This document is produced by

Maidstone Borough Council

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Contents

Annual Monitoring Report 2010/11

Introduction

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

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

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

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

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

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

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

Demographic Structure

Population Change 2006-2026

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

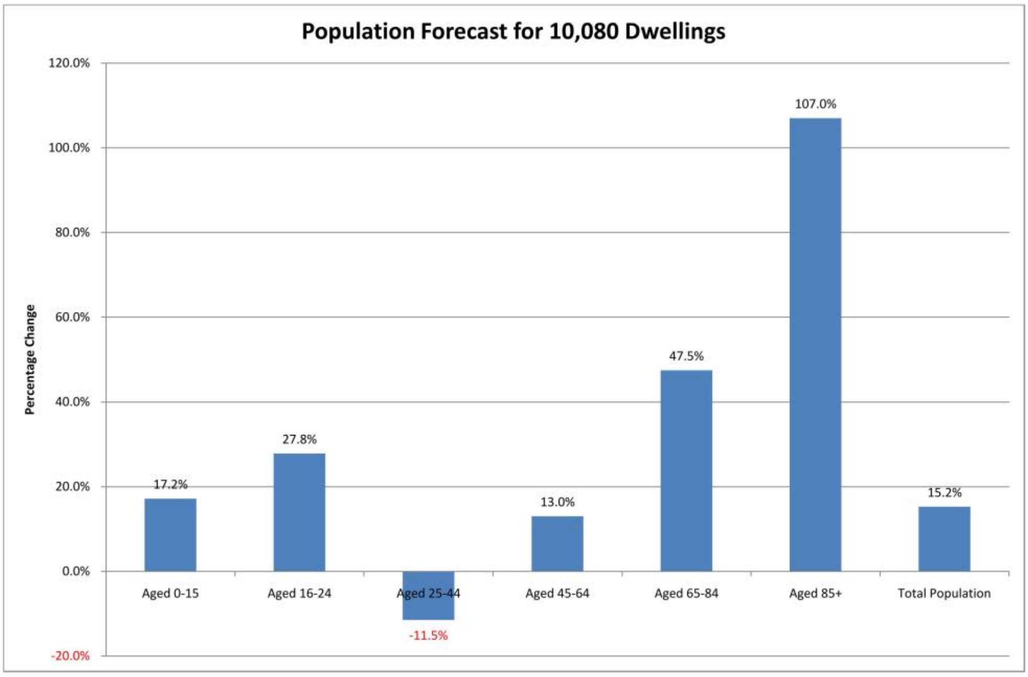


Figure 2.1 Population Change in Maidstone Borough 2006-2026 (source: KCC)

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

Change in Number of Households and Size 2006-2026

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

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

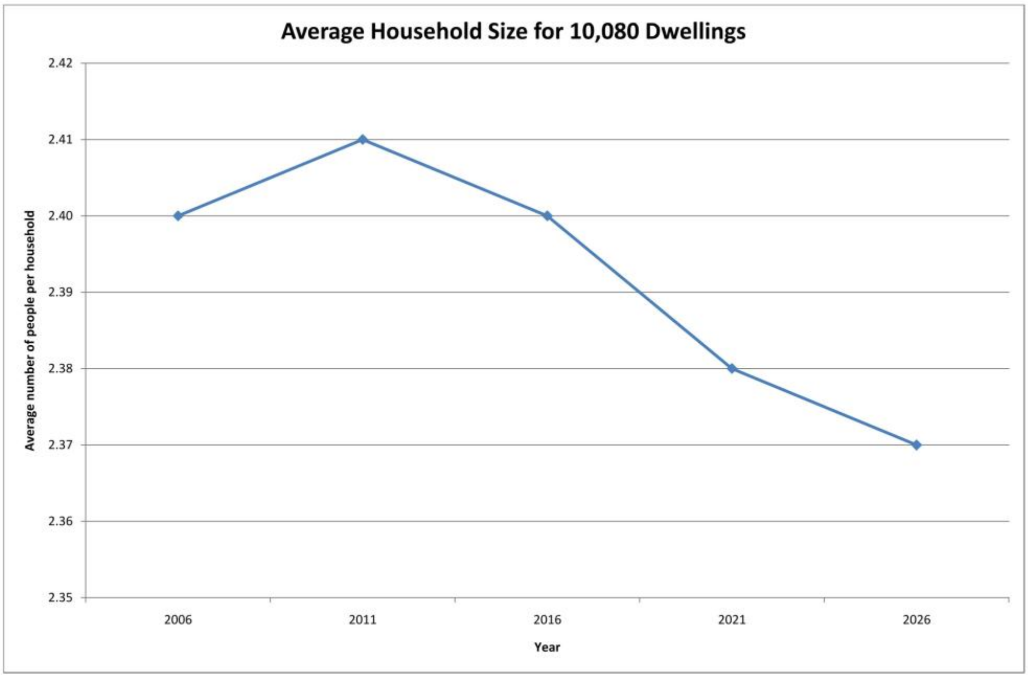


Figure 2.2 Change in average household size in Maidstone Borough 2006-2026 (source: KCC)

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

Social and Economic Profile

Crime

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

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

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

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

Unemployment

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

Table 2.3 Unemployment Statistics June 2011 (Source: KCC)

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

Earnings

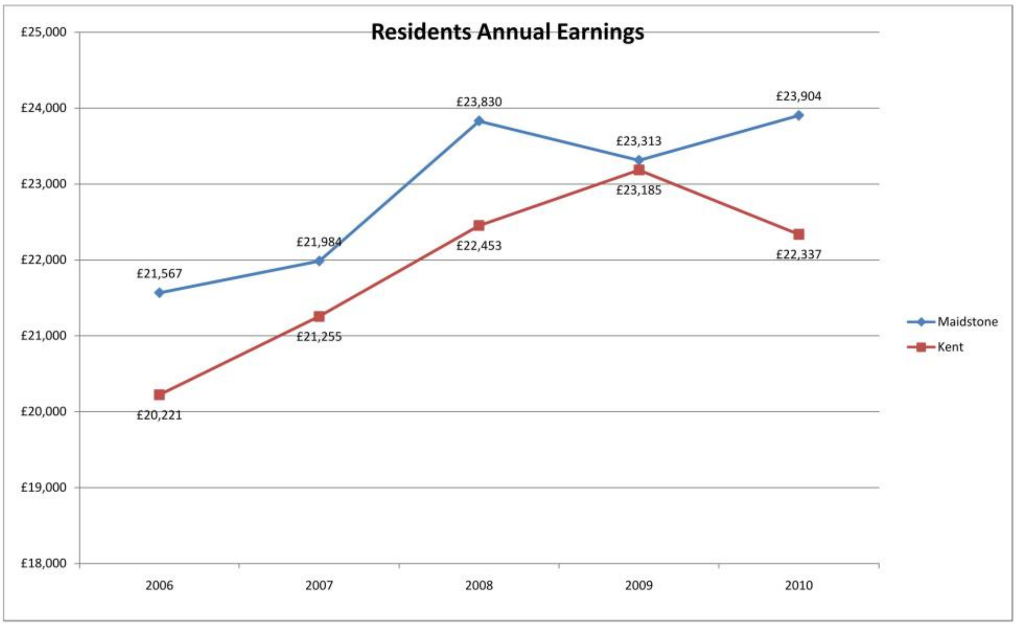


Figure 2.3 Residents Annual Earnings Figures 2006-2010, Maidstone compared to Kent (excluding Medway) (source: ONS)

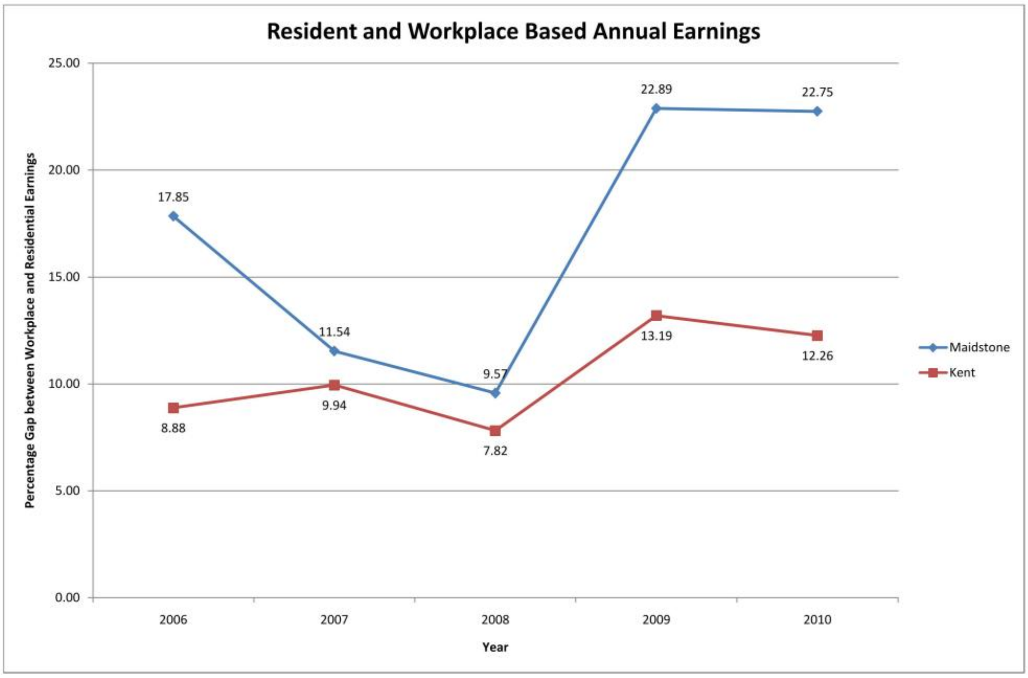


Figure 2.4 Percentage Difference between Resident and Workplace Based Annual Earnings 2010, Maidstone compared to Kent (source: ONS)

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

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

GCSE Results

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

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

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

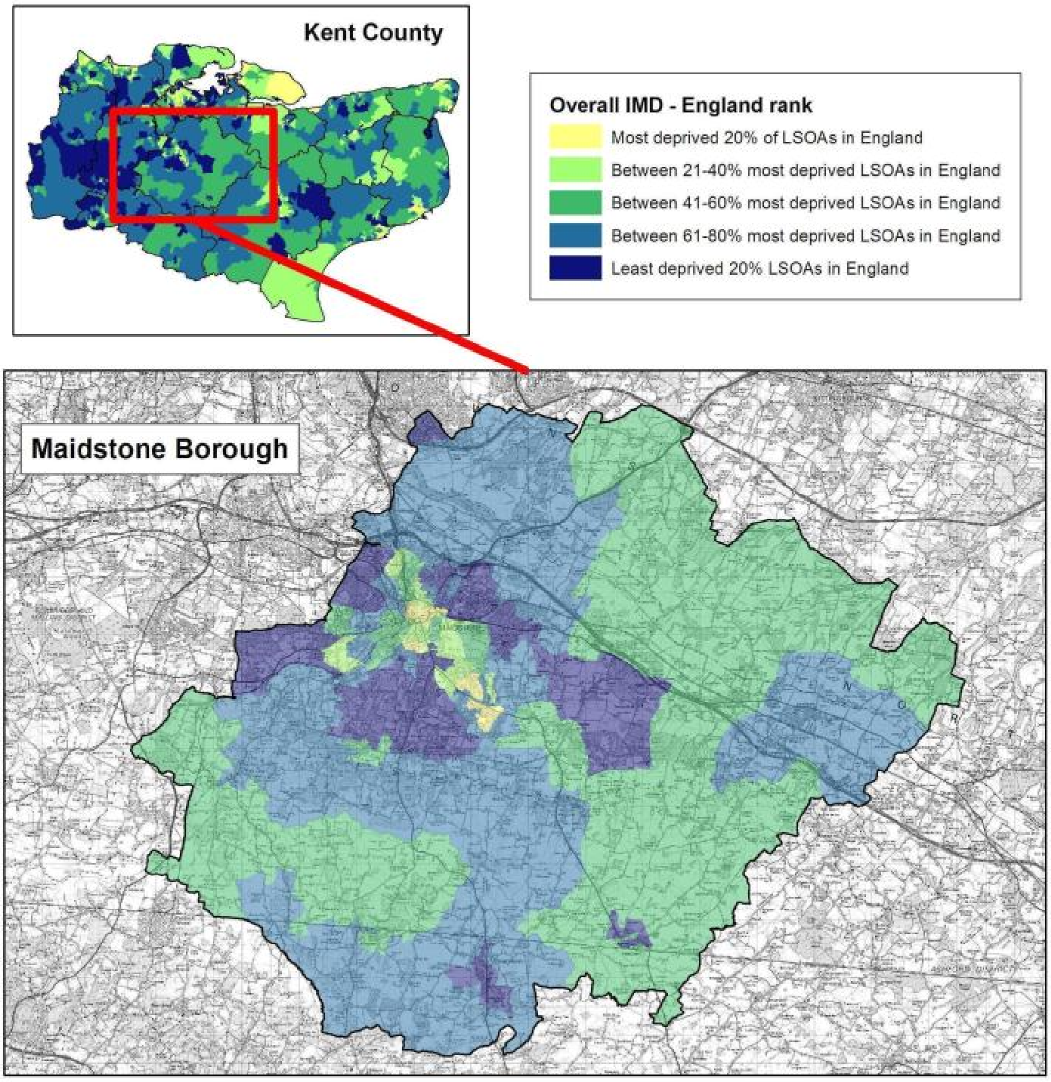
A Level Results and Degree Qualifications

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

Multiple Deprivation

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

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



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

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

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

Out of a total of 92 LSOAs

Source: Index of Multiple Deprivation 2010, Communities and Local Government (CLG)
Produced by Research & Intelligence, Kent County Council

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

Built and Natural Environment

House Prices and Sales

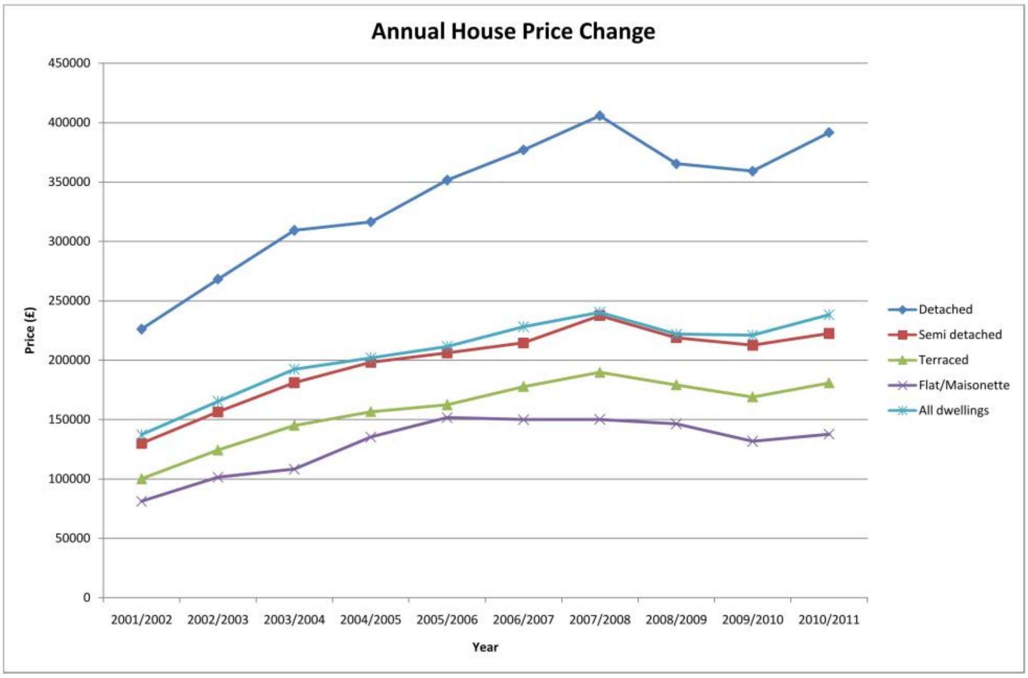


Figure 2.6 Maidstone Annual House Price Change (source: KCC)

2.13 House prices rose steeply in Maidstone until 2007/08, particularly for detached dwellings. Between 2007/2008 and 2009/2010 house prices decreased but recent times have seen a steady rise. The fluctuation in house prices has affected detached dwellings the most over the last ten years, and flats/maisonettes the least.

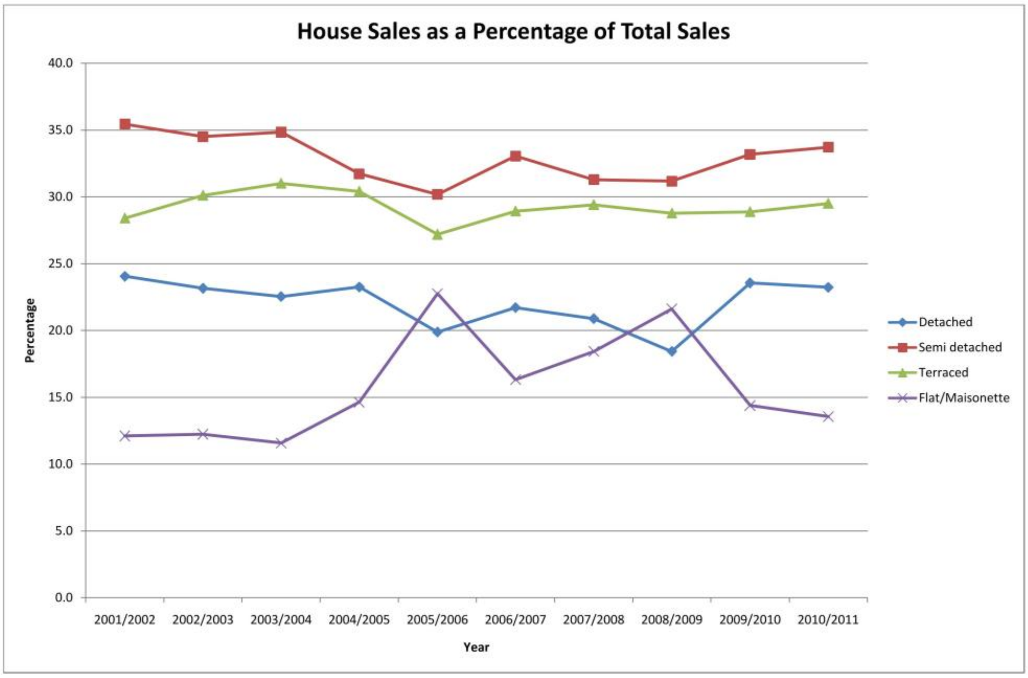


Figure 2.7 Maidstone House Sales as a percentage of Total Sales by Type of Property (source: KCC)

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

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

Vacant Private Sector Property

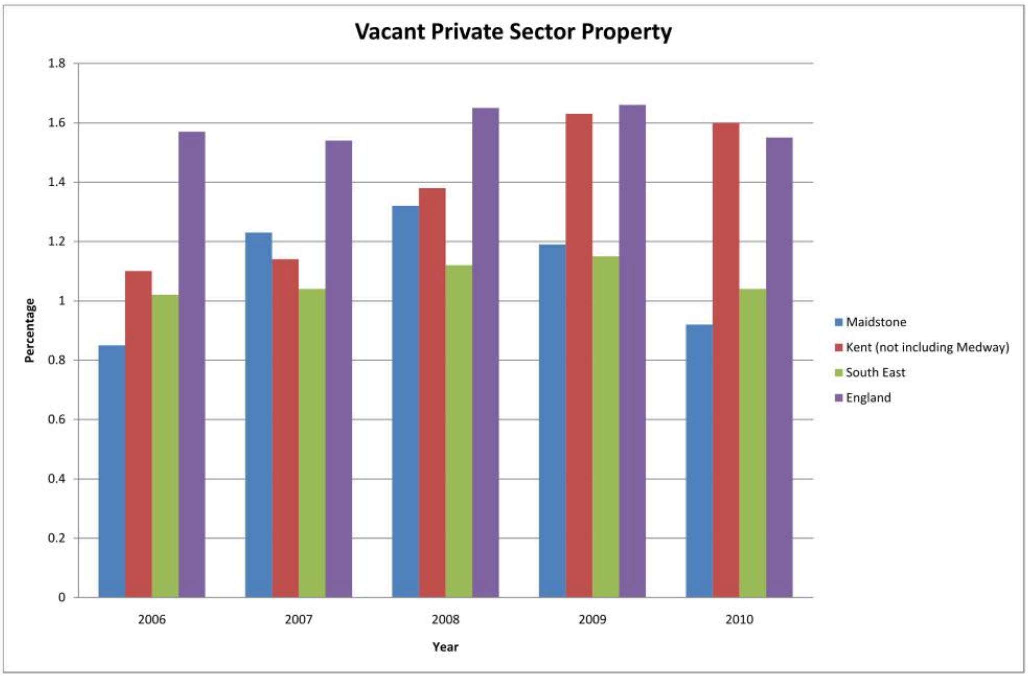


Figure 2.8 Vacant Private Sector Property as a Percentage of All Private Sector (source: KCC)

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

Number of Households on the Housing Register (Waiting List)

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

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

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

Homeless Households

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

Table 2.6 Homeless Households (source: KCC)

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

Built Environment Assets

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

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

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

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

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

Natural Environment Assets

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

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

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

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

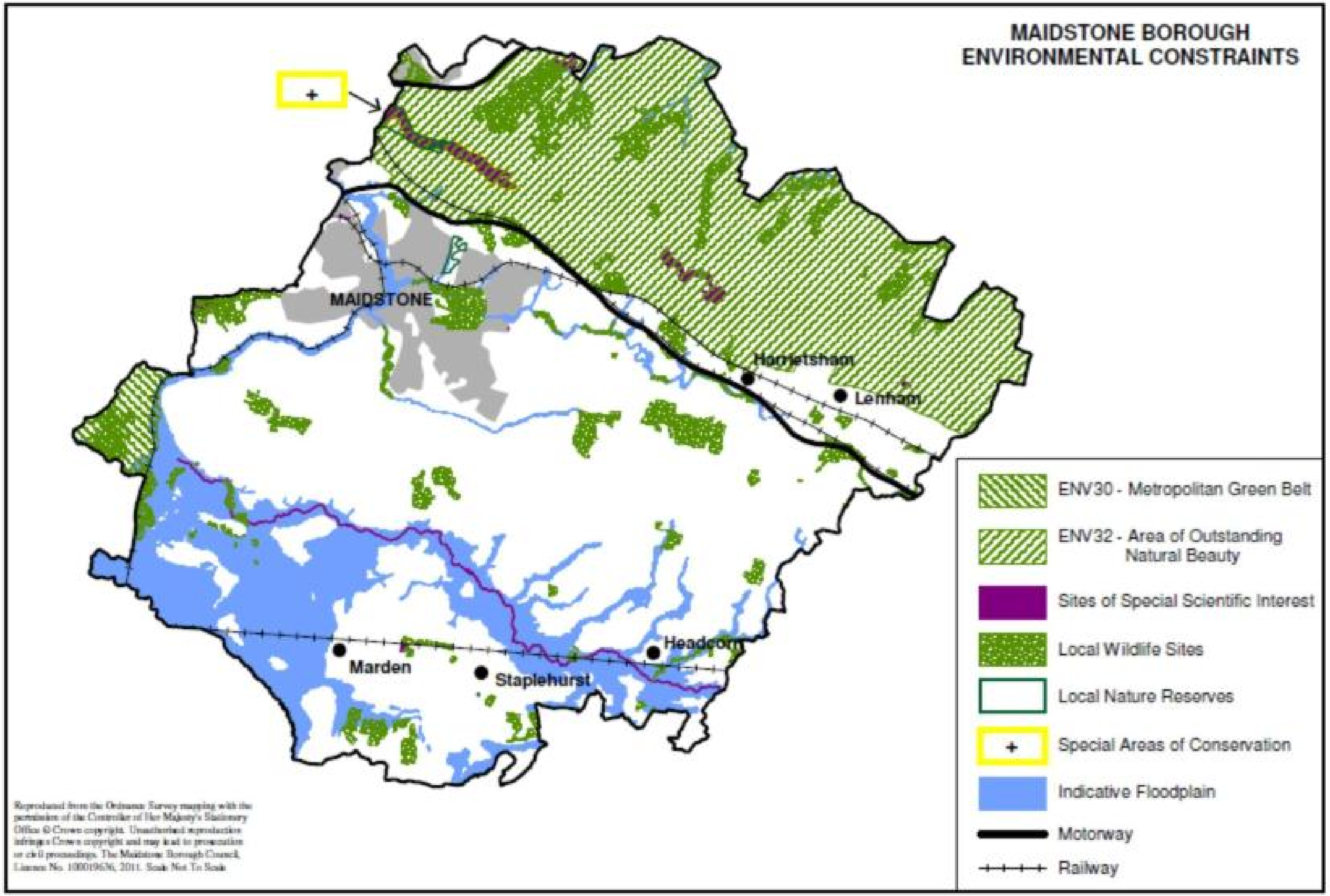


Figure 2.9 Maidstone Environmental Assets and Floodplain Constraints (source: Maidstone Borough Council)

Local Nature Reserves

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

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

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

- Admiral and Gorham Wood, Bicknor
- Bell Lane Nature Area, Staplehurst
- Bredhurst Wood, Bredhurst
- Dove Hill Wood, Boxley
- Fant Wildlife Area, Maidstone
- Five Acre/Wents Wood/Weavering Heath, Maidstone/Boxley
- Four Oaks Wood, Sutton Valence
- Hayle Place Stud Farm, Maidstone
- Horish Wood, Boxley/Detling
- Lime Trees Open Space Ponds, Staplehurst
- Mote Park, Maidstone
- Palace Wood, Maidstone
- Poyntell Ponds, Staplehurst
- River Len Corridor, Downswood and Madginford
- River Len Reserve, Maidstone
- Sandling Park, Maidstone
- Senacre Wood, Maidstone

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

Housing

Plan Period and Housing Target

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

Number of New Dwellings Built

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

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

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

Housing Trajectory and 5 Year Housing Land Supply

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

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

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

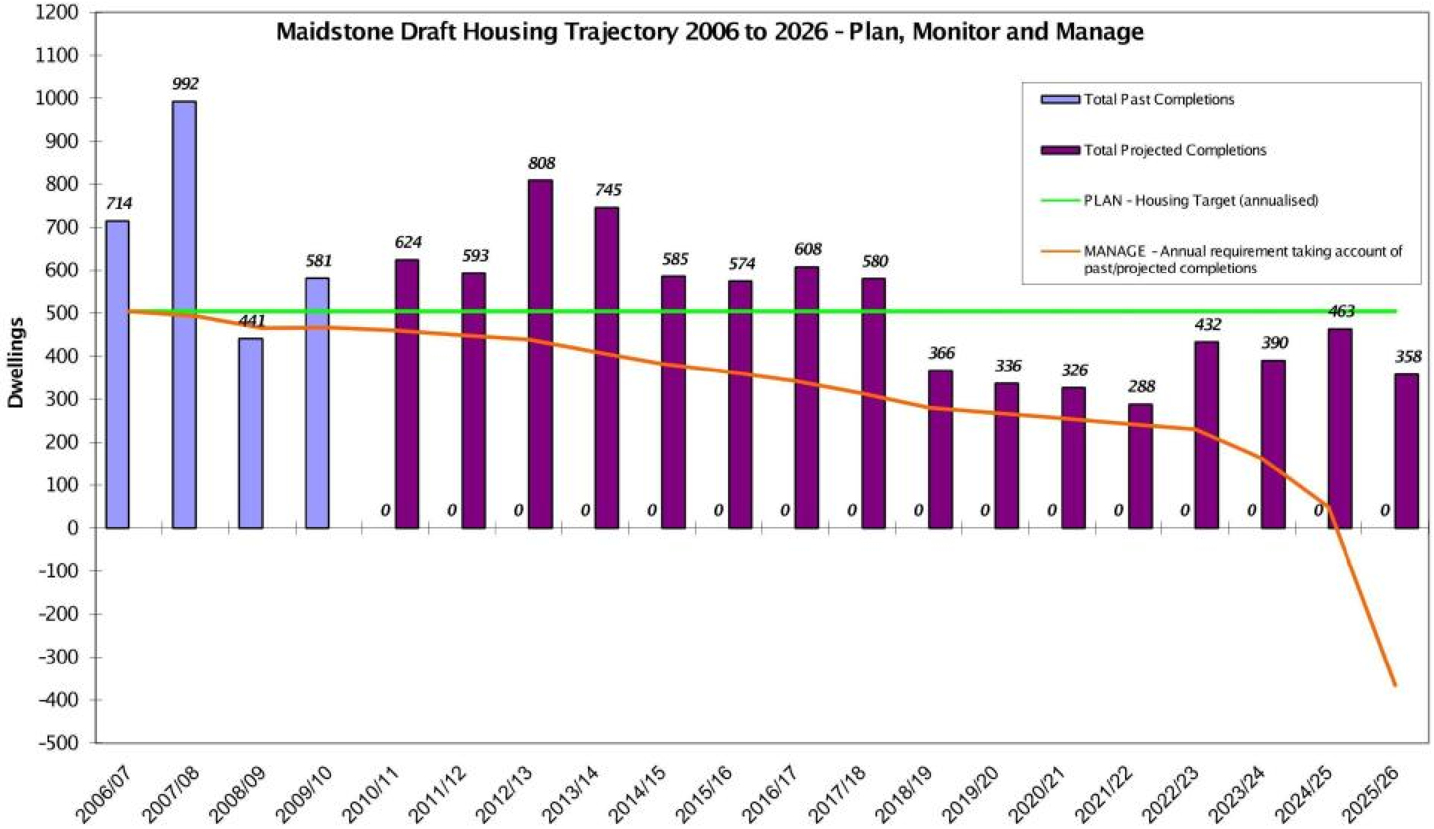


Figure 3.1 Maidstone Borough Housing Trajectory 2006-2026 (source: Maidstone Borough Council)

3.5 Housing land supply consists of the following elements:

- Past completions from 2006/07 to 2009/10.
- Outstanding planning permissions that have yet to be implemented at 1 April 2010.
- Outstanding previously developed land (PDL) saved allocations from the Maidstone Borough Wide Local Plan.
- Strategic Housing Land Availability Assessment (SHLAA) sites on previously developed land within settlement boundaries. These sites require no change in planning policy to come forward.
- Identified town centre sites that will be included in the Central Maidstone Area Action Plan (AAP).
- An allowance for windfall sites (or previously unidentified sites) from 2021/22 onwards, in accordance with national guidance (Planning Policy Statement 3).
- Greenfield sites at locations identified in the emerging Core Strategy, which are at the edge of the Maidstone urban area and Rural Service Centres. Specific site allocations will be made in the Development Delivery DPD that will follow the Core Strategy.

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

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

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

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

New and Converted Dwellings on Previously Developed Land (PDL)

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

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

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

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

Net Additional Gypsy and Traveller Pitches

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

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

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

Affordable Housing Completions

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

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

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

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

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

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

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

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

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

3.12 A total of 254 affordable dwellings (net) were completed during 2010/11. This figure included New Build Homebuy/Shared ownership properties in accordance with the adopted Affordable Housing DPD definition of intermediate housing. During 2009/10, 47.62% of the affordable units completed fell into the social rent category. Table 3.6 shows that this percentage increased significantly to 72.44% in 2010/11 (against the policy target of 60% socially rented units of all affordable housing units built).

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

Number of Planning Applications Granted in the Urban/Rural Area

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

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

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

Dwelling Density

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

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

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

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

Economic Development

Total Amount of Additional Floorspace by Type

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

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

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

Amount of Employment Floorspace on PDL by Type

	B1a (offices not within A2) m^2	B1b (Research & Development, studios, laboratories, hi-tech) m^2	B1c (Light industry) m^2	B2 (General Industry) m^2	B8 (Storage or distribution) m^2	Total m^2
Gross	466.00	34.88	875.00	592.00	8,802.00	10,769.88
% gross on PDL	100%	100%	82.63%	60.59%	97.94%	88.23%

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

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

Employment Land Available by Type

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

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

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

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

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

Total Amount of Floorspace for 'Town Centre' Uses

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

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

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

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

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

Jobs in Maidstone

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

Built and Natural Heritage

Conversion of Rural Buildings for Residential Purposes

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

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

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

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

Transport

Integrated Transport Strategy

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

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

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

Glossary

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

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

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

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

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

Table 4.1