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Maidstone Borough Council**

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## Introduction

**1.1** Maidstone's Annual Monitoring Report (AMR) provides a framework with which to monitor and review the effectiveness of local plan policies that address local issues over the monitoring period 1st April 2011 to 31st March 2012. This is Maidstone's 8th AMR.

**1.2** Since Maidstone's last AMR was produced, both the Localism Act 2011 and the Town and Country Planning (Local Planning) (England) Regulations 2012 have come into force. These new regulations remove the requirement for local authorities to submit their AMR to the Secretary of State, therefore giving them more flexibility in producing their AMRs. In addition, on 30 March 2011 the Department for Communities and Local Government announced the withdrawal of guidance<sup>(1)</sup> 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, and there is a greater emphasis on information being published and made available to the local community as soon as it is ready, in the interests of transparency and accountability. Last year, the Council adopted a different approach during the preparation of its AMR (2010/11). The report comprised two main sections: A Maidstone Profile and Key Monitoring Indicators. The Maidstone Profile included demographic, social, economic and environmental data compared to Kent and the South East (where possible), which focused on the broader and more descriptive character of the borough, often illustrating historic trends. The Key Monitoring Indicators monitored policies set out in local development documents and addressed local issues. They focused 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 included some of the former core output indicators. This approach was successful and this year's AMR (2011/12) has followed the same format.

**1.4** In addition, this year's AMR includes sections on the Local Development Scheme, neighbourhood planning and the duty to cooperate.

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

### Maidstone Profile

**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, illustrating historic trends where possible. The profile indicators focus on the key characteristics of the area and local issues, setting the scene for planning the future growth of the borough.

#### Demographic Structure

##### Maidstone's population

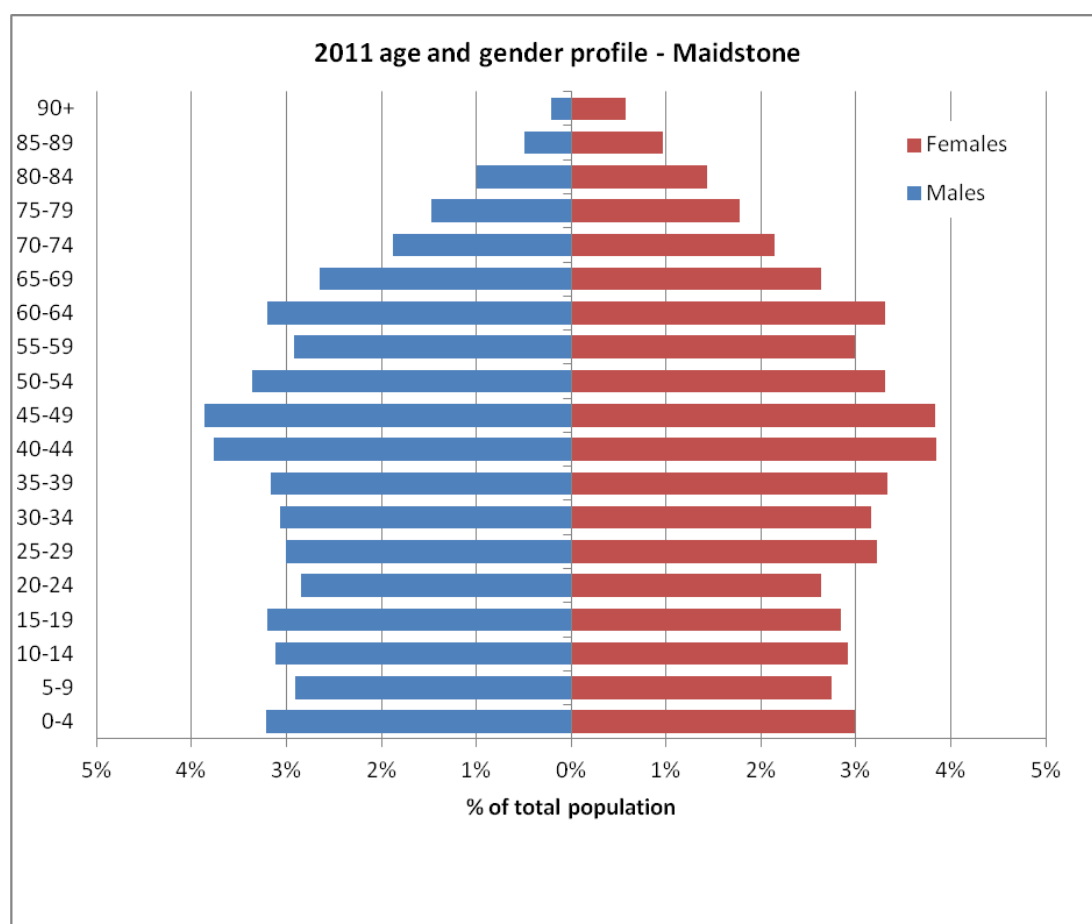


Figure 2.1 Age and gender profile 2011 (source: 2011 Mid Year Population Estimates released 25 September 2012, ONS)

**2.2** Maidstone's population in 2011 was recorded as 155,800, made up of 51% females and 49% males. The largest age groups are 40-44 and 45-49 which make up 15% of the total population. The younger age groups are also strong, particularly between the ages of 0-19. The percentages of males and females are generally equally split up to the age of 70, and the proportion of males decreases to 40% at the age of 80.

**Number of households and size**

	Maidstone	Kent (including Medway)	South East	England
Number of households	63,447	711,847	3,555,463	22,063,368
Average household size	2.4	2.38	2.38	2.36

Table 2.1 Number of households and average size 2011 (source: KCC)

**2.3** In 2011, Maidstone had 63,447 households with an average household size of 2.4 people. This figure is slightly higher than the average household size for Kent, the South East and England.

### 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

**2.4** Between 2009/10 and 2010/11 there was a fall in the number of crimes for most offences shown in table 2.2 above. There was however, 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.

**2.5** The Council addresses local crime and disorder through the Safer Maidstone Partnership. Consultation on the draft Maidstone Community Safety Plan 2012-17 has just closed, this document highlights how the Safer Maidstone Partnership plans to tackle community safety issues that matter to the local community.

**Unemployment**

	Maidstone Borough	Kent (including Medway)	South East	England
No. Unemployed September 2012	2,406	35,037	134,136	1,488,740
% Rate Unemployed (Residential)	2.5	3.3	2.5	3.8
No. Change since 2011	-41	-280	-6,269	-28,457
% Change since 2011	-1.7	-0.8	-4.5	-1.9

Table 2.3 Unemployment statistics 2012 (source: KCC, figures taken from the Jobseekers Allowance Claimant Count)

**2.6** Unemployment has fallen in Maidstone borough between 2011 and 2012, by 1.7%, reflecting the trend in Kent, the South East and England. Maidstone does however, have an above average youth unemployment figure. Whilst the reduction in the number of people unemployed is not quite as significant as the figure for the South East, the percentage of resident unemployment in Maidstone remains lower than that in Kent, the South East and England.

**Earnings**

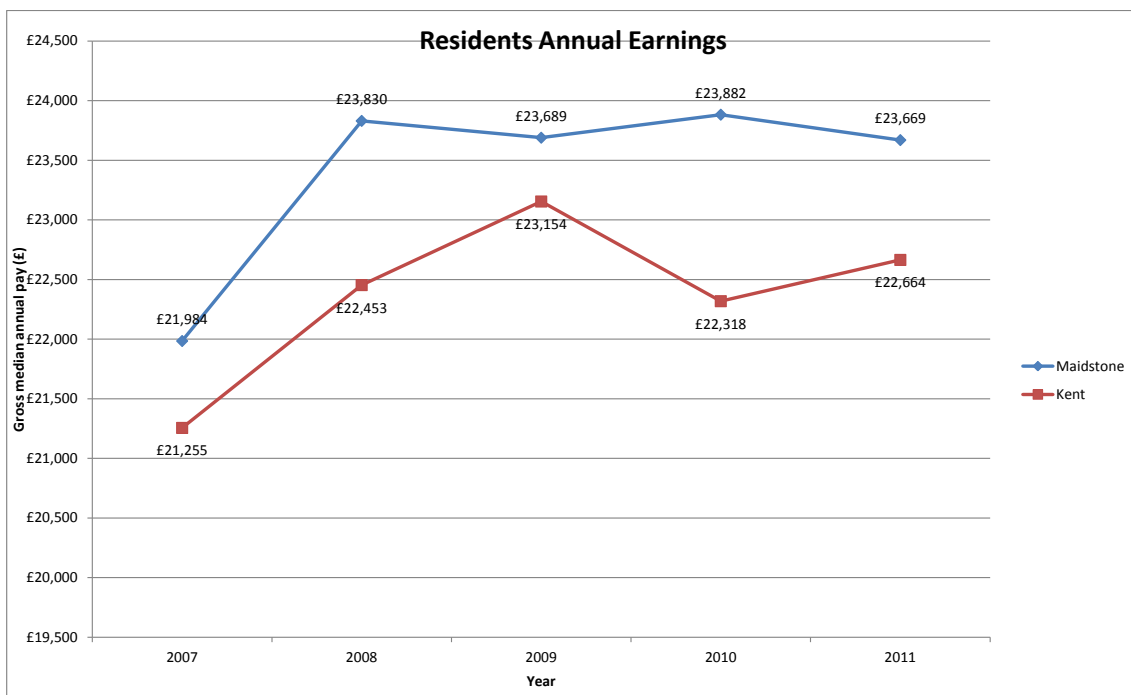


Figure 2.2 Residents annual earnings figures 2007-2011, Maidstone compared to Kent (excluding Medway) (source: ONS)

**2.7** Average resident earnings in Maidstone fell by £213 between 2010 and 2011 (as shown in figure 2.2). In contrast, the earnings of people resident in Kent increased by £346 between 2010 and 2011. Figure 2.3 shows that there is a marked disparity (16.87%) in earnings 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 11.58% in 2011. Whilst the disparity between workplace and resident earnings is still significant, 2011 saw a substantial reduction in this percentage gap.

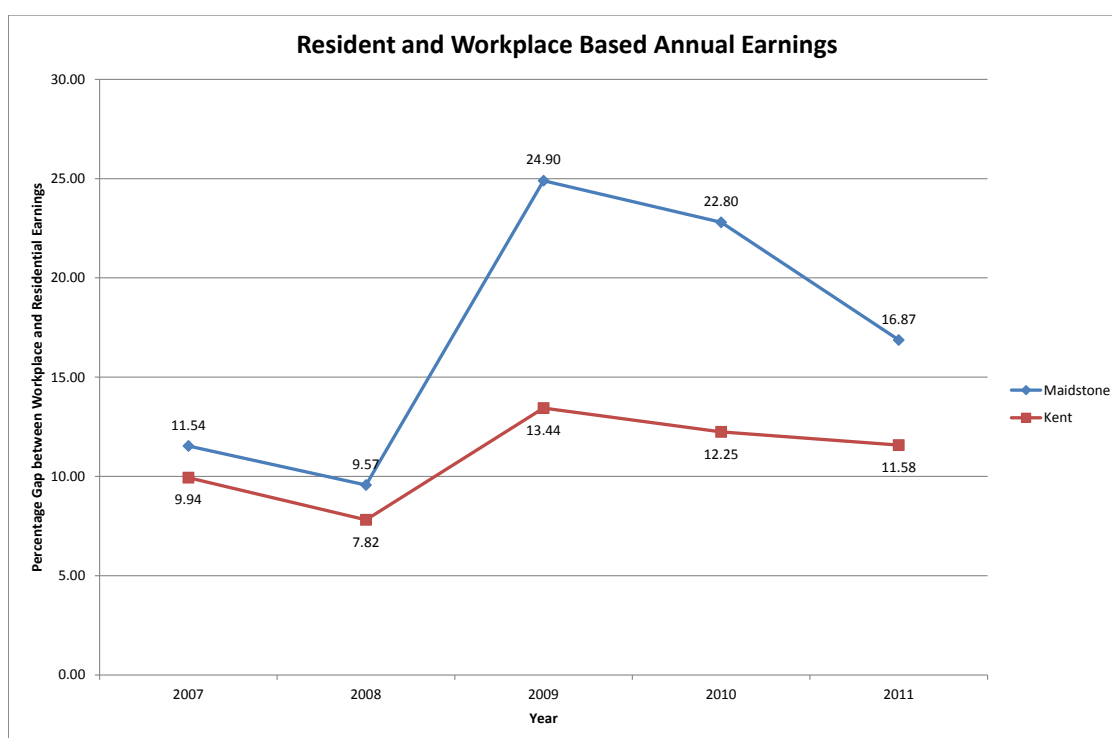


Figure 2.3 Percentage difference between resident and workplace based annual earnings 2011, Maidstone compared to Kent (excluding Medway) (source: ONS)

**2.8** Kent County Council estimated journey to work figures at June 2011, 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 2011 74,565 people in employment are resident in Maidstone. Estimates suggest that 61% of Maidstone borough residents work in Maidstone borough, 10% work in Tonbridge and Malling, 5% work in Medway, 3% work in Tunbridge Wells, 2% work in Ashford and 10% 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	
	Excl.	Incl.	Excl.	Incl.	Excl.	Incl.	Excl.	Incl.
Including or Excluding Mathematics and English								
September 2010 to August 2011	88.1%	63.2%	82.6%	58.8%	79.3%	59.6%	80.5%	58.2%
September 2009 to August 2010	85.6%	61.1%	79.0%	56.2%	75.8%	57.5%	76.1%	55.1%
September 2008 to August 2009	78.7%	57.0%	72.4%	51.5%	70.2%	53.7%	69.8%	50.7%
September 2007 to August 2008	70.1%	52.8%	67.3%	49.5%	66.1%	51.8%	65.6%	47.8%

Table 2.4 GCSE and equivalent results for young people achieving 5+ A\* - C (excluding and including Mathematics and English) (source: Government Neighbourhood Statistics)

**2.9** Maidstone's GCSE results overall show a greater achievement in gaining 5 or more subjects at grades A\* to C when compared to Kent, the South East and England statistics. The results also demonstrate an upward trend in achievements.

## A Level results and degree qualifications

	Maidstone Borough	South East	England
September 2010 to August 2011	95.6%	93.8%	93.6%
September 2009 to August 2010	96.2%	95.1%	94.4%
September 2008 to August 2009	92.9%	95.3%	94.7%

Table 2.5 GCE/Applied GCE A/AS and equivalent examination results - students achieving 2 or more passes of A Level (referenced by location of student residence) (source: Government Neighbourhood Statistics)

**2.10** The percentage of students in Maidstone achieving 2 or more passes at A Level is higher than the percentage for the South East and England. The results generally demonstrate an upward trend in achievements. It is important to note that these statistics are based on the results of students residing in Maidstone, rather than the results of the educational institutions in Maidstone. Degree qualifications data is not available on a year by year basis but can be accessed once the Census 2011 results are published.

### Multiple deprivation

**2.11** 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 2012-13.

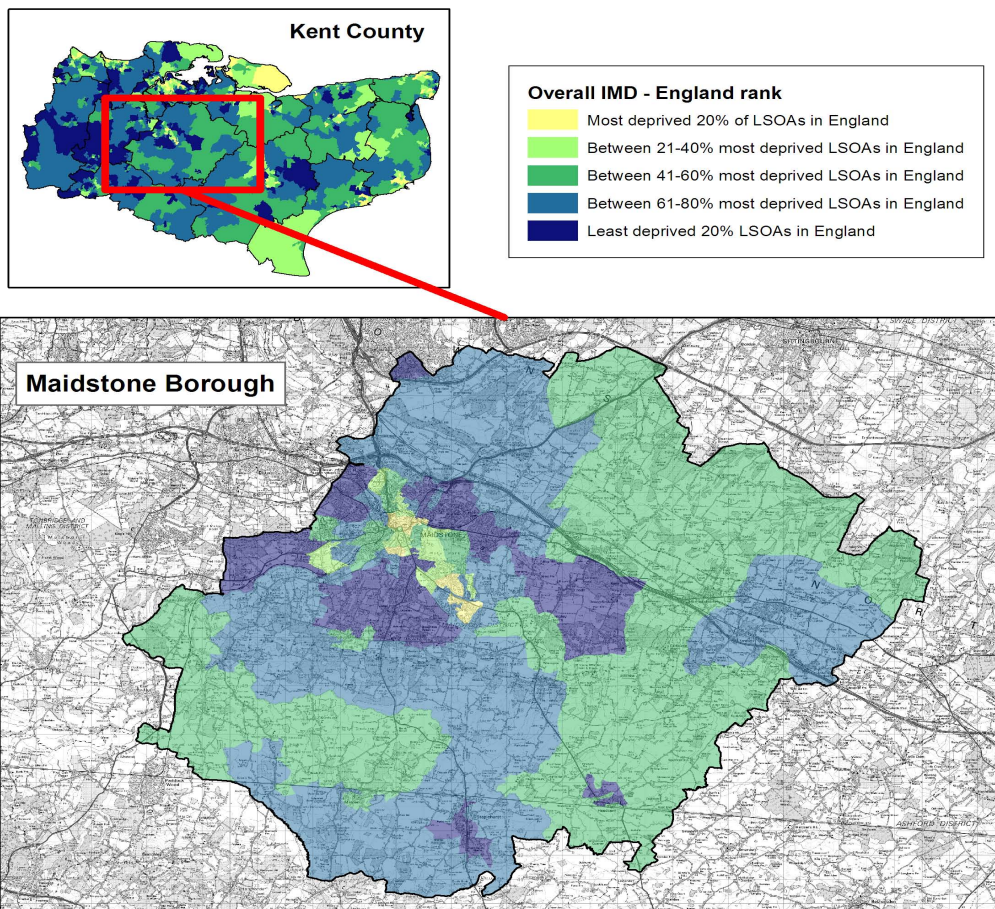
### Free school meals

	Maidstone Borough	Kent (excluding Medway)	England
Primary	12.9%	15.6%	18.0%
Secondary	7.8%	10.6%	14.6%
Special Needs	34.0%	29.2%	34.8%
Overall	10.7%	13.5%	16.7%

Table 2.6 Percentage of pupils eligible for free school meals at January 2012 (source: KCC)

**2.12** The percentage of pupils in Maidstone qualifying for free school meals in primary and secondary education is lower than in Kent and England, but higher than the Kent average in special needs schools. Overall in Maidstone there is a lower percentage of pupils eligible for free school meals compared to Kent and England.

## 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)  
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Figure 2.4 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

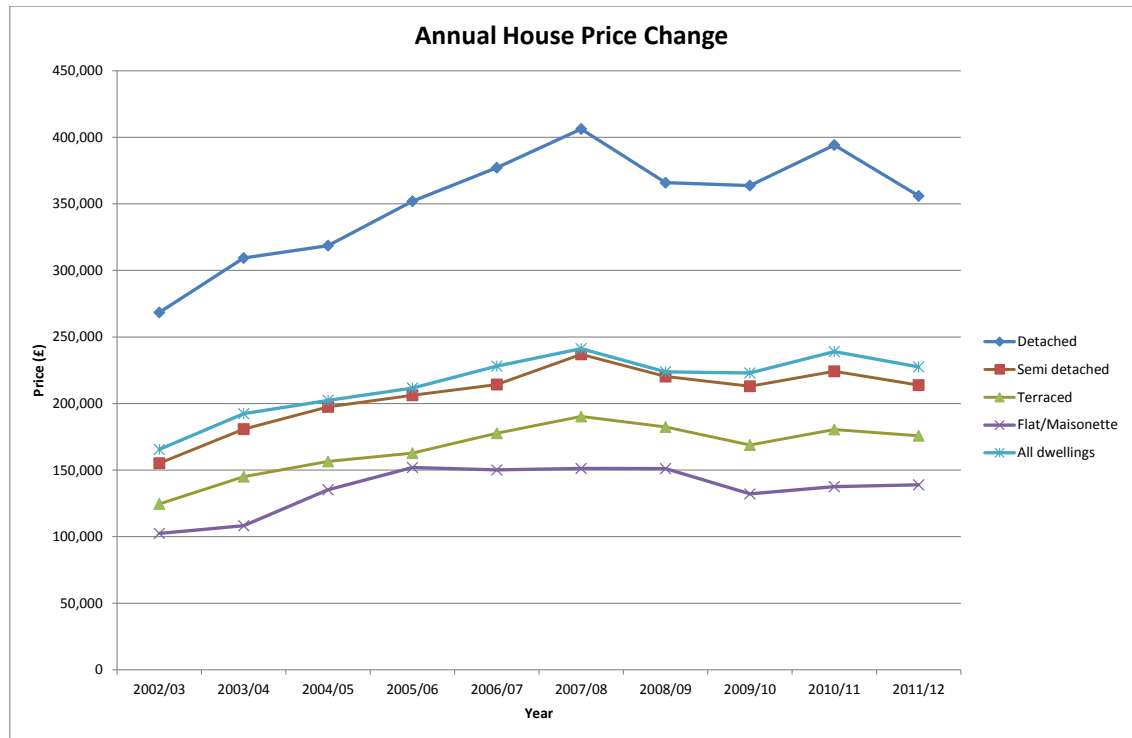


Figure 2.5 Maidstone annual house price change (source: KCC)

**2.13** House prices rose steeply in Maidstone until 2007/08, particularly for detached dwellings. Since then, prices have fluctuated. In 2010/11 it appeared that house prices were rising again but the latest statistics for 2011/12 show that they have since fallen, except for flats/maisonettes where prices have remained constant. The fluctuation in house prices has affected detached dwellings the most over the last ten years, and flats/maisonettes the least.

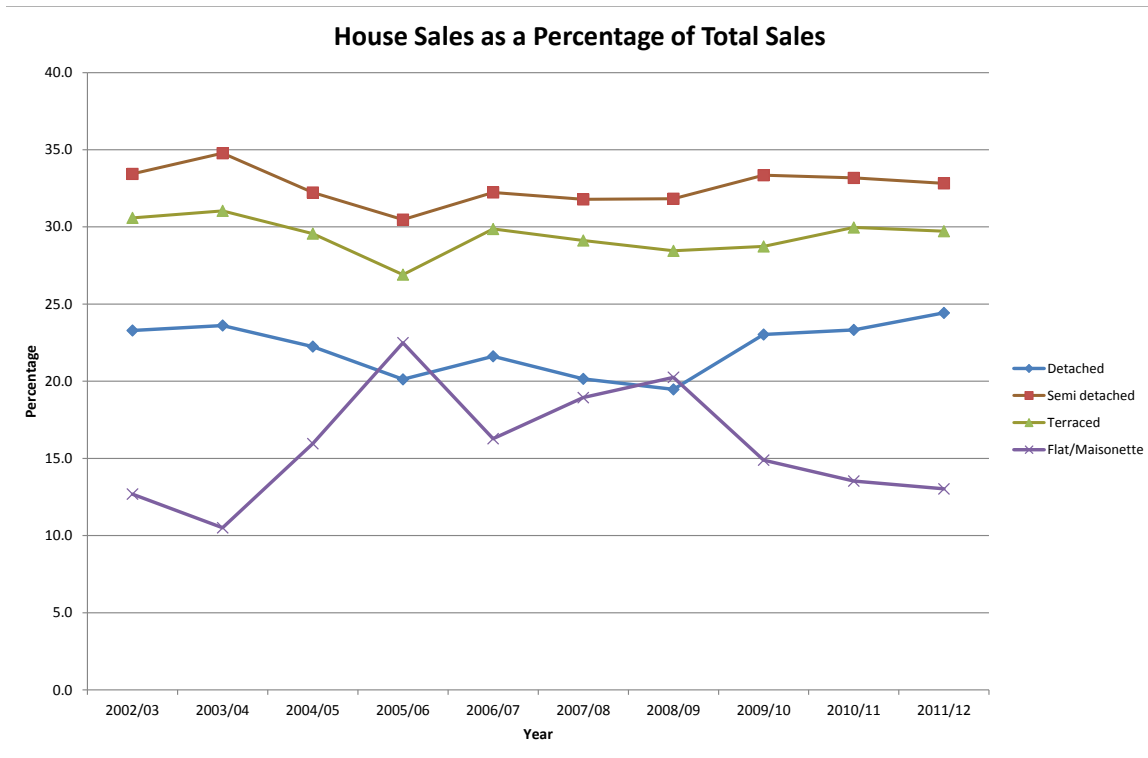


Figure 2.6 Maidstone house sales as a percentage of total sales by type of property (source: KCC)

**2.14** The total number of house sales has increased in the last monitoring year from 1,899 in 2010/11 to 2,096 in 2011/12. During 2011/12, flats/maisonettes accounted for only 14% of sales, the lowest share they've had since 2003/04. Sales of semi-detached houses accounted for a third of all sales in 2011/12. There has been relatively little change in the statistics from the previous year, with sales of semi-detached and terraced houses and flats/maisonettes slightly decreasing and sales of detached houses marginally increasing.

**2.15** The average cost of a property in Maidstone in 2011/12 was £227,500 compared to £239,050 in 2010/11. The average cost of a flat/maisonette was £138,953 in 2011/12 compared to £137,575 in 2010/11. 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 £20,252 and a resident £23,669. The provision of affordable housing is a key priority for the Council.

### Vacant private sector property

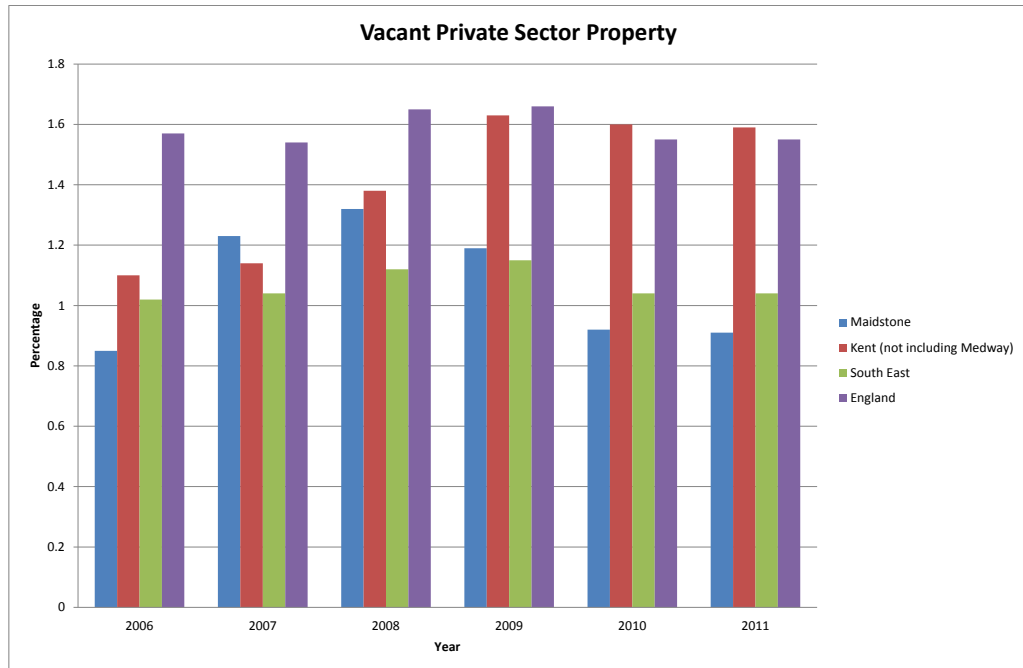


Figure 2.7 Vacant private sector property as a percentage of all private sector (source: KCC)

**2.16** There were 509 vacant private sector properties in 2010, which had been empty for six months or more. This figure remained the same at April 2011. There were a total of 1,192 empty properties at April 2010, most of which were unsold flats, and the number of empty properties increased to 1,652 at April 2011. The government has recently set targets for local authorities to bring empty properties back into use. The Council has a Empty Homes Strategy to address this.

**Number of households on the housing register (waiting list)**

	2008	2009	2010	2011	2012
Maidstone	2,290	2,863	3,222	3,442	3,674
Kent (including Medway)	38,408	38,722	40,093	45,102	Not yet available
South East	203,161	205,371	215,373	225,250	Not yet available

Table 2.7 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 increased by 232 since 2011, a rise of 6.7%, which is an indication of the need for affordable housing in the borough. Between 2010 and 2011 the number of households on the housing register rose by 6.8% in Maidstone, compared to 12.5% in Kent and 4.6% in the South East.

**Homeless households**

	2007/08	2008/09	2009/10	2010/11	2011/12
Maidstone	41	37	7	27	189
Kent (not including Medway)	1,260	973	795	1,006	965
South East	5,510	4,730	3,870	4,520	5,320

Table 2.8 Homeless households (source: KCC)

**2.18** The number of homeless households has increased by 162 since 2010/11. This trend is reflected by the South East but the number of homeless households has decreased within Kent. In December 2011 there were 390 housing register cases awarded overcrowding points, this has increased to 655 cases in December 2012.

### Built environment assets

Built Environment Assets	Numbers
Conservation Areas	41
Listed Buildings	2,022
Grade I	42
Grade II*	103
Grade II	1,878
Scheduled Ancient Monuments	28
Parks and Gardens of Special Historic Interest	6
Important Historic Parks and Gardens	9

Table 2.9 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 2011, the following building has been listed:

- The Powerhub, St Peters Street, Maidstone (Grade II listed)



**Natural environment assets and floodplain constraints**

Natural Environment Assets	km <sup>2</sup>	%	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)	28.28	7.19	
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 2.10 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 2.10. Regional and national policies now promote a criteria based approach to protecting local landscapes. This approach is reflected in emerging local plan 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 and held by Natural England) refers to woodlands which have been continuously wooded since 1600 AD. A review of the 1994 updated draft inventory was completed in August 2012. This identifies that 85% of the borough's woodland is ancient woodland and for the first time, identifies ancient woodland under 2 hectares in size. Overall there is a net gain of 74 hectares.

## 2 . Maidstone Profile

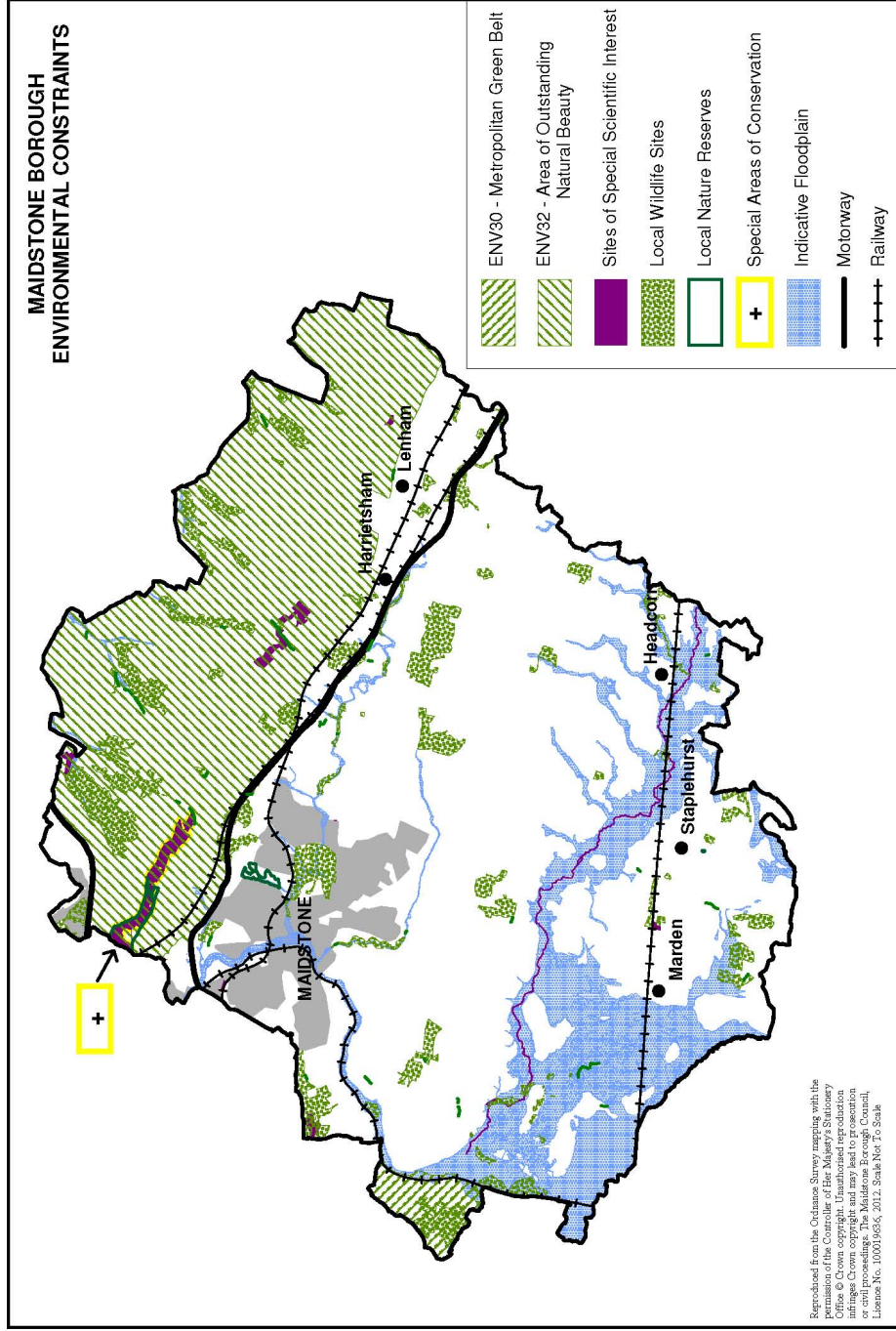


Figure 2.8 Maidstone environmental assets and floodplain constraints (source: Maidstone Borough Council)

**Local nature reserves**

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

Table 2.11 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/Weaving 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 Bearsted
- River Len Reserve, Maidstone
- Sandling Park, Maidstone
- Senacre Wood, Maidstone

## Key monitoring indicators

**3.1** Key Monitoring Indicators monitor policies set out in local planning policy documents and they address local issues. Each local planning policy document adopted as part of Maidstone's local planning policy 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, transport and neighbourhood planning.

### Housing

#### Housing target

**3.2** The Council tested the delivery of the South East Plan housing target of 11,080 dwellings between 2006 and 2026 for Maidstone, and resolved to consult the public on a target of 10,080 new dwellings in the Council's emerging Core Strategy. The Core Strategy was subject to public consultation in September 2011. The housing target is currently under review following a need to revisit the evidence supporting the target (see paragraph 4.3). To date, the South East Plan has not been revoked as expected, so for the purposes of this AMR the 5 year housing land supply will be measured against both 10,080 and 11,080 dwellings for the period 2006 to 2026.

#### Number of new dwellings built

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12
Number of new dwellings built (gross)	854	1,159	550	639	702	892
Number of new dwellings built (net)	714	992	441	581	649	873

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 and 873 net completed dwellings were recorded in 2011/12.

### Housing trajectory

**3.4** The housing trajectory shows past annual dwelling completions and projected annual completions against a housing target. It examines 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. The trajectory will be included in next year's AMR when the borough's housing target will be agreed.

### 5 year housing land supply

**3.5** In addition to managing housing land supply over the plan period, the Council must also maintain a 5-year rolling supply of housing sites.

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

- Past completions from 2006/07 to 2011/12.
- Outstanding planning permissions that have yet to be completed at 1 April 2012.
- Strategic Housing Land Availability Assessment (SHLAA) sites on previously developed land within settlement boundaries where there is strong evidence to support early delivery. These sites require no change in planning policy to come forward.
- Existing Maidstone Borough-Wide Local Plan 2000 allocations where there is strong evidence to support early delivery.
- Greenfield sites at locations identified in the emerging Local Plan where there is strong evidence to support early delivery.

**3.7** Table 3.2 demonstrates that the Council does not have a 5 year supply of deliverable housing sites based on the inclusion of the elements above. The calculations suggest that the Council has a supply of 4.5 years under a dwelling target of 10,080, and 3.9 years under a dwelling target of 11,080. The Council is currently undertaking a new Strategic Housing Land Availability Assessment (SHLAA) in order to identify sites with potential for housing.

Housing Target 2006-2026	10,080	11,080
Residual target after deducting 4,250 dwellings that were completed between 2006/07 and 2011/12	5,830	6,830
Annual target over remainder of plan period (residual target divided by 14 years remaining to 2026)	416	488
Annual target including 5% buffer	437	512
5 year housing land supply target (annual target x 5 years)	2,080	2,439
5 year housing land supply target (annual target x 5 years) including 5% buffer	2,184	2,561
5 year housing land supply 2012/13 to 2016/17	1,983	1,983
5 year supply of housing land as a percentage of the target at 1 April 2012	91	77
Number of years of housing land supply at 1 April 2012	4.5	3.9

Table 3.2 Calculating 5 year housing land supply (source: Maidstone Borough Council)

### New and converted dwellings on previously developed land (PDL)

	% Brownfield	% Greenfield
2011/12	92.4	7.6
2010/11	79.2	20.8
2009/10	86.2	13.8
2008/09	88.9	11.1
2007/08	86.8	13.2
2007/08 to 2011/12	86.7	13.3

Table 3.3 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 3.3 demonstrates that a consistently high proportion of dwellings in the borough has been completed on previously developed land (brownfield sites) over the past 5 years. During 2011/12 the percentage of completed units on brownfield sites rose to 92.4%, the highest it has been. In Maidstone, the high levels of housing development on previously developed land are expected to continue in the short term, in advance of allocating greenfield sites in Maidstone's Local Plan.

### Net additional gypsy and traveller pitches

	2011/12
Pitches with permanent consent	17
Pitches with permanent consent and personal condition	9
Total	26

Table 3.4 Net additional gypsy and traveller pitches (source: Maidstone Borough Council)

**3.9** The Gypsy and Traveller and Travelling Showpeople Accommodation Assessment was updated in January 2012 in order to assess the need for pitches from 2011 to 2026 and to set a revised target for the Core Strategy. The new assessment reveals a need for an additional 157 pitches in the borough for the period 2011 to 2026. A total of 26 permanent pitches have been granted permission in this last monitoring year therefore leaving a residual figure of 131 pitches. The Council has secured funding to provide 15 pitches on a public site(s) and is in the process of finding appropriate land.

### Affordable housing completions

**3.10** Despite the success of the Council's affordable housing policy AH1 (adopted December 2006), the Strategic Housing Market Assessment (March 2010) shows an affordable housing need of 1,081 affordable homes per annum, representing double the Council's annual land supply of 504 units averaging over the 20-year plan period. The Council will be undertaking a new Strategic Housing Market Assessment in 2013.

**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.

Social rent homes provided	Intermediate homes provided	New Build Homebuy homes provided	Affordable homes Total
303	10	67	380
80%	3%	17%	

Table 3.5 Gross affordable housing completions 2011/12 (source: Maidstone Borough Council)

## 3 . Key Monitoring Indicators

22

	All dwellings completed (net)	Affordable dwellings completed (net)	Percentage of affordable dwellings completed
2011/12	873	380	44%
2010/11	649	254	39%
2009/10	581	273	47%
2008/09	441	204	46%
2007/08	992	205	21%

Table 3.6 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
2011/12	25	10	40%
2010/11	168	71	42%
2009/10	267	153	57%
2008/09	509	202	40%
2007/08	247	132	53%

Table 3.7 Affordable dwellings secured as a percentage of new planning consents determined according to policy AH1 (source: Maidstone Borough Council)

**3.12** A total of 380 affordable dwellings were completed during 2011/12. This figure includes New Build Homebuy/shared ownership properties in accordance with the adopted Affordable Housing DPD definition of intermediate housing. During 2010/11, 72% of the affordable units completed fell into the social rent category. Table 3.5 shows that this percentage increased to 80% in 2011/12 (against the policy target of a minimum 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, 10 affordable dwellings (40%) were secured in 2011/12, which accords with policy AH1.

### Number of planning applications granted in the urban/rural area

	2010/11	2011/12
Urban (net)	86	65
Rural (net)	48	43

Table 3.8 Residential planning applications granted in the urban and rural areas - Net  
(source: Maidstone Borough Council)

**3.14** In 2011/12 a total of 65 residential planning applications on new sites were granted in the urban area, and 43 in the rural area. This gives a percentage split of 60/40. Whilst the split is not as significant as the previous year, it still demonstrates that more development activity is occurring in the urban area.

### Dwelling density

	Year	Large Sites (5+ dwellings)	Small Sites (1-4 dwellings)	All Sites
Less than 30 dwellings per hectare	2011/12	7.72%	65.63%	16.03%
	2010/11	10.29%	62.22%	16.95%
	2009/10	2.99%	55.34%	11.42%
	2008/09	8.15%	46.97%	17.64%
	2007/08	11.53%	43.75%	15.53%
Between 30 and 50 dwellings per hectare	2011/12	43.06%	14.06%	38.90%
	2010/11	41.67%	16.67%	38.46%
	2009/10	42.72%	13.59%	38.03%
	2008/09	31.89%	12.88%	27.27%
	2007/08	34.29%	22.22%	32.79%
Above 50 dwellings per hectare	2011/12	49.21%	20.31%	45.07%
	2010/11	48.04%	21.11%	44.59%
	2009/10	54.29%	31.07%	50.55%
	2008/09	59.95%	40.15%	55.09%
	2007/08	54.19%	34.03%	51.68%

Table 3.9 Percentage of new dwellings completed at less than 30 dph, 30-50 dph and above 50 dph (source: Maidstone Borough Council)

**3.15** Overall, 83.97% of dwellings completed on all sites in 2011/12 were constructed at a density greater than 30 dwellings per hectare (38.90% between 30 and 50 units and 45.07% 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 2011/12, 92.27% of dwellings on large sites (>4 units) were constructed at a density of greater than 30 units per hectare (43.06% + 49.21%). 65.63% 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 hectareage for other land uses associated with the planning permission.

### Code for sustainable homes certificates

	Design Stage Certificates	Post Construction Stage Certificates	Total
2011/12	185	237	422

Table 3.10 Number of code for sustainable homes certificates Issued (source: CLG)

**3.16** During 2011/12 a total of 422 Code for Sustainable Homes certificates were issued in Maidstone, with the majority being presented at the post construction stage. Certificates are issued when dwellings have been completed to the standards set out in the Code Technical Guide. This is the first year that Maidstone has monitored the certificates, therefore comparable data will be available next year.

## Economic Development

### Total amount of completed floorspace by use class

	B1a (offices not within A2) m <sup>2</sup>	B1b (research & development, studios, laboratories, hi-tech) m <sup>2</sup>	B1c (light industry) m <sup>2</sup>	B2 (general industry) m <sup>2</sup>	B8 (storage or distribution) m <sup>2</sup>	Total m <sup>2</sup>
Gross	1,519	0	387	1,269	13,334	16,509
Net	-1,044	-43	-518	-6,084	2,613	-5,076

Table 3.11 Total amount of completed floorspace 2011/12 (source: Maidstone Borough Council)

**3.17** During 2011/12 there was a net loss in employment floorspace: 5,076m<sup>2</sup> compared to a loss of 958m<sup>2</sup> during 2010/11. The majority of the net loss has been in use class B2 (general industry) similarly to the previous year. One particular permission which contributed to the net loss of B2 floorspace was a change of use at 18 Wharf Road, Maidstone from B2 to B8.

**3.18** The planning permission for the redevelopment of the Travis Perkins site on Forstal Road has recently been implemented. Approximately one third of the site has been demolished so far (4,355m<sup>2</sup>). When surveying sites each year, the agreed methodology is to record the loss on the site as completed if demolition work has begun. However, due to the scale of the B8 gross loss on the Travis Perkins site (13,066m<sup>2</sup>), using the current methodology would skew the figures. Therefore, in this particular case the floorspace has been broken down so that the part of the site that has been demolished appears in the completions table (table 3.11), and the part of the site that is yet to be demolished appears in the outstanding permissions table (table 3.14).

**3.19** The quantity and quality of employment land throughout the borough is subject to analysis as part of the evidence base for Maidstone's Local Plan.

### Total amount of completed floorspace on PDL by use class

	B1a (offices not within A2) m <sup>2</sup>	B1b (research & development, studios, laboratories, hi-tech) m <sup>2</sup>	B1c (light industry) m <sup>2</sup>	B2 (general industry) m <sup>2</sup>	B8 (storage or distribution) m <sup>2</sup>	Total m <sup>2</sup>
Gross	1,519	0	239	1,269	13,334	16,361
% gross on PDL	100%	0%	62%	100%	100%	72%

Table 3.12 Total amount of completed floorspace on previously developed land 2011/12 (source: Maidstone Borough Council)

**3.20** 72% of employment floorspace (gross) was completed on previously developed land in 2011/12. This compares to 88% in 2010/11 and 59% in 2009/10. There has been less development on brownfield sites this year, mainly due to a greater amount of employment floorspace on agricultural land coming

forward. However, it is accepted that 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 Maidstone's Local Plan.

### Net completions on allocated employment sites by use class

	B1a (offices not within A2) m <sup>2</sup>	B1b (research & development, studios, laboratories, hi-tech) m <sup>2</sup>	B1c (light industry) m <sup>2</sup>	B2 (general industry) m <sup>2</sup>	B8 (storage or distribution) m <sup>2</sup>	Total m <sup>2</sup>
2011/12	-1,925	-43	-186	294	-15,198	-17,058
2010/11	-738	-71	3,177	-3,473	745	-360
2009/10	494	0	-413	4,898	-5,709	-730
2008/09	4,395	0	0	-1,872	1,872	4,395

Table 3.13 Net completions on sites allocated for employment uses in the Local Plan (source: Maidstone Borough Council)

### Outstanding permissions for commercial development

	B1a (offices not within A2) m <sup>2</sup>	B1b (research & development, studios, laboratories, hi-tech) m <sup>2</sup>	B1c (light industry) m <sup>2</sup>	B2 (general industry) m <sup>2</sup>	B8 (storage or distribution) m <sup>2</sup>	Total m <sup>2</sup>
Sites for which planning permission has been granted (net)	20,944	406	9,656	10,538	17,206	58,395

Table 3.14 Outstanding permissions for commercial development 2011/12 (source: Maidstone Borough Council)

**3.21** The greatest proportion of planning permissions has been granted for B1a offices, making up 36% of total planning permissions for employment uses. One particular permission which contributes to the net gain in B1a floorspace is a renewal of the permission at Eclipse Park for the erection of a 6,400m<sup>2</sup> office building. The Council is addressing the need for suitable employment sites through Maidstone's Local Plan.

## Total amount of completed floorspace for 'town centre' uses

	A1 (shops) m <sup>2</sup>	A1 (shops) m <sup>2</sup>	A2 (financial and professional services) m <sup>2</sup>	A3 (restaurants and cafés) m <sup>2</sup>	A4 (drinking establishments) m <sup>2</sup>	A5 (hot food takeaways) m <sup>2</sup>	B1a (offices not within A2) m <sup>2</sup>	D2 (assembly and leisure) m <sup>2</sup>	Total m <sup>2</sup>
	<b>Net tradeable floorspace:</b>	<b>Gross internal floorspace:</b>							
Gross	321	321	444	712	103	373	164	380	2,818
Net	-1,857	-1,862	444	712	103	336	-568	380	-2,312

Table 3.15 Town centre uses 2011/12 within the draft town centre boundary (source: Maidstone Borough Council)

	A1 (shops) m <sup>2</sup>	A1 (shops) m <sup>2</sup>	A2 (financial and professional services) m <sup>2</sup>	A3 (restaurants and cafés) m <sup>2</sup>	A4 (drinking establishments) m <sup>2</sup>	A5 (hot food takeaways) m <sup>2</sup>	B1a (offices not within A2) m <sup>2</sup>	D2 (assembly and leisure) m <sup>2</sup>	Total m <sup>2</sup>
	<b>Net tradeable floorspace:</b>	<b>Gross internal floorspace:</b>							
Gross	2,398	2,840	540	1,422	103	524	1,519	1,231	10,577
Net	-1,089	-652	425	1,106	-336	487	-1,044	1,131	28

Table 3.16 Town centre uses in Maidstone borough 2011/12 (source: Maidstone Borough Council)

**3.22** Main town centre uses are defined in Annex 2 of the NPPF, and the definition includes the use classes monitored in tables 3.15 and 3.16. Maidstone's town centre boundary is defined in the public consultation version of the Core Strategy (2011). Overall, there has been a net loss in the total amount of floorspace for town centre uses within the defined town centre boundary and a small net gain elsewhere throughout the borough.

### Built and Natural Heritage

#### Conversion of rural buildings for residential purposes

**3.23** During 2011/12, 8 rural buildings were granted planning permission for residential conversion. Two supersede previous applications granted for the conversion of rural buildings for residential use, one is a Certificate of Lawful Development as the rural building has been in use as a dwelling for more than 4 years, and five relate to conversions of an oast and other former agricultural buildings.

#### Number of Environment Agency objections to planning applications on either water quality or flood defence grounds

**3.24** The Environment Agency objected to three planning applications during 2011/12 on flood defence grounds. One of these applications was subsequently permitted at appeal, but included conditions to minimise flood risk. The two other applications remain undetermined.

**3.25** The Council will continue to monitor the number of Environment Agency objections to planning applications on either flood defence grounds or water quality, and will include conditions in the interest of flood defence where appropriate.

### Transport

#### Integrated transport strategy

**3.26** A draft Integrated Transport Strategy has been prepared in partnership with Kent County Council. The objectives of this strategy are to support the vision for future development within Maidstone's emerging Local Plan, and to address concerns about the impact of development on the highway and transport networks.

**3.27** The priorities of the Integrated Transport Strategy include 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 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.

**3.28** 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.

**3.29** The draft Integrated Transport Strategy was recently subject to public consultation. The Council received nearly 2,000 comments and is in the process of assessing these. Further work is being undertaken to refine the strategy to ensure that the infrastructure necessary to support development proposed in Maidstone's Local Plan is provided.



### Neighbourhood Planning

**3.30** Neighbourhood planning was introduced through the Localism Act to enable greater community involvement in the planning process, so that people can shape their local areas and have a greater say in planning decisions.

**3.31** During the 2011/12 monitoring year, the following areas started work on their neighbourhood plans by, first, seeking the designation of their neighbourhood areas:

- Boughton Monchelsea
- Broomfield and Kingswood
- Coxheath
- Harrietsham
- Lenham
- North Loose
- Marden
- Staplehurst

### Local Development Scheme

#### Review of the Local Development Scheme

**4.1** The Maidstone Borough Council Local Development Scheme (LDS) identifies the range of local plan documents the Council will produce between 2012 and 2015, together with a work programme for the various stages of document preparation. The latest revision to the Local Development Scheme approved by the Secretary of State came into effect on 16 May 2012, and a copy of the Scheme can be viewed and downloaded from the Local Development Framework page of the Council's website. The LDS explains how the Council will manage the preparation of documents, the timescale within which they will be produced, how documents are resourced, and the main risks to the production timetable including how those risks will be addressed. The LDS ensures that the local planning policy framework is kept up-to-date and that the community is actively involved in the process. Delivery of the programme is monitored through the Annual Monitoring Report (AMR), which highlights the need to review the LDS if required.

**4.2** Whereas the monitoring period for reviewing policies in the AMR covers the period 1 April to 31 March, the review of the LDS relates to the calendar year January to December. The approved LDS sets out the timetable for the production of two local plan documents: Core Strategy and Development Delivery. Within the 2012 monitoring period two consultations on the Core Strategy Local Plan were programmed. A public consultation (regulation 18 stage) on strategic site allocations and the commencement of public consultation on the Publication version of the Core Strategy (regulation 19 stage). The consultation on strategic site allocations was successfully completed but Publication of the Core Strategy has been deferred as a result of the need to review the local plan programme.

**4.3** In March 2012 the government published the National Planning Policy Framework (NPPF), which replaced the majority of national planning policy statements. Adopted and emerging local plans must conform to the policies set out in the NPPF. Local plans are subject to independent public examination, and in recent months a number of core strategy examinations in other parts of the country have been suspended because the presiding Inspectors were not satisfied with the evidence supporting the local authorities' housing and employment targets. Particular concerns highlighted were the need for up-to-date demographic information, robust evidence to demonstrate environmental constraints, and a clear understanding of housing market areas. There also appears to have been a shift from locally determined local plan targets to a greater emphasis on meeting national projections, and greater weight given to demonstrating cross boundary working through the duty to cooperate. The implications arising from these suspensions need to be given full consideration, particularly in the context of the NPPF, to ensure the Council's evidence base is robust enough to support Maidstone's Core Strategy Local Plan at examination.

**4.4** Consequently, the Council is reviewing its Strategic Housing Market Assessment, and has started work on new Strategic Housing and Economic Development Land Availability Assessments to ensure its housing and employment targets are supported by robust up-to-date evidence.

**4.5** A review of the LDS is underway and is expected to come into effect in March 2013. If the Council is to keep on track with the revised programme, it is imperative that any risks to the programme are identified and addressed as far as practicable.

### Risks

**4.6** Rescheduling the Core Strategy programme will take the document's date of submission to the Secretary of State for examination beyond March 2013, which is the end of the NPPF transitional period for finalising emerging local plans. When determining planning applications after March 2013, due weight (as opposed to full weight) will be afforded to policies adopted since 2004 according to their degree of consistency with the NPPF. Due weight will also be given to saved local plan policies as well as emerging plans and policies depending on their stage of preparation and their conformity with the NPPF. To a large extent it will be "business as usual" for the development management process because the majority of saved local plan policies generally accord with the NPPF, and the adopted affordable housing and open space policies are given (and will continue to be given) due weight until such time as they are superseded by new policies.

**4.7** Each year local authorities must demonstrate a 5 year supply of deliverable housing sites. Although the Council continues to experience high levels of dwelling completion rates on sites with planning permission, the windfall sites on previously developed land that formerly contributed towards this supply at a steady pace are no longer materialising at the same rate. This issue is being addressed through the confirmation of strategic site allocations and the production of a new Strategic Housing Land Availability Assessment.

**4.8** The evidence base for the Core Strategy and other documents is, in some cases, reliant on the expertise of various consultants. Whilst the evidence is nearing completion, the Council is mindful that deliverability of evidence within set time scales is a risk. This risk has been and will continue to be mitigated by the appointment of a range of consultants to carry out a variety of tasks as opposed to one or two major contributors. The consultants are closely managed and monitored by officers to make sure that agreed programmes are met.

**4.9** Since the introduction of the new plan making system in 2004, government requirements for the production of local plan evidence bases have expanded and have proved to be onerous for local authorities in terms of financial and staff resources. Maidstone Borough Council sets an annual budget for the production of local plans. The recruitment and retention of staff is critical in reducing the risk to the planned programme for preparing documents. Budgetary and staff resources are closely monitored to minimise risks to the programme.

## Duty to Cooperate

**4.10** The 'duty to cooperate' as set out in the Localism Act (2011) requires local planning authorities, county councils and other public organisations to engage with one another and consider joint approaches to plan making. It is important for the Council to communicate with its partner organisations, particularly regarding cross-boundary and county-wide issues.

**4.11** The diagram set out in figure 4.1 shows the organisations that the Council has held discussions with. The specific meeting details can be found at Appendix 1.



Picture 4.1 Maidstone's duty to cooperate

## Glossary

Acronym	Term	Description
-	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 local planning policy documents set by the Local Development Scheme have either been met or progress made towards meeting them.
-	Core Strategy	The Core Strategy, once adopted, sets out in general terms how, where and when development will take place in Maidstone borough. New planning regulations in 2012 require local authorities to produce local plans instead, therefore the Core Strategy will form part of Maidstone's Local Plan.
DCLG	Department for 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 ( <a href="http://www.communities.gov.uk">www.communities.gov.uk</a> ).
-	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 local planning policy document that is subject to independent examination. DPDs form part of the development plan for a local authority's area.
EA	Environment Agency	The Environment Agency is the leading public body for protecting and improving the environment in

Acronym	Term	Description
		England and Wales, with particular responsibilities for river, flooding and pollution ( <a href="http://www.environment-agency.gov.uk">www.environment-agency.gov.uk</a> ).
-	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 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 <a href="http://www.communities.gov.uk">www.communities.gov.uk</a> ).
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.
LDS	Local Development Scheme	The LDS is a business programme or timetable listing the documents the Council will produce under the local planning policy framework 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 ( <a href="http://www.naturalengland.org.uk">www.naturalengland.org.uk</a> ).
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 ( <a href="http://www.ons.gov.uk">www.ons.gov.uk</a> ).

Acronym	Term	Description
MBC	Maidstone Borough Council	A lower tier local authority. The local planning authority responsible for producing the Local Plan 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. Local planning policy documents will gradually delete or replace saved local plan policies. MBWLP policies that have NOT been saved, or have been replaced by local planning policy documents, 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 ( <a href="http://www.ons.gov.uk">www.ons.gov.uk</a> ).
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 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 local planning policy documents and in planning applications.
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

Acronym	Term	Description
		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. The Council is currently undertaking a new SHLAA ( <a href="http://www.communities.gov.uk">www.communities.gov.uk</a> ).
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. The Council will be soon undertaking a new SHMA ( <a href="http://www.communities.gov.uk">www.communities.gov.uk</a> ).
SPD	Supplementary Planning Document	An SPD provides detailed supplementary guidance about how adopted planning policies will be implemented. An SPD does not have to undergo Independent Examination, but it is still subject to stakeholder and public 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 local planning policy framework documents. Maidstone's Sustainable Community Strategy was adopted in 2009.
-	Unidentified Sites or Windfall Sites	Sites which become available for development which were not previously identified as allocations in a local plan or local planning policy document, nor identified as commitments through previous planning permissions.



**List of engagements held between Maidstone and other organisations**

Organisation(s) engaged with	Date of engagement	Type of engagement	Purpose/outcome of engagement
South East Water	30 November 2012	Briefing	Water Resource Management Plan 2014
KCC Education	12 November 2012	Meeting	Education provision on strategic sites
Medway Council	6 November 2012	Meeting	Cross-boundary issues
KCC	16 October 2012	Meeting	Infrastructure requirements and funding
KCC Ecology	15 October 2012	Meeting	Ecology on strategic sites
Kent Fire and Rescue	28 September 2012	Email / telephone	Finalise infrastructure requirements
Kent Ambulance	27 September 2012	Email / telephone	Finalise infrastructure requirements
South East Water	27 September 2012	Email / telephone	Infrastructure requirements
KCC	20 September 2012	Meeting	Prioritisation of infrastructure / CIL and S106 contributions
Primary Care Estates	12 September 2012	Meeting	Infrastructure requirements
South East Water	11 September 2012	Email	Follow up on progress
Tonbridge and Malling Borough Council & KCC	17 August 2012	Meeting	Cross-boundary issues
Swale Borough Council	15 August 2012	Workshop	Viability
Primary Care Estates	29 July 2012	Email / telephone	Infrastructure requirements
Swale Borough Council	9 July 2012	Meeting	Viability consultant briefing

Organisation(s) engaged with	Date of engagement	Type of engagement	Purpose/outcome of engagement
KCC Education	3 July 2012	Meeting	Infrastructure modelling
West Kent Primary Care Trust	28 June 2012	Email	Infrastructure requirements
KCC Education / Transport / Communities	26 June 2012	Meeting	Infrastructure modelling
Southern Water	15 June 2012	Email / telephone	Infrastructure requirements
Kent Police	1 June 2012	Email / telephone	Infrastructure requirements
KCC Highways	9 December 2011	Meeting	Transport schemes for Infrastructure Delivery Plan (IDP)
KCC service / infrastructure providers	7 December 2011	Meeting	Approach to infrastructure planning
Southern Water	18 November 2011	Meeting	Information required for IDP
Kent Police	8 November 2011		Approach to infrastructure planning
Parish Councils in rural service centres	September / October 2011	Meetings	Information required for IDP
Kent Adult Social Services	6 October 2010	Meeting	Information required for IDP
Kent Police	7 May 2010	Meeting	Information required for IDP
Kent and Medway NHS	14 April 2010	Meeting	Approach to infrastructure planning
Maidstone and Tunbridge Wells NHS	7 April 2010	Meeting	Approach to infrastructure planning
Kent Adult Social Services	17 February 2010	Meeting	Approach to infrastructure planning

Organisation(s) engaged with	Date of engagement	Type of engagement	Purpose/outcome of engagement
Southern Water & Environment Agency	15 February 2010	Meeting	Information required for IDP
University of Creative Arts (UCA)	3 February 2010	Meeting	Information required for IDP
West Kent Primary Care Trust	1 February 2010	Meeting	Information required for IDP