Winch's Garth, Staplehurst Land at Farleigh Hill, tovil, 275 Option B **Section One: Priority Housing schemes** Land at Depot Site George 22
Street, Option A Land at Farleigh Hill, tovil, 275
Option C Land at Farleigh Hill, Tovil 275 Option A Collington Terrace, Parkwood Hayle Place, Tovil Gypsy and Traveller site Army and Navy Stores 25 126 12 110 58 (split into two phases) >15 pitches No. of affordable units 29 rented 29 shared ownership 60% social rent, 40% build homebuy Tenure Mix 100% new build homebuy 64% Social rented, 36% shared ownership 5 social rent 4 shared ownership 100% social rent 24% social rent 16% intermediate housing All affordable rent 100% social rent Mixed use development which I comprises retail and restaurant cafe units. Up to per ground/first floor NA N/A N/A N/A A/N N/A N/A N/A **Employment Space** Detailed planning consent -expired Feb 2010, extension to implement permission in Detailed planning consent - expired Feb 2010, extension to implement permission in Detailed planning consent - expired Feb 2010, extension to implement permission in Detailed planning achieved/predicted to be achieved Has outline planning consent subject to completion of \$106 Registered detailed planning application Has planning Has detailed planning Delivery timeframe (beginning/middle/end of 2011-2014 Mid - end Mid - end Mid - end Middle -Beginning 505 2011/12 Mid Z Z Beginning SOS 2011/12 505 2010/11 -End (£60,000 per rented unit £25,000 per shared ownestip - Cross Tenure Average Grant Per Unit £47,400) NAHP Grant Total: £660,000 Breakdown: 2012-13: £1.150m 2014-15: £1.150m Breakdown: 2011-12: £330,000 2012-13: £330,000 Breakdown: 2011-12: £592,500 2012-13: £592,500 Breakdown: 2012-13: £2,652,500 Future: £2,652,500 Breakdown: 2012-13: £287,000 Future: £287,500 NAHP Grant Total: £1.185 million (£55,000 per rented unit NAHP Grant: Total: £400,000 Breakdown: 2011-12: £137,500 2012-13: £137,500 (48,227 per unit)
NAHP Grant:
Total: £275,000 (£45,000 per unit) NAHP Grant: £5.305 million Breakdown: 2012-13: £1,305 m Future: £1,305 m (£25,000 per unit) NAHP Grant: 2.61 million NAHP Grant: Total: £575,000 NAHP Grant: Total: 2.3m Land Acquisition: 2011-12: £2.6 m Grant required (£55,000 per rented unit Indicative cost is £1.8m. (£44,444 per unit) (£46,000 per unit) In the absence of an appropriate site already in the Council's ownership, potential sites owned by 3rd parties are being assessed for their suitability and availability.

Key growth point Golding Homes - Deed of Settlement scheme Resolution to grant planning. Affordable being negotiated. Bid has been submitted to the HCA for the scheme for next Bid clinic 1 of 3 options
Key housing growth site
Stalled due to economic conditions 1 of 3 options Key housing growth site Stalled due to economic conditions 1 of 3 options
Key housing growth site
Stalled due to economic conditions Private sector - Consortia Partnership Comments Solding Homes - Deed of Settlement £2,610,000 €400,000 £575,000 6660,000 £1,185,000 £1,800,000 Total Funding required £9,120,000 £8,545,000 **Cumulative Funding** £17,035,000 £11,730,000 €3,645,000 £1,845,000 £1,185,000 £17,710,000 S106:
open space: £150,000
Primary healthcare: £44,100 \$106: £900,000. If number of dwellinghouses built are less than or exceed 275, then £3272.72 per dwelling house is either deducted or added to the £900,000 accordingly \$106; £900,000. If number of dwellinghouses built are less than or exceed 275, then £3272.72 per dwelling house is either deducted or added to the £900,000 accordingly s106: £900,000. If number of dwellinghouses built are less than or exceed 275, then £3272.72 per dwelling house is either deducted or added to the £900,000 accordingly Other funding Sources £108,000 local authority £45,000 from Local Authority possible S106 \$106 to be confirmed

Land at Depot Site George 22 22 Street, Option B	60% social rent and 40% shared ownership	N/A	Registered detailed planning application	SOS 2011/12 Beginning	NAHP Grant: Total: 1,005,000	Resolution to grant planning. Affordable £1,005,000 being negotiated.	£1,005,000	£18,715,000	S106 to be confirmed
KEF Audio, Tovil 76 30	60% social rent, 40% shared ownership	Relocation of existing KEF Audio plant/workshops to Eclipse	Has planning	End	(£45,682 per unit) NAHP Grant total: £1.380 million		£1,380,000	£20,095,000	S106 to be confirmed
		ousiness park			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				
Kent Music School, Astley 25	6 social rent, 4 shared ownership	A/N	Outline application registered	End/longer term	NAFP Grant: Total: £460,000 Breakdown: 21012-13: £230,000 2013-14: £730,000	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 - tbc
Affordable Housing 534 109 Delivery - Contingency Assessment	42% rent / 58% shared ownership	N/A	All got detailed planning	Mid	1646,000 per unit) MAHP Grant Allocation Achieved = 63,892,000 Contingency - Loss of 27 Affordable Units - New Grant Reduction Requirement Total: £2,993,435 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 starfed, 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 - tbc
Former Horticultural Unit, 50 50 Hadlow College, Oakwood Park	30 social rent, 20 shared ownership (60:40)	NN	Outline application registered	Mid	NAHP Grant Total: 2.3 million Breakdown: 2011-12: £1.150 m 2012-13: £1.150 m	Site now vacant Terms have now been agreed by developer with Hadlow College	£2,300,000	£26,794,435	\$106 · tbc
28 28	100% social rent	N/A	Registered Detailed Planning Application thought that detailed planning would be achieved in 2010/11	Mid	NAMP Grant Total:1.612 m Breakdown: 2011-12: 8866,000 2012-13: £806,000	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
					(£57,571 per rented unit) Land Aquisition: C.£220.000 - £250.000				
LAND AT JUNCTION OF WEST PARK AND YORK ROAD	100% social rent	N/A	Has detailed planning	Early - Mid	NAHP Grant: Total: £768,000 Breakdown: 2011-12: £384,000 2012-12: £384,000	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/HARRIETSHA M)	Boughton Monchelsea: 50:50 – rental/shared ownership. Coxheath: 75:25 - rental / shared ownership. Marden: 60% affordable rented and 40% shared ownership Harrietsham: 79% affordable rent and 21% shared ownership.	Potential new community facility/service at Coxheath.	achievement of detailed planning 2011/12	Mid - End	ILCONDUCTION FOR TRAINED UNITY INAMP 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 / 47 32 FINCH COURT / GEORGE MARSHAM HOUSE PACKAGE	68% social rent and 32% outright sale	N/A	Pre-application consultation	Mid	NAHP Grant: Total: £2.048 m (64,000 per unit)	Golding Homes Schemes	£2,048,000	£35,172,435	
BELL LANE ALLOTMENTS, STAPLEHURST	100% social rent	N/A	Pre - application consultation	Mid	NAHP Grant: Total: £339,000 Breakdown: 2011-12: £169,500 2012-13: £169,500	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	100% social rent - extra care supported housing	Treatment rooms, catering, general administration/office space, clinical management, ancillary support services	Has detailed planning	Mid	NAHP 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	s106: £14,400 healthcare contribution

HOUSING NEEDS	8 .	BURIAL GROUND LANE	104 TONBRIDGE ROAD	22	æs.	BRUNSWICK STREET, 3	LAND WEST OF ROYAL ENGINEERS ROAD	26 102 UPPER STONE STREET	23 13 TONBRIDGE ROAD - OPTION 4 (C3 Residential .Use)
		ö		2		35-50 estimated	6.	on .	ω
	CO	12		ω	affordable, or a mixture of private and affordable. Mainly 2/3-bed+ family houses.	Could potentially be 100%	26	10	ω
	75:25 – 6 social rent, 2 new build N/A homebuy	60% affordable rent, 40% N/A outright sale		60% social rent, 40% shared N/A		N/A	60% social rent and 40% shared N/A ownership	60% social rent 40% shared N/A ownership	60:40 (5 social rent and 4 new N/A build homebuy)
AONB.	Detailed submitte	Pre-appl		Outline p	parties, work submission o detailed plan applications.	Negotiat	Outline	Outline s	registered
refused as site is in area of AONB.	Detailed planning application Mid-end submitted. Likely to be	Pre-application consultation		Outline planning consent	parties, working towards submission of potential detailed planning applications.	Negotiations with interested	Outline planning consent	Outline planning consent	registered
	Mid - end	Mid - end		Mid - end		End	Mid-End	Mid - End	Ma
Breakdown: 2012-13: £180,000	NAHP Grant: total:	NAHP Grant: Total: £768,000 (£45,000 per unit)	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	NAHP Grant: Total: £400,000	Total: Estimation £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	NAHP Grant:	NAHP Grant: Total: £1.290 m (£49,615 per unit)	NAHP 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)	Total: £400,000 Breakdown: 2012-13: £200,000 2013-14: £200,000 2010-19: £200,000 (£60,000 per rented unit, £25,000 per shared ownership - Cross tenure average per unit £17,391)
	problems with planning consent as in AONB. Appeal most likely	Golding Homes looking at mixed tenure housing scheme on brownfield site, which adjoins existing PFI Extra care scheme			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.	Various existing car parks on land owned	Landowners looking to confirm future use of site within next three years.	Draft \$106 agreement has been drafted	reorner counted onnex 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.
	£360,000	£768,000		£400,000		£2,125,000	£1,290,000	£460,000	טעען עריי
	£44,714,435	£44,354,435		£43,586,435		£43,186,435	£41,061,435	E39,771,435	had y had y
	£80,000 from LA		Primary healthcare: £tbc	S106 Open space: £334,650		Potential S106	\$106 tbc	Adult education: £4,680 Adult social Services: £31,226 Libraries: £5,902 Open Space: £40,950 Primary Healthcare: £21,960 Youth and Community: £5,375.50	

Section Two: Short Term Economic and Regeneration Priorities

Rank	Project	Brief Description	Employment created	.Homes created	West Kent Primary Strategic Lead Objective Agen	cy/Authority	Planning permission	Delivery period	Funding Requirement (£) Cumulative Funding	Cumulative Funding	Other funding sources	Comments
3	Maidstone High Street	Improvement of public realm. 100	100	N/A	A STATE OF		Has planning	SOS Jan 2011	£3 million	£47,714,435	£4.5 of additional expenditure	KCC Highway technical
	Improvement Project	This project will:										appi ovai stages nave
		- Create the right conditions for										Commenced
		economic development										Design at accordiced stage
		- Celebrate and protect this part										Preferred contractor has
		of the town's history and	The same of the sa									Olei produce tollowing
		heritage										Orto reBulgations

											ω												
Transport Hub											Maidstone Park and Ride -	upgrade (Sittingbourne Road)		Army and Navy Stores, Week	Street			1					
Covers a range of transport	projects: Park and Ride - Bluebell Hill	One board of the same of the s	Park and Ride - Willington Street	Park and Ride - London Road	2	Romney Place Bus Lane	Maidstone Parkway Feasibility	Study	Maidstone Town Railway	Stations	The project would relocate the		release 20,000 sq m for	Demolition of former Army and		use development			No. of the last of		Medway Riverside -	improvements to accessibility	for recreation leisure and
N/A			24								400 (8,000 sq m of B1 office			Mixed use development which	comprises retail and restaurant cafe units. Up to per ground/first						N/A		
N/A											N/A			25 1,5	25 AH - 8 Social rent, 9 homebuy	84					N/A 5		
MBC/RCC/other	agency										Maidstone Borough	Council		Private sector -	Consortia						ксс		
other N/A											Borough			ctor - Has planning							N/A		
														SOS 2011/12							The second secon		
2011-12: £130 000	2011-12: £130,000	Infrastructure:	2013-14: £2.55 million	2014-15; £100,000	The state of the s	parkway station	Total: Low estimate:	£10,210,000	High Estimate: £15,210,000	Average: £12,710,000	£3 million			NAHP Grant	Total: £1.185 million	Breakdown:	2011-12: £592,500 2012-13: £592,500		£25,000 per shared	ownership)	€200,000		
E00,424,435									000		£63,424,435			£65,274,435							£65,474,435		
finalised	finalised																						

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Section Three: Medium and Long term economic/Regeneration prioriti

Transport Hub Package

Project	Brief Description	Lead Agency/Authority	Funding Requirement (£)	uirement (£)	lssues/Risks
Maidstone Borough Council					
Transport Hub Package					
	The County and Borough	Kent County Council, Highways			
(Excluding that directly	Councils in liaison with the	Agency and Maidstone Borough			All transport projects can be
related to the Strategic	Highways Agency have	Council			achieved within highway failed
Development Area and	produced a joint Draft				with the exception of rank
Maidstone Town Centre	Transport Strategy for				and Nice Stees Which leman
requirements)	Maidstone Borough.		Cycle Network Improvements	£580,000	to be acquired.
Medium Term and Long	Recognising the existing		A229 (South) Park & Ride (250		Projected contributions are
Term schemes	transport issues and the focus		spaces)	£2,000,000	less than anticipated.
It is difficult to split this	of new development, the		Increase A20 Park & Ride		
into medium and long	strategy concentrates on		capacity by 400 spaces to 1,000		
term at this stage	Maidstone town. The broad		spaces	£2,000,000	
	objectives of the Draft		Introduce a new Park & Ride on		
	Transport Strategy, the Hub		A26 of 500 spaces	£4,000,000	
	Package and the wider		Quality Bus Partnership		
	programme of transport		Shepway Estate Bus Route		
	measures are :-		Improvements	£500,000	
	a)Promote more sustainable		Quality Bus Partnership Bus Stop		
	transport opportunities and		Upgrading Programme	£300,000	
	choices, including the choice				
	to reduce the number of		Pedestrian Mobility/Accessibility		
	journeys being made.		Network	£300,000	
	b)Promote access to jobs,		Design and layout of A229		
	shopping, leisure and other		(North) Bluebell Hill Park & Ride		
	facilities by walking, cycling,		(500 spaces)	£4,000,000	
	and public transport				
	c)Tackle the environmental		M20 Junction 5, 6, 7 and 8		
	impact of travel, particularly		improvements, including traffic		
	air quality and emissions		signals and modifications	£10,000,000	
	responsible for climate change		Southe East Maidstone Strategic		
	d)Manage the existing		Link	£50,000,000	
	transport infrastructure as		:		
	efficiently as possible, and		lotal runding required	±/3,580,000	
			Drain-had Contributions		

erm regeneration:	otal for this band/Short
	±20,760,000

	_						_		
and enforcement measures	by engineering, education,	improvement in road safety	f)Achieve a continuing	effective transport networks	by facilitating reliable and	e)Support economic growth	offer.	advances in technology can	or innovatory measures that
developer contributions	Funding from LTP and	with 4,275 dwellings to be bu	Assumes £3,000 per dwelling	tariff or CIL for transport.	contributions through local	Assumed developer		LTP funding	£200,000 over 20 years from
£16,825,000		ilt. 12,825,000						£4,000,000	
	"	developer contributions	with 4,275 dwellings to be built. Funding from LTP and developer contributions	Assumes £3,000 per dwelling with 4,275 dwellings to be built. Funding from LTP and developer contributions	Assumes £3,000 per dwelling with 4,275 dwellings to be built. Funding from LTP and developer contributions	tariff or Cit for transport. Assumes £3,000 per dwelling with 4,275 dwellings to be built. Funding from LTP and developer contributions	Assumed developer contributions through local tariff or Cl. for transport. Assumes £3,000 per dwelling with 4,275 dwellings to be built. Funding from LTP and developer contributions	Assumed developer contributions through local tariff or CIL for transport. Assumes £3,000 per dwelling with 4,275 dwellings to be built. Funding from LTP and developer contributions	Assumed developer contributions through local tariff or CIL for transport. Assumes £3,000 per dwelling with 4,275 dwellings to be built. Funding from LTP and developer contributions

Kent Councy Council, Southern Valer and Maldatone Borough Council Water and Maldatone Borough Lead Agency/Authority Lead Agency/Authority Lead Agency/Authority Lead Agency/Authority Residual funding required Council Lead Agency/Authority Lead Agency/Authority Lead Agency/Authority Lead Agency/Authority Lead Agency/Authority Residual funding required Louncil Lead Agency/Authority Lead Agency/Authority Residual funding required Louncil Residual funding required Loun	Project	Brief Description	Lead Agency/Authority	Funding Rea	Funding Requirement (£)	Issues/Risks
In Firm Maidations, the Biology	Maidstone Borough Counc	_				
Additional formation of the Scorology Medicines (Scorology) Markenille to the south said of Scorology Medicines (Scorology) In the town This strategic sea seemplar formation to the strategic sea seemplar formation to the strategic sea seemplar formation in the servery	Medium Term Strategic Development	new housing and jobs in	Kent County Council, Southern	Cycle Network Improvements	£100,000	The Core Strategy has n
instalizable and impossible in rave right-bourhood of sufficient scale months of the services, great space, mixed development and strategic infrastructure in a time) ground by the services presentation. The new strategic area abults to or of the services in the highest levels of deprivation in the horough in addition, unemployment in the state of the service in a time) of the services presentation. The new strategic area abults to or of the service in the highest levels of deprivation in the horough in addition, unemployment in the state of the service in a time) of the service in the service in a time) of the service in the service in a time) of the service in the service in a time) of the service in the service in the service in a time) of the service in time in the service in the servi	10 years)	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	Water and Maddstone Borough Council	High Quality Rapid Bus Route from Urban Extension to the Town Centre (A274 Sutton Road Bus Lane)	£10,000,000	been adopted yet
Infrastructure in a timely manner, and local power generation. The new strategic area abiust two of the variety which contain his highest levels of despination in the beaugh. In addition, unemployment in addition, unemploymen		sustainable and innovative new neighbourhood of sufficient scale and design to achieve good levels of local services, green space, mixed development and strategic		Eastern Sector Traffic Management Package New 1FE primary school on a minimum 2.05 ha / 2FE site East Maidstone Library provision		
The new strategic area abults No of the varies which Contain the highest levels of despiration in the beneath to the several to the development in these words is appringinably double that of the Kent average at May 2010. As part of the development of the series Ender Description End Agency/Authority End End Description End Agency/Authority End Description Funding required E23,500,000 Again and rabba Comparisons and E23,200,000 End End Description End Description End Description Funding Requirement (f) End Description Funding Requirement (f) End Description E3,000,000 Again and E23,200,000 Funding Requirement (f) End Description E3,000,000 Again and E23,200,000 Again and E23,200,000 Again and E23,200,000 End End Description E3,000,000 Again and E23,200,000 Again and E23,200,000 Again and E23,200,000 Again and E23,200,000 E23,200,000 And E23,200,000 And E23,200,000 E23,200,000 E23,200,000 E23,200,000 E23,200,000 E23,200,000 E23,200,000 E24,200,000 E23,200,000 E24,200,000 E23,200,000 E24,		development and strategic infrastructure in a timely manner, and local power generation		Adult Social Services Local Hub incorporating Dementia Care Services	£172,805	
contain the highest levels of deprivation in the horough in the sevent the highest levels of deprivation in the horough in the sevent words in a proximately double that of the Kent words in proximately development area, links will be improved to these better excess to jobs and development area. The new strategic development area, links will be improved to these better excess to jobs and words and the feet access to jobs and wo		The new strategic area abuts		Affordable rent Affordable intermediate	£22,680,000 £6,300,000	
deprivation in the borough, in these wards is approximately in these wards is approximately addition, unemployment in the server in the first		two of the wards which		Sewer Total funding required	£9,000,000 £53,502,805	
these wards is approximately and national comparisms and antionic comparisms and of the development of the part of the foreign and jobs in of the development and jobs in of the development area, links will be improved to the sauch season to t		deprivation in the borough. In addition, unemployment in		Projected Contributions Assumed £15,000 based on local	£23,625,000	
of the development of the part of delivering to be proposed to the search part of delivering dependence of the found part of delivering and jobs in Maidstone, the Borough Council is planning an urban (Agency/Authority) Eastern £2.4 Sutton Road Park and Ride (E3,000,000) A274 Sutton Road Park and Ride (E3,000,000) A274 Sutton Road Park and Ride (E3,000,000) A274 Sutton Road Park and Ride (E3,000,000) Eastern sector Traffic (E3,000,000) Eastern se		double that of the Kent average at May 2010. As part		initial viability work		
ptone Borough Council perm Long Term (10 - 20)		Brief Description	Lead Agency/Authority	Funding Rec	quirement (£)	lssues/Risks
pic Development	Maidstone Borough Counci					
Long Term (10 - 20 new housing and closs in Maidstone, the Borough Council, Highways Eastern Sector Traffic E500,000 Site Council sphnning an urban (went County Council, Highways Eastern Sector Traffic E500,000 Council statespic development area is intended to create an exemplar sustainable and funovative mew neighbourhood of sufficient scale and design to achieve good levels of local development and is approximately contain the highest levels of deprivation in the borough. In addition, unemployment in these wards is approximately double that of the Sent average at May 2010. As part of the development of the senters surrounding areas to create better access to jobs and the counts of the wards with the better access to jobs and the counts for the senters surrounding areas to create better access to jobs and the counts for the senters surrounding areas to create better access to jobs and the counts for the senters surrounding areas to create better access to jobs and the counts for the senters surrounding areas to create better access to jobs and the counts for the senters surrounding areas to create better access to jobs and the counts for the senters surrounding areas to create better access to jobs and the counts for the senters surrounding areas to create better access to jobs and the counts for the senters surrounding areas to create better access to jobs and the counts for the senters surrounding areas to create better access to jobs and the counts for the senters surrounding areas to create better access to jobs and the counts for the senters are constituted to the senters and the counts for the senters are constituted to the senters area for the senters are constituted to the senters are constituted to the senters are constituted to the senters are constituted t						
r Council Eve Hern County Council, rilgioways Council Cycle Network Improvements C	gic Development Long Term {10 - 20	As a crucial part of delivering new housing and jobs in Maidstone, the Borough		A274 Sutton Road Park and Ride	£3,000,000	The Core Strategy has not been adopted yet
ended Cycle Network Improvements 2nd FE extension to the above primary school on a mixed post 16 facilities on a 10 ha site - post 16 facilities on a 10 ha si		Council is planning an urban extension to the south east of the town. This strategic	Kent County Council, Highways Agency and Maidstone Borough Council	Eastern Sector Traffic Management Package	£100,000	
gn to gn to gn to gn to minimum 2.05 ha / 2FE site 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 Maldstone community facility (library and adult education provision) SE Maldstone community facility (library and adult education provision) New hotoor Four Lane Swimming Pool Affordable intermediate Total funding required Projected Contributions he Assumed £15,000 based on local and national comparisms and initial viability work Residual funding required Residual funding required		development area is intended to create an exemplar		Cycle Network Improvements 2nd FE extension to the above	£4,090,000	
nocel New 6FE secondary school with post 16 facilities on a 10 ha site – y y (previously proposed) SE Maldstone community facility (library and adult education provision) abuts New Four Court Sports Hall New Indoor Four Lane Swimming Pool It in Affordable irent Affordable intermediate Total funding required Projected Contributions he Assumed £15,000 based on local and national comparisms and initial viability work These Residual funding required Residual funding required Residual funding required Residual funding required		new neighbourhood of sufficient scale and design to		New 1FE primary school on a minimum 2,05 ha / 2FE site	£4,250,000	
gic 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 gigh. In Affordable rent t in Affordable intermediate Total funding required Polected Contributions he Assumed £15,000 based on local and national comparisms and initial viability work Residual funding required		achieve good levels of local services, green space, mixed		New 6FE secondary school with	£29,280,000	
(previously proposed) SE Maldstone community facility (library and adult education provision) abuts New Four Court Sports Hall New Indoor Four Lane Swimming Pool It in Affordable rent Nately Affordable intermediate Total funding required Projected Contributions he Assumed £15,000 based on local initial viability work aate Residual funding required Residual funding required Residual funding required Residual funding required		development and strategic infrastructure in a timely		post 16 facilities on a 10 ha site – co-located with a sports centre		
abuts Provision New Four Court Sports Hall New Hoor Four Lane Swimming Pool Affordable rent Affordable intermediate Total funding required Projected Contributions he Assumed £15,000 based on local initial viability work ate Residual funding required Residual funding required Residual funding required Residual funding required		manner, and local power generation.		(previously proposed) SE Maidstone community facility	£1,500,000	
Is of New Four Court Sports Hall New Indoor Four Lane Swimmling Pool Affordable rent Affordable intermediate Total funding required Projected Contributions he Assumed £15,000 based on local initial viability work and initial viability work Residual funding required Residual funding required and national comparisms and initial viability work Residual funding required		The new strategic area abuts		provision)		
In Affordable rent Affordable intermediate Y Affordable intermediate Total funding required Projected Contributions Assumed £15,000 based on local and national comparisms and initial viability work Residual funding required		two of the wards which contain the highest levels of		New Four Court Sports Half New Indoor Four Lane	£2,933,192 £2,492,492	
Affordable rent Affordable intermediate Affordable intermediate Affordable intermediate Affordable intermediate Profested Contributions Assumed £15,000 based on local and national comparisms and initial viability work Residual funding required		deprivation in the borough. In		Swimming Pool		
Total funding required Projected Contributions Assumed £15,000 based on local and national comparisms and initial viability work Residual funding required		addition, unemployment in these wards is approximately		Affordable rent Affordable intermediate	£30,960,000 £8,600,000	
Assumed £15,000 based on local and national comparisms and initial viability work Residual funding required		double that of the Kent		Total funding required	£87,705,684	
Assumed a support of the support of		of the development of the		Projected Contributions	250000	
these initial viability work Residual funding required		strategic development area,	30	and national comparisms and	132,230,000	
Residual funding required		links will be improved to these surrounding areas to create		initial viability work		
		better access to jobs and		Residual funding required	£55,455,684	

	offer. e)Support economic growth by facilitating reliable and effective transport networks flaches a continuing improvement in road safety by engineering, education, and enforcement measures		built.	
W 0 7 T	alMitigate the impact of n)If the timescale is extended I could be included to address the strategic development area, th	gMitigate the impact of Residual funding req. [Residual funding req.] Residual funding req. [Residual funding req.] Residual funding req. [Residual funding req.] Residual funding req. [Residual funding req.] Residual funding req. [Residual funding req.] Residual funding req. [Residual funding req.] Residual funding req. [Residual funding req.] Residual funding req. [Residual funding req.] Residual funding req. [Residual funding req. [Residual funding req.] Residual funding req. [Residual funding req. [Residual funding req.] Residual funding req. [Residual f	Residual funding required £56,855,000 Stone Strategic Link trial of the south east otal infrastructure cost	
Strategic Development Area - Medium and Long term	Area - Medium and			
Project	Brief Description	Lead Agency/Authority	Funding Requirement (£)	Issues/Risks
Maidstone Borough Council				
Strategic Development Area - Medium Term (3-	new housing and jobs in Maidstone, the Borough	Kent County Council, Southern Water and Maidstone Borough	Cycle Network Improvements £100,000	The Core Strategy has not
10 years)	Council is planning an urban	Council	High Quality Rapid Bus Route £10,000,000	
.	extension to the south east of the town. This strategic			
	development area is intended		Town Centre (A274 Sutton Road	
	to create an exemplar		Bus Lane) Eastern Sector Traffic £500,000	
	sustainable and innovative		tu .	
N 7	new neighbourhood of sufficient scale and design to		New 1FE primary school on a £4,250,000	
Q	achieve good levels of local			
1 W	services, green space, mixed		בפינ אומושינטופ נוטומיץ סוסיואטוו בסטקטטט	
= (infrastructure in a timely		Adult Social Services Local Hub £172,805	
a	manner, and local power		Services	
			Affordable intermediate £22,680,000 Affordable intermediate £6,300,000	
÷ -1	The new strategic area abuts		Sewer £9,000,000	
0.5	contain the highest levels of		funding required	
	deprivation in the borough. In		lio	
· D	addition, unemployment in		Assumed £15,000 based on local £23,625,000	
a ++	these wards is approximately double that of the Kent		and national comparisms and initial viability work	
D.	average at May 2010. As part			
0	of the development of the		Residual funding required £29,877,805	
Project	Brief Description	Lead Agency/Authority	Funding Requirement (£)	lssues/Risks
Maidstone Rorough Council				
Long Term				
_	As a crucial part of delivering		£3,000,000	The Core Strategy has not
years) N	Maidstone, the Borough			been adopted yet
	Council is planning an urban	Kent County Council, Highways	Eastern Sector Traffic £500,000	
. 0	extension to the south east of	Agency and Maidstone Borough	Management Package	
1 #	the town. This strategic	Council	£100,000	
÷ 0	to create an exemplar	¥	2nd FE extension to the above £4,090,000	
6	sustainable and innovative			
	new neighbourhood of		New 1FE primary school on a £4,250,000	
60	sufficient scale and design to		minimum 2,05 ha / 2FE site	
	achieve good levels of local		New 6FF secondary school with	
ı (A	services, green space, mixed		nost 16 facilities on a 10 ha site –	
	development and strategic		post 16 facilities on a 10 ha site –	
	intrastructure in a timely		(previously proposed)	
	manner, and local power		(previously proposed)	
tra.	generation.		SE Maidstone community facility £1,500,000	
			(library and adult education	
- 1	The new strategic area abuts			
t	two of the wards which		Hall	
0	contain the highest levels of		New Indoor Four Lane £2,492,492	
0.	deprivation in the borough. In			
a	addition, unemployment in			
**	these wards is approximately		15	
0.	double that of the Kent		Total funding required £87,705,684	
a	average at May 2010. As part		Projected Contributions	
a	of the development of the	30	Assumed £15,000 based on local £32,250,000	
	strategic development area,			
8				
0 = 6	links will be improved to these		initial viability work	

Central Maidstone Area - Medium and Long term

Project	Brief Description	Lead Agency/Authority	Funding Requirement (£)
Maidstone Borough Council Medium Term			
Central Maidstone Area Medium Term (3-10	Development and regeneration of Maidstone	Kent County Council and Maidstone Borough Council	Cycle Network Improvements £100,000
	will be the preferred location for significant employment, development, higher/further education and 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, 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. There will be an emphasis on sustainable transport hub with national and regional links. In the medium term, there is		Inprovements Improvements Improve the connectivity across £500,000 the river, duel 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 near provision with other partners. Integrated Youth Support Services to be delivered from one location in the areatown centre. Cost ranges from £250k to £1.2m. Lower figure used as assuming expansion for this exercise. University for the Creative Arts £75,000,000 campus (student accommodation excluded as no costs supplied) Training Resource for adults with £1,058,415 a Learning Disability. 4-6 x 1 Bed flats. Meadowview, Westree Road, Maidstone Town Centre public realm £5,000,000 Affordable rent £3,000 based on local £3,750,000 Total funding required £3,500,000 Total funding required £3,500,000 Indial viability work
	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		new provision with other partners. Integrated Youth Support Services to be delivered from one location in the areatown centre. Cost ranges from £250k to £1.2m. Lower figure used as assuming expansion for this exercise.
	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		Creative Arts excluded as no excluded as no little with lity. 4-6 x 1 Bed ew, Westree
	the central area will be important components in delivering this transformation.		
	There will be an emphasis on sustainable transport access improvements to, and within, the town centre to promote Maidstone's role as a transport hub with national and regional links. In the medium term, there is		<u>ā</u>
Borough Counci	Brief Description	Lead Agency/Authority	Funding Requirement (£)
Long Term Central Maldstone 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.	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 £2,000,000 St Peters St. Town Centre Bus Stop Improvements Accommodation for Kent Police £2,274,859
	This will be accompanied by further transport and public realm improvements.		Town Centre public realm Improvements - phase 2 and 3 Affordable rent £2,160,000 Affordable intermediate £600,000 Total funding required £13,884,859 Priected Contributions Assumed £15,000 based on local £2,250,000 and national comparisms and initial viability work Residual funding required £11,634,859

	Residual funding required £11,634,859			
	Town Centre public realm Improvements - phase 2 and 3 Affordable rent £2,160,000 Total funding required £13,884,859 Projected Centributions Assumed £15,000 based on local £2,250,000 and national comparisms and initial viability work		This will be accompanied by further transport and public realm improvements.	
	Improvements Accommodation for Kent Police £2,274,859		2026 including the provision of 60 new affordable homes.	o .
	Street to		an additional 8,000 sqm office floorspace and an additional floorspace and an additional	
been adopted yet		Maidstone Borough Council	capacity on town centre sites for a further 25,000 sqm	Long Term (10 – 20 years)
The Core Strategy ha	Cycle Network Improvements £100,000	Kent County Council and	In the longer term, there is	Long Term Central Maidstone Area
issues/ Nisks	runung nedunement (x)	reso Pench Soundint	di di bescipaci	Borough Counc
	Residual funding required £85,283,274	land Arman /Ambarita	capacity within town centre	
	Initial viability work		In the medium term, there is	
	Assumed £15,000 based on local £3,750,000 Assumed £15,000 based on local £3,750,000 Assumed £15,000 based on local £3,750,000		transport hub with national and regional links.	
	ls		Maidstone's role as a	
	Total funding required £89,033,274		improvements to, and within, the town centre to promote	
33			I here will be an emphasis on sustainable transport access	
	Accommodation for Kent Police £2,274,859			
	Town Centre public realm £5,000,000 Improvements - phase 2 and 3		the central area will be important components in delivering this transformation.	
			through the masterplanning of	
	flats. Meadowview, Westree Road. Maidstone		design and the public realm	
	a Learning Disability. 4-6 x 1 Bed		an uplift in the quality of	
	•		provision and wider	
	accommodation excluded as no		recent times to attract	
	University for the Creative Arts £75,000,000		The town centre has failed in	
			and enhanced public spaces.	
	this exercise.		development, cultural and	
	used as assuming expansion for		business, shops, residential	
	town centre. Cost ranges from		encouraging a wide range of	
	from one location in the area -		work and shop and	
	Support Services to be delivered		for the community to live,	
	partners. Integrated Youth		and high quality environment	
	- expand Info Zone or develop		transformed by creating a	
	New/ Expansion of Youth Centre £250,000		The town centre will be	
	strategy.		created in the town centre.	
	stations in the town in		3 000 – 5 000 jobs could be	
	between all three railway		housing provision. Overall, it	
			education and additional	
	Improvements		development higher/further	
	Town Centre Bus Stop £250,000		will be the preferred location	
been adopted yet			town centre is a priority and it	years)
The Core Strategy has not	Cycle Network Improvements £100,000	Maidstone Borough Council	regeneration of Maidstone	Medium Term (3-10
				Medium Term
			<u>o. – </u>	Aaidstone Borough Counc
lssues/Risks	Funding Requirement (£)	Lead Agency/Authority	Brief Description	Project