future use of site within next three years.	£1,290,000	£41,061,435	\$106 tbc
BRUNSWICK STREET, LUCERNE STREET, SITTINGBOURNE ROAD, MOTE ROAD CAR PARKS	35-50 estimated	Could potentially be 100% affordable, or a mixture of private and affordable. Mainly 2/3 bed+ family houses.		N/A	Negotiations with interested parties, working towards submission of potential detailed planning applications.	End	MAHP Grant: Total: £2,125,000 based on 100% affordable (50 dwellings), with 50/50 tenure split (rent/shared ownership) Breakdown: 2013-14: £1,062,500 2014-15: £1,062,500 £60k per rented unit and £25k per shared ownership unit) - Cross tenure average per unit £42,500	Various existing car parks on land owned by the Council. Option for land to be sold for residential housing. Areas are in need of regeneration and residential proposal will help to unlock housing growth and enhancement of the general area. Several interested parties in the land.	£2,125,000	£43,186,435	Potential \$106
104 TONBRIDGE ROAD	22	9	60% social rent, 40% shared ownership	N/A	Outline planning consent	Mid - end	MAHP Grant: Total: £400,000 Breakdown: 2012-13: £200,000 2013-14: £200,000 £60,000 per rented unit) £25,000 per shared ownership) - Cross tenure average per unit £44,444		£400,000	£43,586,435	\$106 Open space: £334,650 Primary healthcare: £tbc
BURIAL GROUND LANE	20	12	60% affordable rent, 40% outright sale	N/A	Pre-application consultation	Mid - end	MAHP Grant: Total: £768,000 £45,000 per unit)	Golding Homes looking at mixed tenure housing scheme on brownfield site, which adjoins existing PFI Extra care scheme	£768,000	£44,354,435	
STOCKBURY LOCAL HOUSING NEEDS	8	8	75%25 – 6 social rent, 2 new build homebuy	N/A	Detailed planning application submitted. Likely to be refused as site is in area of AONB.	Mid - end	MAHP Grant: total: 2012-13: £180,000 2013-14: £180,000	problems with planning consent as in AONB. Appeal most likely	£360,000	£44,714,435	£80,000 from LA

Total of Band/Housing: £44,714,435

Section Two: Short Term Economic and Regeneration Priorities

Rank	Project	Brief Description	Employment created	Homes created	West Kent Primary Strategic Objective	Lead Agency/Authority	Planning permission	Delivery period	Funding Requirement (£)	Cumulative Funding	Other funding sources	Comments
1	Maidstone High Street Improvement Project	Improvement of public realm. This project will: - Create the right conditions for economic development - Celebrate and protect this part of the town's history and heritage	100	N/A	4.5		Has Planning	SOS Jan 2011	£3 million	£41,714,435	£4.5 of additional expenditure	KCC Highway technical approval stages have commenced Design at advanced stage Preferred contractor has been procured following O/EU regulations

2	Transport Hub	Covers a range of transport projects: Park and Ride - Bluebell Hill Park and Ride - Willington Street Park and Ride - London Road Romney Place Bus Lane Maldstone Parkway Feasibility Study Maldstone Town Railway Stations	N/A	N/A	5	MBC/KCC/other agency	N/A		Land acquisition: 2011-12: £130,000 Infrastructure: 2012-13: £2.43 million 2013-14: £2.55 million 2014-15: £100,000 Future: £5-10 million for parkway station Total: Low estimate: £10,210,000 High Estimate: £15,210,000 Average: £12,710,000	£50,424,435	Possible LTP contribution yet to be finalised	
3	Maldstone Park and Ride - upgrade (Sittingbourne Road)	The project would relocate the Park and Ride site to an appropriate nearby location and release 20,000 sq m for employment use	400 (8,000 sq m of B1 office space)	N/A	4	Maldstone Borough Council			£3 million	£53,424,435		
4	Army and Navy Stores, Week Street	Demolition of former Army and Navy stores and erection of 5 storey building to form a mixed use development	Mixed use development which comprises retail and restaurant cafe units. Up to per ground/first floor	25 25 AH - 8 Social rent, 9 homebuy	1.5	Private sector - Consortia Partnership	Has planning	SOS 2011/12	MAHP Grant Total: £1.185 million Breakdown: 2011-12: £592,500 2012-13: £592,500 (£60,000 per rented unit £25,000 per shared ownership)	£55,274,435		
5		Medway Riverside - Improvements to accessibility for recreation leisure and wildlife purposes	N/A	N/A	5	KCC	N/A		£200,000	£55,474,435		

Total for this band/Short term regeneration:	£20,760,000
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Section Three: Medium and Long term economic/Regeneration priorities

Transport Hub Package

Project	Brief Description	Lead Agency/Authority	Funding Requirement (£)	Issues/Risks
Maldstone Borough Council				
Transport Hub Package	The County and Borough Councils in liaison with the Highways Agency have produced a joint Draft Transport Strategy for Maldstone Borough. Recognising the existing transport issues and the focus of new development, the strategy concentrates on Maldstone town. The broad objectives of the Draft Transport Strategy, the Hub Package and the wider programme of transport measures are :- a)Promote more sustainable transport opportunities and choices, including the choice to reduce the number of journeys being made. b)Promote access to jobs, shopping, leisure and other facilities by walking, cycling, and public transport c)Tackle the environmental impact of travel, particularly air quality and emissions responsible for climate change d)Manage the existing transport infrastructure as efficiently as possible, and take full advantage of any new	Kent County Council, Highways Agency and Maldstone Borough Council	Cycle Network Improvements £580,000 A229 (South) Park & Ride (250 spaces) £2,000,000 Increase A20 Park & Ride capacity by 400 spaces to 1,000 £2,000,000 Introduce a new Park & Ride on A26 of 500 spaces £4,000,000 Quality Bus Partnership Shepway Estate Bus Route Improvements £500,000 Quality Bus Partnership Bus Stop Upgrading Programme £300,000 Pedestrian Mobility/Accessibility Network £300,000 Design and layout of A229 (North) Bluebell Hill Park & Ride (500 spaces) £4,000,000 M20 Junction 5, 6, 7 and 8 improvements, including traffic signals and modifications South East Maldstone Strategic Link £50,000,000 Total funding required £73,680,000 Projected Contributions	All transport projects can be achieved within highway land with the exception of Park and Ride sites which remain to be acquired. Projected contributions are less than anticipated.

<p>or innovative measures that advances in technology can offer.</p> <p>e)Support economic growth by facilitating reliable and effective transport networks</p> <p>f)Achieve a continuing improvement in road safety by engineering, education, and enforcement measures</p> <p>g)Mitigate the impact of</p>	<p>£200,000 over 20 years from LTP funding</p> <p>Assumed developer contributions through local tariff or CIL for Transport.</p> <p>Assumes £3,000 per dwelling with 4,275 dwellings to be built.</p> <p>12,825,000</p> <p>Funding from LTP and developer contributions</p> <p>£16,825,000</p> <p>Residual funding required £56,855,000</p>	
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h)If the timescale is extended beyond 2026, the South East Maidstone Strategic Link could be included to address the longer term development; potential of the south east strategic development area, thereby adding some £50m to the total infrastructure cost

Strategic Development Area - Medium and Long term

Project	Brief Description	Lead Agency/Authority	Funding Requirement (£)	Issues/Risks
Maidstone Borough Council				
Medium Term				
Strategic Development Area - Medium Term (3-10 years)	new housing and jobs in Maidstone, the Borough Council is planning an urban extension to the south east of the town. This strategic development area is intended to create an exemplar sustainable and innovative new neighbourhood of sufficient scale and design to achieve good levels of local services, green space, mixed development and strategic infrastructure in a timely manner, and local power generation.	Kent County Council, Southern Water and Maidstone Borough Council	Cycle Network Improvements £100,000	The Core Strategy has not been adopted yet
			High Quality Rapid Bus Route from Urban Extension to the Town Centre (A274 Sutton Road Bus Lane)	
			Eastern Sector Traffic Management Package	
			New 1FE primary school on a minimum 2.05 ha / 2FE site	
			East Maidstone library provision	
			Adult Social Services Local Hub	
			Incorporating Dementia Care Services	
			Affordable rent	
			Affordable intermediate	
			Sewer	
	The new strategic area abouts two of the wards which contain the highest levels of deprivation in the borough. In addition, unemployment in these wards is approximately double that of the Kent average at May 2010. As part of the development of the		Total funding required £53,502,805	
			Projected Contributions	
			Assumed £15,000 based on local and national comparisms and initial viability work	
			Assumed £15,000 based on local and national comparisms and initial viability work	
			Residual funding required £29,877,805	
Project	Brief Description	Lead Agency/Authority	Funding Requirement (£)	Issues/Risks
Maidstone Borough Council				
Long Term				
Strategic Development Area – Long Term (10 - 20 years)	As a crucial part of delivering new housing and jobs in Maidstone, the Borough Council is planning an urban extension to the south east of the town. This strategic development area is intended to create an exemplar sustainable and innovative new neighbourhood of sufficient scale and design to achieve good levels of local services, green space, mixed development and strategic infrastructure in a timely manner, and local power generation.	Kent County Council, Highways Agency and Maidstone Borough Council	A274 sutton Road Park and Ride Site £3,000,000	The Core Strategy has not been adopted yet
			Eastern Sector Traffic Management Package	
			Cycle Network Improvements	
			2nd FE extension to the above primary school	
			New 1FE primary school on a minimum 2.05 ha / 2FE site	
			New 6FE secondary school with post 16 facilities on a 10 ha site – co-located with a sports centre (previously proposed)	
			SE Maidstone community facility (library and adult education provision)	
			New Four Court Sports Hall	
			New indoor Four Lane Swimming Pool	
			Affordable rent	
	The new strategic area abouts two of the wards which contain the highest levels of deprivation in the borough. In addition, unemployment in these wards is approximately double that of the Kent average at May 2010. As part of the development of the strategic development area, links will be improved to these surrounding areas to create better access to jobs and other facilities.		Affordable intermediate	
			Total funding required £87,705,684	
			Projected Contributions	
			Assumed £15,000 based on local and national comparisms and initial viability work	
			Assumed £15,000 based on local and national comparisms and initial viability work	
			Residual funding required £55,455,684	

Central Maidstone
Area - Medium and
Long term

Project	Brief Description	Lead Agency/Authority	Funding Requirement (£)	Issues/Risks
Maidstone Borough Council				
Medium Term				
Central Maidstone Area Medium Term (3-10 years)	Development and regeneration of Maidstone town centre is a priority and it will be the preferred location for significant employment development, higher/further education and additional housing provision. Overall, it is estimated that an additional 3,000 – 5,000 jobs could be created in the town centre. The town centre will be transformed by creating a distinctive, accessible, safe and high quality environment for the community to live, work and shop and encouraging a wide range of new development including business, shops, residential development, cultural and tourism facilities, education and enhanced public spaces. The town centre has failed in recent times to attract adequate levels of new office provision and wider investment. Improved access, an uplift in the quality of design and the public realm and coordinated action through the masterplanning of the central area will be important components in delivering this transformation.	Kent County Council and Maidstone Borough Council	Cycle Network improvements £100,000 Town Centre Bus Stop improvements £250,000 Improve the connectivity across the river, dual carriageway and between all three railway stations in the town in accordance with the transport strategy. New/ Expansion of Youth Centre £250,000 - expand Info Zone or develop new provision with other partners. Integrated Youth Support Services to be delivered from one location in the area - town centre. Cost ranges from £250k to £1.2m. Lower figure used as assuming expansion for this exercise.	The Core Strategy has not been adopted yet
Project	In the medium term, there is capacity within town centre		University for the Creative Arts £75,000,000 campus (student accommodation excluded as no costs supplied) Training Resource for adults with a Learning Disability. 4-6 x 1 Bed flats. Meadowview, Westree Road, Maidstone Town Centre public realm improvements - phase 2 and 3 £5,000,000 Accommodation for Kent Police £2,274,859 Affordable rent £3,600,000 Affordable intermediate £1,000,000 Total funding required £89,033,774 Projected Contributions Assumed £15,000 based on local £3,750,000 and national comparisns and initial viability work Residual funding required £85,283,774 Funding Requirement (£)	Issues/Risks
Maidstone Borough Council	Brief Description	Lead Agency/Authority		
Long Term				
Central Maidstone Area Long Term (10 – 20 years)	In the longer term, there is capacity on town centre sites for a further 25,000 sqm comparison retail floorspace, an additional 8,000 sqm office floorspace and an additional 150 new dwellings from 2020-2026 including the provision of 60 new affordable homes. This will be accompanied by further transport and public realm improvements.	Kent County Council and Maidstone Borough Council	Cycle Network improvements £100,000 A229 Barracks Roundabout £1,500,000 Conversion to Traffic Signals Pedestrian Bridge Earl Street to St Peters St. £2,000,000 Town Centre Bus Stop improvements £250,000 Accommodation for Kent Police £2,274,859 Town Centre public realm improvements - phase 2 and 3 £5,000,000 Affordable rent £2,160,000 Affordable intermediate £600,000 Total funding required £13,884,859 Projected Contributions Assumed £15,000 based on local £2,250,000 and national comparisns and initial viability work Residual funding required £11,634,859	The Core Strategy has not been adopted yet