

AGENDA

PLANNING, TRANSPORT AND DEVELOPMENT OVERVIEW & SCRUTINY COMMITTEE MEETING



Overview and Scrutiny

Date: Tuesday 19 August 2014
Time: 6.30 pm
Venue: Town Hall, High Street, Maidstone

Membership:

Councillors: Chittenden, English (Vice-Chairman), Munford,
Powell, Ross, Round, Springett (Chairman),
de Wiggondene and Willis

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| 1. The Committee to consider whether all items on the agenda should be webcast | |
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| 5. Disclosures by Members and Officers | |
| 6. To consider whether any items should be taken in private because of the possible disclosure of exempt information | |
| 7. Minutes of the Meeting held on 22 July 2014 | 1 - 11 |
| 8. Strategic Housing Market Assessment Update | 12 - 66 |

A report on the key findings arising from the Strategic Housing Market Assessment Addendum report by Sarah Anderton, Principal Planning Officer, Spatial Policy.

Continued Over/:

Issued on 6 August 2014

Alison Broom

**Alison Broom, Chief Executive, Maidstone Borough Council,
Maidstone House, King Street, Maidstone Kent ME15 6JQ**

- | | |
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| 9. Maidstone Borough Local Plan - key issues arising from consultation (Regulation 18) | 67 - 97 |
| A report on the key issues arising from representations on the draft Maidstone Borough Local Plan, submitted during public consultation (Regulation 18) which ran from 21 March to 7 May 2014 by Sue Whiteside, Team Leader, Spatial Policy Team. | |
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The reports included in Part I of this agenda can be made available in **alternative formats**. For further information about this service, or to arrange for special facilities to be provided at the meeting, **please contact Tessa Mallett on 01622 602524**. To find out more about the work of the Overview and Scrutiny Committees, please visit <http://www.maidstone.gov.uk/osc>

MAIDSTONE BOROUGH COUNCIL

Planning, Transport and Development Overview & Scrutiny Committee

MINUTES OF THE MEETING HELD ON TUESDAY 22 JULY 2014

Present: Councillor Springett (Chairman), and
Councillors Chittenden, English, Munford, Powell,
Round, de Wiggondene and Willis

Also Present: Councillors Burton and Harper

28. THE COMMITTEE TO CONSIDER WHETHER ALL ITEMS ON THE AGENDA SHOULD BE WEBCAST

RESOLVED: That all items on the agenda be webcast.

29. APOLOGIES

It was noted that Councillor De Wiggondene was running late (arrived at 18:45).

There were no other apologies.

30. NOTIFICATION OF SUBSTITUTE MEMBERS

There were no substitute members present.

31. NOTIFICATION OF VISITING MEMBERS/WITNESSES

Witnesses for agenda item 8:

- James Gower, cycling enthusiast;
- Tay Arnold, Cycling Transport Planner, Kent Highways, Kent County Council (KCC);
- Colin Finch, Senior Public Rights of Way Officer, Kent County Council;
- Bartholomew Wren, Economic Development Officer, Regeneration and Transport, Tunbridge Wells Borough Council (TWBC);
- Elliot Dean, cycling enthusiast;
- Councillor Paul Harper.

Councillor Burton was in attendance as an observer.

32. DISCLOSURES BY MEMBERS AND OFFICERS

There were no disclosures by Members or Officers.

33. TO CONSIDER WHETHER ANY ITEMS SHOULD BE TAKEN IN PRIVATE BECAUSE OF THE POSSIBLE DISCLOSURE OF EXEMPT INFORMATION

RESOLVED: That the items on the agenda be taken in public as proposed.

34. MINUTES OF THE MEETING HELD ON 24 JUNE 2014

RESOLVED: That subject to the addition of the words 'in addition to the multi-agency event' being added to the end of recommendation 2 of minute number 22, the minutes of the meeting held on 24 June be approved as a correct record and signed by the Chairman.

35. REVIEW OF TRANSPORT IN MAIDSTONE BOROUGH - ALTERNATIVES TO USING A CAR - EXTERNAL WITNESS INTERVIEWS

The Chairman welcomed the witnesses.

Prior to the meeting the witnesses had been asked for their thoughts, ideas and information on the following questions to help them prepare:

James Gower, Tay Arnold and Colin Finch:

- What is already being done to encourage cycling and walking in Maidstone and the Borough?
- What is working?
- What is not working?
- What are other areas doing?
- What is your 'dream vision' for cycling and walking in the borough?
- What can Councillors do to help?

Bartholomew Wren:

- What are Tunbridge Wells doing to encourage cycling and walking?
- What is working?
- What is not working?
- What is your 'dream vision' for cycling in Tunbridge Wells?

James Gower delivered his presentation to the Committee. The main points he raised were:

- Main roads in Maidstone were unpleasant for non-motorised users - there was little cycling infrastructure and crossings were designed

to prevent inconvenience to cars, rather than being convenient for cyclists or pedestrians;

- Cycling infrastructure that existed was often of poor quality - mostly pedestrian infrastructure with cycling allowed;
- Cycling was an afterthought, or squeezed in at the sides - cycling specific schemes were rarely considered;
- Cycling was not considered as a proper mode of transport.

As a result Mr Gower considered few people cycle for utility purposes.

Mr Gower's suggestions for improvement included:

- Maidstone needed to change the way it thought about its relationship with the car, in order to improve the wellbeing of the people living in Maidstone and the town itself;
- The best way to achieve this was through enabling mass cycling;
- Provision for cycling needed long term commitment and the will to change on behalf of local government as well as national government;
- The best place to start was filtered permeability and use of one way streets with cyclist exemptions;
- Then main roads needed to be made safe for cycling too;
- Don't be anti-car – be pro cycling.

Tay Arnold, Cycling Transport Planner, Kent Highways, Kent County Council (KCC) explained her work with KCC was mainly focused on encouraging commuter cycling. Her role was county wide and covered the twelve Kent districts. She went on to outline the work KCC were doing to encourage more cycling in the borough. The main points of her presentation included:

- Figures collected using counters at Cold Harbour, J6 M20 (road cycling) and Mote Park (recreational cycling) demonstrated a snapshot of low numbers of people cycling in Maidstone – approximately 2,000-3,000 journeys per month;
- To encourage more people to cycle softer measures were needed to promote cycling as an affordable and sustainable mode of transport and improve peoples' confidence;
- Bikeability cycle training (a countrywide road safety standard training scheme) was being offered to children and adults in the borough using some funding subsidised from the Department for Transport;
- Work had been done with the KCC Public Health Team to promote the health benefits of cycling pitched at getting people on bikes who were not already using a bike;
- Cycle routes had been showcased to show people where they could cycle in Maidstone;

- Collisions for the period 2011-14 were mainly in the town centre and longer routes such as the A20 (17 incidents) and A229 (21 incidents) the majority of which were considered slight accidents;
- Maidstone Borough Council (MBC) already had a draft Cycle Strategy dated June 2012. This would benefit from being updated and linked into the on-going work carried out by KCC. The aspirations in the strategy were still relevant;
- The benefits of a grass roots consultation on the strategy, demonstrating a public and political desire to adopt it, would include better access to funding to implement it;
- With a clear map of where the cycle routes were planned the council would be able to draw section 106 funding from developers to invest in a cycling infrastructure;
- Small things to start encouraging people to cycle more included:
 - Provision of cycle parking in strategic places
 - Brompton Dock style cycle hire at train stations etc.
 - Park and Ride Cycling – drive in and cycle the rest of the way (using a hired cycle) into town and/or cycle in and bus the rest of the way into town.

Colin Finch, Senior Public Rights of Way (PROW) Officer, KCC delivered his presentation and began by giving an overview of the role of his team. The PROW team worked on ways of developing the counties network of footpaths, byways, bridle ways and restricted byways and maintained a legal record of where the routes were. Their work also included promotion of the network, for example by producing maps.

Mr Finch went on to describe what he felt was the good and the bad in relation to PROW as follows:

Good – what worked

- Maidstone had 11.3% of the 4,200 miles of PROW in Kent providing a good historical asset of walking and cycling routes;
- The Moat Park regeneration project had provided superb traffic free routes which were being very well used;
- Inter parish 'behind the hedge schemes' had been developed – for example East Farleigh, Forge Lane route linking the village to the school and a similar scheme at Hunton linking the village to the church and village hall – and provided safe pedestrian routes;
- The Millennium River Project along the river corridor also provided a safe route for pedestrians and cyclists;

- Local Government Funding recently awarded to KCC to improve cycling provision in the Maidstone Borough was very positive and the authorities should work together to get the most out of it.

Bad – what did not work

- Maidstone Borough Council planning policy EVN26 was considered a very 'tight' policy stating no development would be allowed where there were PROWs unless developers agreed to maintain or divert the routes. This had resulted in planning consultants and developers shying away from developing in areas with a PROW. This in turn had resulted in 'back garden allies' where the PROW were overgrown, unsafe and unused. This could be overcome by a policy within the Blue and Green Infrastructure Strategy being enforced so developers developing near these routes did so in a way that the routes were visibly overlooked in open green spaces making them safer to use;
- River connections could be better on the Maidstone United Football Club and rowing club side of the river;

Wish List

- Promotion of PROW through pushing the promotion of maps for cycling and walking;
- Identify land to use for the development of more routes with MBC looking at their land supplies first then approaching private landowners to create missing links in the network;
- Pursue contributions from developers to create new routes and maintain existing ones;
- Adopt the Maidstone Borough Cycling Strategy as soon as possible – that way developers would know where and how they could contribute to the network;
- MBC to sign up to the KCC PROW Service Level Agreement – this would allow KCC to process Town and Country planning applications for MBC and assist in the diversion of PROW when developers put plans forward;
- Explore the 'no through road' concept where authorities could create links to schools without contravening main thoroughfares – for example Buckland Hill, Oakwood Road, Upper Fant Road.

Bartholomew Wren, Economic Development Officer, Regeneration and Transport, Tunbridge Wells Borough Council (TWBC) delivered his presentation. His main points included:

- Cycling in Tunbridge Wells had increased in recent months. However, it accounted for a small proportion of road users (2%);

- 60% of workers and residents interviewed would like to cycle, but did not due to perceived barriers such as safety and cycle parking;
- South East (SE) Trains had been working on providing more cycle parking for commuters and found as soon as it was made available it was full. SE Trains were looking for other options such as two tier cycle stands;
- TWBC had a Transport Strategy adopted in 2003 which included cycling. Many proposals had not been taken forward, possibly because of changes in officers, priorities and lack of funding. The strategy was considered to be a bit dated;
- TWBC were in the process of developing a new Transport Strategy which included cycling, and was at a similar stage to MBC;
- The new TWBC transport strategy would provide a high level introduction to cycling and a stand-alone cycling strategy would re-engage with the established local cycling forum;
- Tunbridge Wells had a thriving cycling culture with the Novello Café and shop providing a focal point for cyclist;
- Greg Clarke, MP, who was engaged in national cycling debates, held a public meeting in November 2013, independently of TWBC. It was very well supported by locals with outcomes still being implemented, which included:
 - Support for new routes;
 - Cycle parking;
 - Advance stop lines;
 - 20mph speed limits;
 - Measures to make the street environment more inviting for cyclist;
- Tunbridge Wells' Cyclist Forum was formed in January 2014, with its own terms of reference but with no decision making powers. The forum was supported by TWBC officers and chaired by a member of the council interested in seeking cycling solutions. The forum was very well attended with up to 25 cycling enthusiasts usually attending. Two sub groups had been established focussing on education and events, and infrastructure;
- Events supported and promoted by TWBC included:
 - Safety campaigns with the AA;
 - Bikeability cycle training funded by Department for Transport;
 - Tunbridge Wells Great Bike Ride;
 - Cycle Friday – launched 6 June 2014;
 - Cycle Friday web site which promoted routes, parking and events;

- TWBC had been concentrating on the softer measures to encourage cycling and would move on to the infrastructure which would take longer;
- Mr Wren's final thoughts on how to introduce a cycling culture included:
 - Concentrate on partnership working, engage with other forums and local authorities;
 - Provide the necessary resources to deliver a cycling strategy, especially at officer level.

The Committee then questioned and discussed the points raised with the witnesses.

The main points discussed included:

- Nationally revenue cuts had restricted the maintenance of footpaths, byway and bridle ways. Maintenance had been carried out by local volunteers and Rambler groups;
- The Committee agreed it would be useful to advertise for more volunteers to help maintain PROW;
- PROW could be converted to cycle routes. Bridleways would be the easiest option and would mean approaching the landowners. This would open up to wider use;
- The Committee raised concerns that MBC had not signed up to the KCC PROW service level agreement;
- It was confirmed by Ms Arnold the Cycling Strategy needed to be adopted in order to assist with seeking funding from developers through section 106 agreements to establish new routes. Maintenance of such new routes would fall to Ms Arnold's team, Kent Highways, Transport and Waste at KCC;
- The £2m awarded to the borough would be used to help develop a cycle route from Maidstone to Tonbridge and provide improvements to the Maidstone gyratory system;
- Councillors raised concerns that the proposed improvements to the gyratory system would mean the removal of an existing cycle route and asked Ms Arnold to ensure the design of the new system was considered carefully;
- The Committee discussed the possibility of the Cabinet Member creating one new route per year that supported growth, housing and jobs in the borough, as part of their priorities, but this could only be done once the Cycling Strategy had been adopted;

- The Committee agreed the draft Cycling Strategy needed refreshing to include more ambitious and aspirational short and long term goals linked with the Integrated Transport Strategy and Local Plan so it could go out to consultation with these documents before being adopted;
- The Committee discussed including, in Appendix 3 of the draft strategy, provision be made for cycle paths to, and, parking at 'spoke' bus routes in villages to enable villages with less or no bus services to cycle to where the service was more frequent;
- The Committee also discussed linking cycling with all public transport by providing cycle parking at train stations and cycle parking and cycle hire at park and ride sites;
- The Committee explored the value of a cycling forum for Maidstone borough that included a Councillor as a member. It was agreed engaging with KCC, local residents and businesses and cycling enthusiasts would reap benefits in terms of designing and planning;
- It was agreed MBC should continue and develop the partnership work with KCC established by Michael Murphy by ensuring the work was picked up by his successor;
- The Committee considered the use of 20 mph speed limits in the borough to improve safety for cyclists and pedestrians. It was agreed the Committee should ask KCC for the results of their trials in the borough to help the Committee establish if there was value in implementing them;

The Chair invited Councillor Harper to the table to provide his evidence.

Councillor Harper drew on his experience of developing cycling strategies and reinforced many of the points already discussed. Other points he raised included:

- Segregation of cyclists and cars was very expensive and needed a large element of public land to accommodate it;
- Dropped and tactile curbs supported walking, as did pedestrian priority at junctions and traffic lights;
- Street lighting being turned off after midnight created safety issues – turning off alternate street lights would be an alternative.

The Chair then invited Elliot Dean, a Fant resident and cycling enthusiast to provide his evidence to the Committee.

Mr Elliot supported the points already made and recommended infrastructure plans remain realistic.

Mr Elliott supported a '20 is plenty' campaign and said he felt what was needed was an attitude shift at a national level and suggested MBC and KCC took a lead on such an initiative.

Another suggestion from Mr Elliot was to create an award for local businesses who promoted and encouraged cycling with their staff by providing facilities such as showers.

Mr Elliott also pointed out that the cycle routes by the river in Maidstone were washed away during the flooding at the end of 2013.

RESOLVED:

- a. That the Cabinet Member for Planning, Transport and Development be recommended to lobby Kent County Council on the reconfiguration of the gyratory system in Maidstone to ensure safe cycle passages. The design of the gyratory system to incorporate surface cycle passages (not subways) for cyclist heading in and out of the town from west Maidstone using the A20 and A26.
- b. That the Head of Planning and Development be recommended to urgently refresh and update the draft Maidstone Borough Council Draft Cycle Strategy, dated June 2012, for further scrutiny by the Committee with a view to consulting upon and formally adopting the refreshed Strategy. The Committee would aim to have the principal proposals relating to cycling used to inform the emerging Integrated Transport Strategy.
- c. That the Head of Planning and Development be asked to report back to the Committee on the costs and possible sites for the provision of cycle ways from rural locations (Villages and Hamlets) with poor bus services, to bus stops on major routes with a more frequent bus service. In addition provide cycle parking at the end of these routes. The short term aim should be to firstly identify the routes and provide the cycle parking with the longer term aim of developing the cycle route to the cycle parking.
- d. That the Head of Planning and Development be recommended to request from Kent County Council a copy of the results of their trials of 20 mile per hour speed limits around schools in the borough and a copy of their policy for 20mph zones around schools in the borough.
- e. That the Head of Planning and Development be recommended to reintroduce the Maidstone Cycling Forum and ensure it is supported by an officer with responsibility for cycling in their job description. Additionally a lead member should be identified to act as a cycling champion within the authority.
- f. That the Head of Planning and Development be asked to report back to the Committee the reason why Maidstone Borough Council

has not signed up to the Kent County Council service standards for Public Rights of Way.

36. REVIEW OF TRANSPORT IN MAIDSTONE BOROUGH - ALTERNATIVES TO USING A CAR - REVIEW OF WALKING AND CYCLING AS AN ALTERNATIVE TO USING THE CAR

The Chair introduced Sarah Shearsmith, Community Development Team Leader to address the Committee.

Ms Shearsmith presented the main points outlined in her report and emphasised the biggest barrier to people taking part in the activities available to them was a lack of awareness of them.

Ms Shearsmith invited the Committee to contact her if they required any further information on her report.

RESOLVED: That the Committee noted the report of the Community Development Team Leader.

37. REVIEW OF TRANSPORT IN MAIDSTONE BOROUGH - ALTERNATIVES TO USING A CAR - REPORT OF THE HEAD OF PLANNING AND DEVELOPMENT - CYCLING AND WALKING IN MAIDSTONE

The Chair notified the Committee that Mr Hapgood had informed her all the points he would have made had already been covered and moved straight on to questioning and discussion.

The Committee then went on to discuss short term measure that could be considered by the Committee when making their recommendations in their report. These included:

- Liaison with SE Trains and other local rail companies to identify funding opportunities for supplying bike storage at train stations;
- Coloured tarmac and 'armadillos' (rounded rubber blocks screwed down to the road) could be retrofitted to trial separation of cyclists from traffic;
- Possibly joining with TWBC to joint trial solutions.

RESOLVED: That the committee noted the report of the Head of Planning and Development.

38. FUTURE WORK PROGRAMME AND SCRAIP UPDATE

The Committee considered its Future Work Programme.

RESOLVED: That the Committee:

- Note the update from the Chair;
- Note the Cabinet Member/Scrutiny workshop arranged for 23 July 2014;
- Note the Economic and Commercial Development (ECD) Overview and Scrutiny Committee workshop on the ECD Strategy arranged for 29 July open to all Councillors to attend and input;
- Note the joint meeting between the Planning, Transport and Development and the Economic and Commercial Development Overview and Scrutiny Committees on 21 October 2014 to consider the report on proposed employment sites in the borough;
- Agree the second part of their review of Transport in Maidstone Borough – Buses is carried out at their meeting 30 September 2014 and the third part, Rail is carried out at their meeting 18 November 2014.

39. DURATION OF THE MEETING

18:30 – 21:57

Agenda Item 8

Maidstone Borough Council

Planning, Transport and Development Overview & Scrutiny Committee

Tuesday 19 August 2014

Strategic Housing Market Assessment Update

In preparation for the meeting, while reading the following report you may want to think about:

- What you want to know from the report;
- What questions you would like answered.

Make a note of your questions in the box below.

As you read the report you may think of other questions .

Questions I would like to ask regarding this report:

-
-
-
-
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MAIDSTONE BOROUGH COUNCIL

**PLANNING, TRANSPORT AND DEVELOPMENT OVERVIEW &
SCRUTINY COMMITTEE**

TUESDAY 19 AUGUST 2014

REPORT OF HEAD OF PLANNING AND DEVELOPMENT

Report prepared by Sarah Anderton

1. STRATEGIC HOUSING MARKET ASSESSMENT UPDATE

1.1 Issue for Consideration

- 1.1.1 To consider the key findings arising from the Strategic Housing Market Assessment Addendum report. The addendum report has been prepared as a focused update of the Strategic Housing Market Assessment (January 2014) to deal with two specific issues; 1) the implications on the borough's 'objectively assessed need' for housing of the most recent population projections published by the Office of National Statistics (ONS); and 2) the new National Planning Practice Guidance requirement to quantify the future need for care home places.

1.2 Recommendation of Head of Planning and Development

- 1.2.1 That the Planning, Transport and Development Overview and Scrutiny Committee considers the following key findings from the 'Strategic Housing Market Assessment Addendum: Implications of the 2012-based population projections and the need for care homes':

- i. That the updated objectively assessed need for housing (2011-31) is 18,600 dwellings (equating to 930 dwellings/annum)
- ii. That there is a need for 960 additional care homes places in the borough (2011-31) (equating to 48 places/annum)

1.3 Reasons for Recommendation

- 1.3.1 The Council's Strategic Housing Market Assessment (SHMA) was completed in January 2014. The firm G L Hearn had been commissioned jointly by Ashford, Tonbridge & Malling and Maidstone Borough Councils to undertake separate SHMAs for each authority

following a common methodology. Maidstone borough's SHMA found that there is an 'objectively assessed need' for some 19,600 additional dwellings in the borough over the period 2011 to 2031. Cabinet agreed this figure as the basis for determining future housing provision at its meeting on 27th January 2014.

- 1.3.2 Members will be aware that the 'objectively assessed need' figure is a measure of the need ('demand') for new housing. It is distinct from the housing target in the emerging Local Plan which will take account of site availability and development constraints.
- 1.3.3 In the light of two specific new pieces of information published since the main SHMA reports were concluded, the three authorities have recently commissioned a focused update of selective elements of the SHMA as an addendum to the main report. The substantive content of this Council's main SHMA report is unchanged; the report will continue to be a key part of the evidence base for the emerging Local Plan. The two pieces of information are;
 - a. The publication of the Office of National Statistics' 2012-based Sub-National Population Projections (SNPP) on 29th May 2014; and
 - b. The finalised National Planning Practice Guidance (NPPG) published in March 2014 indicates that Local Planning Authorities should assess and quantify future needs for elderly persons' accommodation, including residential care homes.
- 1.3.4 The findings in the addendum to the main SHMA covering these two points are addressed in turn below. The addendum report itself is attached as Appendix A.

2012-based Population Projections

- 1.3.5 The starting point for the main SHMA report's assessment of the 'objectively assessed need' for additional housing were the interim 2011-based Sub-National Population Projections (SNPP) published by the Office for National Statistics (ONS) in September 2012. A strength of the SNPP is that they provide a common framework for policy and service planning across a range of fields (not just land-use planning) as they are prepared in a consistent way.
- 1.3.6 Revised projections are regularly issued by the ONS. The NPPG is clear that not every new set of demographic projections should instigate a review of housing needs evidence; "this does not automatically mean

that housing assessments are rendered outdated every time new projections are issued.”¹

- 1.3.7 The significance of the 2012-based projections, however, is that they are the first to be published which take full account of the 2011 census results. They also extend to cover the period to 2037, i.e. the full Local Plan period, whereas the 2011-SNPP were interim projections to 2021 which then had to be extrapolated to 2031 as part of the SHMA. The three commissioning authorities agreed that it is prudent for the implications of these projections to be reviewed to provide a sensitivity analysis for the main SHMA taking account of this most recent demographic information.
- 1.3.8 The methodology followed to derive the objectively assessed needs figure in the light of the 2012-based SNPP projections has been the same as was used in the main SHMA report.
- 1.3.9 In producing the 2012-based SNPP, the ONS has updated its assumptions about future mortality and fertility rates. The latter will have limited significance for future housing requirements to 2031 as few people born in this period will become a ‘head of household’ by 2031. The more significant driver for differences between the 2011 and 2012 based projections is the ONS’ adjusted assumptions around migration:
- a. ONS is now projecting a slightly lower average level of net migration for the borough in the 2012-based SNPP, slightly below recent trends, than was assumed in the SHMA (which was linked to 2011-based SNPP). In doing this, the ONS projections of migration take account of a number of factors including:
 - i. Expectations for international migration
 - ii. Changes in the age structure of the population in different areas of the country and how this will influence migration flows over time
 - b. 2012-based SNPP no longer adjusts future levels of migration based on ‘unattributable population change’ (UPC). The SHMA did take account of UPC which resulted in increased modeled levels of net migration by some 110 people/annum.
- 1.3.10 Overall the 2012-based SNPP projects a lower level of population growth than the core projection used in the SHMA. The outcomes of the revised projection for future dwelling requirements (2011-31) are set out in the following table.

¹ NPPG – Housing and economic development needs assessments , paragraph 016

	2014 SHMA	Addendum (2012-based SNPP)	Difference
Total housing need ('objectively assessed need')	19,600	18,600	-1,000
Annual requirement	980	930	-50

1.3.11 This shows a reduction in the total requirement by some 1,000 dwellings compared with the main SHMA report. The updated 'objectively assessed need' is for some 18,600 dwellings (2011-31) equating to 930 dwellings/annum.

1.3.12 As was the case in the main SHMA, based on these figures there is found to be no affordable housing or local economy justification to revise the total housing requirement upwards.

1.3.13 Changes in working population: the projected number of people in employment in the 2011-31 period has also been updated to take account of the 2012-based SNPP. This shows growth in the working population of some 17,296 people compared with 20,016 in the main SHMA. This finding is strongly linked to the overall changes in population. People migrating into the borough are more likely to be of working age. On this basis it is not surprising that the adjusted (reduced) migration levels in the 2012-based SNPP leads to a reduction in the overall increase in the working population (17,296 people rather than 20,016).

1.3.14 In collaboration with G L Hearn, officers will monitor future statistical releases from ONS and the Department for Communities and Local Government to understand whether or not they have significant implications for the objectively assessed need figure. The NPPG guidance underlines that each new release does not automatically discredit previous assessments or generate a need for a new assessment.

Registered Care Accommodation needs

1.3.15 The NPPG indicates that local planning authorities should have an understanding of older persons' housing needs, including for registered care homes². The Guidance goes on to indicate that accommodation

² NPPG: Housing and economic development needs assessments, paragraph 021.

for older people, including additional care home spaces, can be counted towards their overall housing needs³.

1.3.16 The second purpose of the SHMA addendum has been to quantify care home needs, comprising residential care homes and nursing homes.

1.3.17 The assessment has drawn on local data in the recently published KCC Adult Accommodation Strategy (July 2014) as well as the projected increases in the number of those aged 75+ in the 2012-based SNPP to help quantify the need for additional care home spaces.

1.3.18 The findings for Maidstone borough are set out in the following table.

	Total additional bedspaces (2011-31)	Bedspaces/annum
Care home bedspace need	960	48

1.3.19 The need for 960 elderly care home spaces (2011-31) is additional to the need for 18,600 new dwellings (the 'objectively assessed need') over the same period. The assessments have been undertaken in a way which ensures there is no double-counting between the need for additional care home places and the separate need for additional homes.

1.3.20 In contrast, the need for additional elderly sheltered and extra care accommodation is included within the 18,600 dwelling figure.

1.3.21 The need for care home spaces will be addressed through the granting of planning permission and, if appropriate, the identification of sites in the emerging Local Plan. Some 61 additional care home bed spaces have been completed between 1st April 2011 and 31st March 2014 which will count towards the achievement of the above overall need figure of 960 bedspaces. In addition, there are extant consents (at 31st March 2014) for some 91 additional bedspaces (net). The supply of new bedspaces will continue to be monitored through the Kent County Council's annual Commercial Information Audit.

Conclusion

1.3.22 Informed by the views of this Committee, the key findings of the SHMA Addendum will be reported to Cabinet in September. As set out above, 18,600 is the 'objectively assessed need' for new dwellings and

³ NPPG: Housing and economic land availability assessment, paragraph 037.

is not same as the housing target for the borough which will be set in the emerging Local Plan.

1.4 Alternative Action and why not Recommended

1.4.1 It could have been decided not to commission the selective update to the SHMA report. This is not considered to be a prudent approach for the reasons set out in paragraph 1.3.7.

1.4.2 Impact on Corporate Objectives

1.4.3 The addendum to the SHMA impacts in particular on the corporate objective for Maidstone to be a decent place to live.

1.5 Other Implications

1.5.1

1. Financial
2. Staffing
3. Legal
4. Equality Impact Needs Assessment
5. Environmental/Sustainable Development
6. Community Safety
7. Human Rights Act
8. Procurement
9. Asset Management

X

Financial: The costs of commissioning the addendum to the SHMA can be accommodated within the local plan budget.

1.6 Relevant Documents

Strategic Housing Market Assessment (January 2014); G L Hearn

1.6.1 Appendices

Appendix A: 'Strategic Housing Market Assessment Addendum:
Implications of 2012-based Population Projections & Need for Care
Homes' (August 2014); G L Hearn

1.6.2 Background Documents

none

<u>IS THIS A KEY DECISION REPORT?</u>		<u>THIS BOX MUST BE COMPLETED</u>	
Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
If yes, this is a Key Decision because:			
.....			
Wards/Parishes affected:			
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Strategic Housing Market Assessment Addendum: Implications of 2012-based Population Projections & Need for Care Homes

Tonbridge and Malling Borough Council, Maidstone Borough Council
and Ashford Borough Council

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Prepared by

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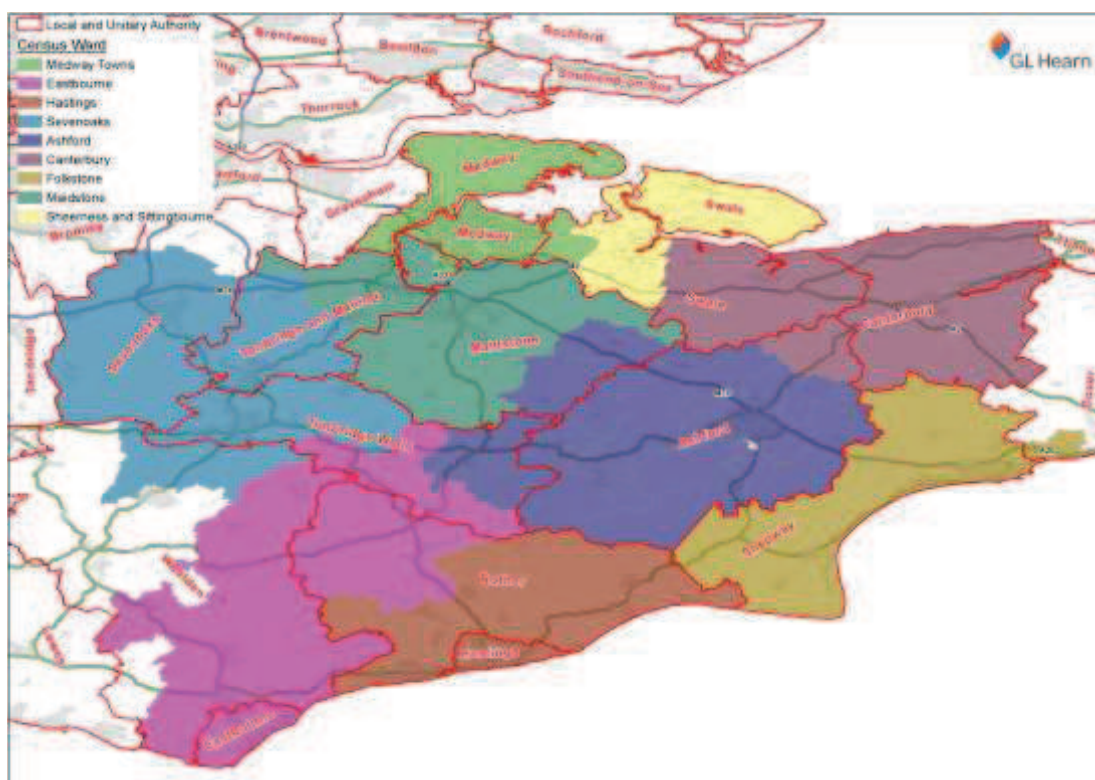
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1. INTRODUCTION

- 1.1. In 2013 GL Hearn undertook work for Ashford Borough Council, Maidstone Borough Council and Tonbridge & Malling Borough Council to prepare Strategic Housing Market Assessments (SHMAs) covering these authorities and the Housing Market Areas (HMAs) in which these sit.
- 1.2. The work undertaken defined three Housing Market Areas; the first focused on Ashford; the second on Maidstone; and a third West Kent HMA which included Sevenoaks, Tonbridge and Tunbridge Wells. The HMAs cut across local authority boundaries, as shown in Figure 1.

Figure 1: Housing Market Areas



Source: CURDS, 2010

- 1.3. A SHMA was produced for each of the commissioning authorities, which identified the Objectively Assessed Housing Need (OAN) in each of the three respective authorities, and in each of the defined HMAs. The three reports prepared were:
 - Ashford Strategic Housing Market Assessment (January 2014);
 - Maidstone Strategic Housing Market Assessment (January 2014);
 - Tonbridge and Malling Strategic Housing Market Assessment (March 2014).

The 2013 SHMA Reports

- 1.4. The three reports took account of the draft Planning Practice Guidance on *Assessment of Housing and Economic Development Needs*, published by Government in August 2013. The final version of this Guidance was issued by Government in March 2014.

- 1.5. The SHMA Reports established the 'Objectively Assessed Need' (OAN) for housing following the approach in the Draft Planning Practice Guidance. The process was as follows:
1. The starting point for this was the latest household projections (the 2011-based Interim Household Projections published by Government in March 2013). These are based on the Office for National Statistics' (ONS) 2011-based Sub-National Population Projections;
 2. The SHMA reports then sought to consider the latest demographic evidence. This included more recent data on in- and out-migration, and ONS revised components of population change data for the 2001-11 period (taking account of the 2011 Census). The reports set out updated population projections taking this new data into account;
 3. Driven by the draft Planning Practice Guidance the SHMA then considered whether there was a case for adjusting housing provision. It did so by considering three tests:
 - Is there evidence that household formation rates in the projections have been constrained? Do market signals point to a need to increase housing supply?
 - How do the demographic projections 'sit' with the affordable housing needs evidence, and should housing supply be increased to meet affordable needs?
 - What do economic forecasts say about jobs growth? Is there evidence that an increase in housing numbers would be needed to support this?
- 1.6. The reports found evidence that levels of household formation over the 2001-11 period had diverged from long-term trends. This was considered to be partly a function of international migration and different household structures in new migrant households; and partly a reflection of economic and affordability issues, including the impact of the economic recession in the latter part of the decade. Taking account of the analysis of demographic trends and market signals it was considered appropriate to model higher levels of household formation than shown in the CLG 2011-based Household Projections. On this basis the SHMA Reports' conclusions were based on modelling household formation trends moving forwards which sat at the 'midpoint' between those shown in the CLG 2008- and 2011-based Household Projections.
- 1.7. For Ashford Borough, the SHMA Report identified an Objectively Assessed Need for between 720-730 homes per annum (2011-30). This was based on the amended demographic projections. It identified an affordable housing need for 335 homes per annum, but taking account of the current level of private rented sector lettings (246 per annum) and the potential for some households to spend over 30% of their income on housing costs it found no basis for adjusting the overall assessment of need upwards to take account of affordable housing delivery. The analysis identified that this level of housing need was capable of supporting growth in labour supply of around 13,000 persons to 2030. This was above baseline economic forecasts; with the report concluding that housing provision would only need to be increased further should the Council's target higher levels of economic growth or need to contribute to meeting unmet needs in other areas in accordance with the Duty to Cooperate.
- 1.8. A need for 980 homes per annum (2011-31) was identified for Maidstone Borough. This was based on the amended demographic projections. It concluded that it would be feasible to meet the identified affordable housing need for 322 affordable homes per annum within this; and that it would

not be necessary to adjust the level of housing provision upwards to support the economic growth forecasts.

- 1.9. The Tonbridge and Malling SHMA Report identified a need for between 580-650 homes per annum (2011-31). The core demographic projection developed identified a need for 573 homes per annum. An affordable housing need for 277 homes per annum was identified. The market signals analysis identified higher house prices and more acute affordability issues than in the other areas. Taking account of the more acute affordability issues, and the affordable housing need, the SHMA Report identified a case for considering an upward adjustment to housing provision to 650 homes per annum. Of this assessment of housing need, 47% was identified as arising in those parts of the Borough which fall within the Maidstone HMA and 53% within those parts of the Borough which fall within the Sevenoaks, Tonbridge and Tunbridge Wells HMA.

Planning Practice Guidance

- 1.10. The Planning Practice Guidance was issued by Government in March 2014. The Guidance is relatively similar in content to that of the draft Guidance (Aug 2013). There were however a small number of key changes:
- The wording regarding taking account of economic trends had been amended. The draft Guidance set out specifically that plan makers would need to consider increasing housing numbers where labour force supply was less than projected job growth. This wording was amended to put greater emphasis on considering sustainable transport links in considering the relationship between growth in jobs and labour supply. However overall joint guidance on assessing housing and economic development needs and Paragraph 158 in the NPPF still promote coordinated planning and strategies for housing and the economy;
 - The Guidance requires assessment and quantification of the need for residential institutions (Use Class C2). It should include a breakdown of older persons housing needs;
 - The Guidance sensibly clarifies that not every new set of demographic projections will trigger a need to review a plan, indicating that *“Local Plans should be kept up-to-date, and a meaningful change in the housing situation should be considered in this context, but this does not automatically mean that housing assessments are rendered outdated every time new projections are issued.”*

Purpose and Status of this Report

- 1.11. There are two key drivers of this report. The first is the release of 2012 Sub-National Population Projections by ONS in May 2014. The second is the requirement introduced by the final version of the Planning Practice Guidance to quantify the need for C2 (care home) bed spaces.
- 1.12. The report is presented as an addendum to the three SHMA Reports (as identified in Para 1.3 above).
- 1.13. The report does not necessarily negate or replace the findings of the SHMA Reports but seeks to provide a “sensitivity analysis” which takes account of the more recent demographic projections. The Planning Practice Guidance is clear that new projections do not necessarily render existing evidence outdated. The issue depends on the degree to which the new projections and

demographic evidence are materially different to that in the SHMA. GL Hearn is however mindful that:

- The 2012-based Sub-National Population Projections are the first set of ONS demographic projections which take full account of the 2011 Census results and what this tells us about population change;
- The Planning Practice Guidance does emphasise the use of official ONS/ CLG population and household projections.

- 1.14. Household projections are typically released around six months after the ONS population projections. We would thus expect new official household projections to be issued in Autumn 2014.
- 1.15. The ONS 2012-based Sub-National Population Projections use past trends to project forward the population to give an indication of the future population to 2037. Nationally, the projected population is expected to be much lower than previous projections, although in some local authorities the 2012-projections expect stronger population growth taking account of local population dynamics.
- 1.16. This report seeks to quantify the level of need and supply of residential care homes (C2 Use Class) in each of the three local authorities. This includes residential care and nursing homes, It does not include residential homes where care is provided in-situ for six residents or fewer.

Report Structure

- 1.17. Following this introduction the remainder of this report is structured as follows:
 - **Section 2:** Contains our assessment of future housing need based on the 2012-SNPP projections;
 - **Section 3:** Assesses existing care strategies as well the supply of residential care homes;
 - **Section 4:** Assesses the future need for residential care homes, this includes an assessment of prevalence rates within different age groups and analysis of demographic projections;
 - **Section 5:** Summarises the previous sections and makes recommendations for the scale of overall need and for residential care homes.

2. POPULATION PROJECTIONS

Introduction

- 2.1. The latest set of Sub-National Population Projections (SNPP) were published by ONS on the 29th May 2014. These are 2012-based projections. They replace the 2010- and 2011-based Projections. The SNPP provide estimates of the future population of local authorities, assuming a continuation of recent local trends in fertility, mortality and migration which are constrained to the assumptions made for the 2012-based national population projections.
- 2.2. The projections are not forecasts and do not attempt to predict the impact that future government or local policies, changing economic circumstances or other factors might have on demographic behaviour. The primary purpose of the subnational projections is to provide an estimate of the future size and age structure of the population of local authorities in England. These are used as a common framework for informing local-level policy and planning in a number of different fields as they are produced in a consistent way.
- 2.3. This report uses a consistent approach to relating growth in population to growth in housing and housing need as adopted in the main SHMA Reports. It applies household formation rates to the growth in population in different age groups to project household growth. An allowance for vacant and second homes is then added to the household growth to project need for homes (dwellings). Consistent with the SHMA, the report projects household formation rates based on a 'midpoint' between trends shown in the 2008- and 2011-based CLG Household Projections.
- 2.4. This section first interrogates the 2012-based SNPP to consider in effect what the new official projections tell us about expected population growth. These projections are compared with those in the SHMA, assessing in particular assumptions regarding migration; and how the working population is expected to change. Household growth and the need for homes is then projected.
- 2.5. The 2012-based SNPP take mid-2012 as a start point. However for consistency with the SHMA and emerging local plans, the analysis in this report takes a mid-2011 start point.
- 2.6. On the 26th June 2014 ONS published new Mid-Year Population Estimates (MYEs) and so population growth in the 2011-13 period has been taken from ONS MYEs and hence the 'projection' part of the work only begins from 2013 onwards. This means that population levels differ slightly from those in the published 2012-based SNPP although any differences are fairly minor. Where regional and national comparisons are made these are taken from data in the 2012-based SNPP and have not been updated to take account of the new mid-year population estimates.
- 2.7. For consistency with the SHMA Reports and planning timeframes, the projections are analysed up until 2031 although the SNPP itself does provide data for six additional years to 2037.

- 2.8. The outputs for all three areas can be compared with figures in the three SHMA reports – such comparisons have been made at the relevant parts of the analysis.
- 2.9. In the SHMAs a range of different scenarios were undertaken to look at levels of housing need for each local authority. The scenarios considered different assumptions about migration and demographic change as well as considering the link between population/housing growth and changes to the resident labour force. The comparisons in this report compare the 2012-based outputs with the core demographic projection in the SHMAs. For consistency, dwelling comparisons are made on the basis of midpoint headship assumptions. It should however be noted that for the Ashford SHMA data was taken from the 2011-based CLG household projections and so it is this comparison which is made when studying household and dwelling growth. For Ashford (as shown in the SHMA) there is very little difference in the outputs linked to different headship scenarios.

Overall Population Growth

- 2.10. Table 1 below shows projected population growth from 2011 to 2031 in each of the three local authorities, the South East and England. The data shows that the population of all three areas is expected to grow more strongly than seen across the region and nationally. Population growth over the 20-year period ranges from between 19.5% (Tonbridge & Malling) and 21.7% (Maidstone). Population growth of 21.5% is expected in Ashford. These figures compare with 15.3% for the South East and just 13.8% across England.

Table 1: **Projected Population Growth in 2012-based SNPP (2011-2031)**

	Population 2011	Population 2031	Change in population	% change
Ashford	118,405	143,892	25,487	21.5%
Maidstone	155,764	189,575	33,811	21.7%
Tonbridge & Malling	121,087	144,722	23,635	19.5%
South East	8,652,800	9,979,900	1,327,100	15.3%
England	53,107,200	60,418,800	7,311,600	13.8%

Source: ONS

- 2.11. Table 2 shows population growth in the 2011-31 period from both the core projections in the SHMA reports (those which were used in deriving conclusions) and as developed in this report linked to the 2012-based SNPP.
- 2.12. The analysis shows very little difference between figures for Ashford whilst population growth in Maidstone is now shown to be lower; and in Tonbridge & Malling slightly higher. These latter findings may to some degree be due to the approach taken in the SHMA to Unattributable Population Change (UPC).

- 2.13. UPC is the difference between the recorded population growth in the Census (adjusted to a mid-year figure) and the sum of the various components of population change recorded by ONS (mainly natural change and net migration) over the 2001-11 period. Where UPC is negative it implies that the recorded components are higher than the actual recorded population growth with the opposite being the case where a positive figure is shown. It is not possible from the data available to be certain whether UPC is due to the poor recording of a particular component (e.g. migration) or because of problems with Census estimates (either in 2001 or 2011).
- 2.14. The projections within the SHMA Report made some adjustments to population projections to take account of UPC on the basis that this was most likely to be associated with recording of migration (and particularly international migration).
- 2.15. It is noteworthy that ONS through a consultation process has now identified that UPC should not feature as an adjustment in population projections. Thus the 2012-based SNPP does not make any adjustments to future levels of migration based on UPC.
- 2.16. Overall, across the three local authority areas the levels of population growth shown in the 2012-based SNPP and the SHMAs is not significantly different particularly set against the level of year-on-year variance in levels of migration. The variance for individual districts – specifically Maidstone and Tonbridge & Malling is however significant.

Table 2: **Population growth (2011-31) in SHMA and based on 2012-based SNPP**

Area	Population growth (SHMA)	Population growth (2012-based)	Difference
Ashford	25,385	25,487	102
Maidstone	35,867	33,811	-2,056
Tonbridge & Malling	21,240	23,635	2,395

Migration Inputs to the 2012 SNPP

- 2.17. It is worthwhile to consider the differences between population growth in the SNPP and the SHMA projections. Whilst some of the difference will be due to ONS updating future assumptions about fertility and mortality rates, the key reason for differences will be around the assumptions for migration moving forward. Changes in fertility rates are unlikely to have a particular impact on assessment of housing need over the period to 2031 as few people born will become a head of a household over this period.
- 2.18. In the SHMA reports, migration over the 2007-12 period was considered when developing projections. However, the actual levels of migration themselves were not used in the modelling. The methodology in the SHMA was to compare levels of migration in the 2005-10 period (which fed into ONS 2011- and 2010-based Projections) with how it was projected forward and make an adjustment for the level of migration observed in the 2007-12 period. For example, if migration in

the 2005-10 period was 1,000 per annum and for 2007-12 it was 800 each year then the modelling assumed that the projection should run with migration at 200 per annum lower than in the SNPP (regardless of what the actual migration levels were). Hence whilst the SHMA considered migration patterns over the same period as the 2012-based SNPP, the way these were applied to data is not consistent.

- 2.19. In addition, the SHMA took account of Unattributable Population Change (UPC) which does not feature in the ONS projections. Generally this does not have a huge impact on figures in the three local authority areas. Below we have provided a broad overview of the migration data for each area.
- 2.20. Table 3 below shows average levels of net migration from past trends (looking at both the 2005-10 period which fed into the last SNPP and also the 2007-12 period which fed into the 2012-based SNPP) and the average projected level in the 2011-31 period in each of the SHMAs and the 2012-based SNPP.

Table 3: **Past and Projected Levels of Net Migration per Annum**

	Net migration (2005-10)	Net migration (2007-12)	Net migration (2011-31) – SHMA	Net migration (2011-31) – 2012-based SNPP
Ashford	977	788	733	734
Maidstone	1,519	1,280	1,313	1,186
Tonbridge & Malling	1,250	872	660	740

Source: ONS and SHMAs

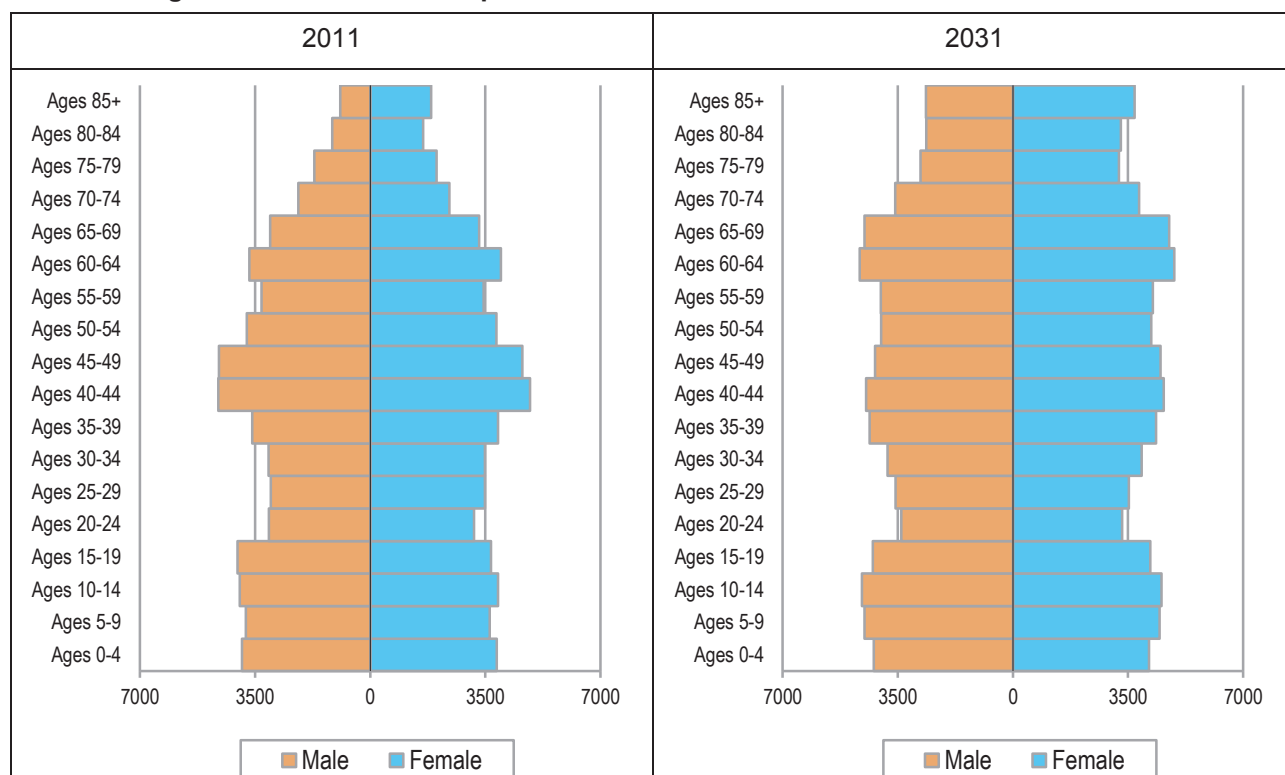
- 2.21. In Ashford, the average level of net migration in the 2011-31 period is 734 people per annum. This is virtually the same as was modelled in the SHMA which assumed a figure of 733 each year. Looking at the 2007-12 period which feeds into the 2012-based SNPP it can be seen that the average level of net migration was 788 per annum – this is slightly higher than the level being projected by ONS moving forward, albeit consistent with net migration levels expected in the early part of the projection period. Net migration is expected by ONS to generally decrease over time in Ashford.
- 2.22. In Maidstone the average level of net migration in the 2011-31 period is 1,186 people per annum. This is slightly lower than was modelled in the SHMA which assumed a figure of 1,313 each year. Part of this difference will be due to how the SHMA took account of Unattributable Population Change (UPC) which increased modelled levels of net migration by around 110 per annum. The 2012-based SNPP does not take any account of UPC. Looking at the 2007-12 period which feeds into the 2012-based SNPP it can be seen that the average level of net migration was 1,280 per annum – this is slightly higher than the level of net migration being projected by ONS moving forward.

- 2.23. In Tonbridge & Malling, the average level of net migration in the 2011-31 period is 740 people per annum. This is slightly higher than was modelled in the SHMA which assumed a figure of 660 each year. Part of this difference will be due to how migration is expected to change over time. In the SHMA (linked to 2011- and 2010-based SNPP), it was expected that net migration would fall over time whereas the 2012-based SNPP expects net migration levels to be more constant. In addition, the SHMA took account of Unattributable Population Change (UPC) which reduced modelled levels of net migration by around 30 per annum. The 2012-based SNPP does not take any account of UPC. Looking at the 2007-12 period which feeds into the 2012-based SNPP, it can be seen that the average level of net migration was 872 per annum – this is somewhat higher than the level being projected by ONS moving forward.
- 2.24. Overall, we would conclude that the migration figures in the 2012-based SNPP are not significantly out-of-line with past trends although it should be observed for all areas that ONS is projecting net migration to be at a level which is slightly below recent trends. ONS projections for migration take account of a number of factors, including:
- Expectations for international migration in their 2012-based Population Projections;
 - Changes in the age structure of the population in different areas and how this will influence migration flows over time.
- 2.25. Thus population dynamics in other areas where there is typically an out-migration to one of the three authorities considered here can influence the projections; as can how the population in these authorities is expected to change over the period to 2031 (and the implications of this on out-migration).

Age Structure Changes

- 2.26. With the overall change in the population will come changes to the age profile. The figures below show population pyramids for 2011 and 2031 based on the 2012 SNPP. The 'pyramids' clearly show the growth in population overall and highlight the ageing of the population with a greater proportion of the population expected to be in age groups aged 60 and over (and even more so for older age groups) - in particular the oldest age group (85+) shows an increase of 130%-142% depending on location.
- 2.27. The population shown in Figures 2 - 4 and Tables 4 - 6 includes all usual residents – those both within the household population and living in residential institutions.

Figure 2: Distribution of Population 2011 and 2031 – Ashford



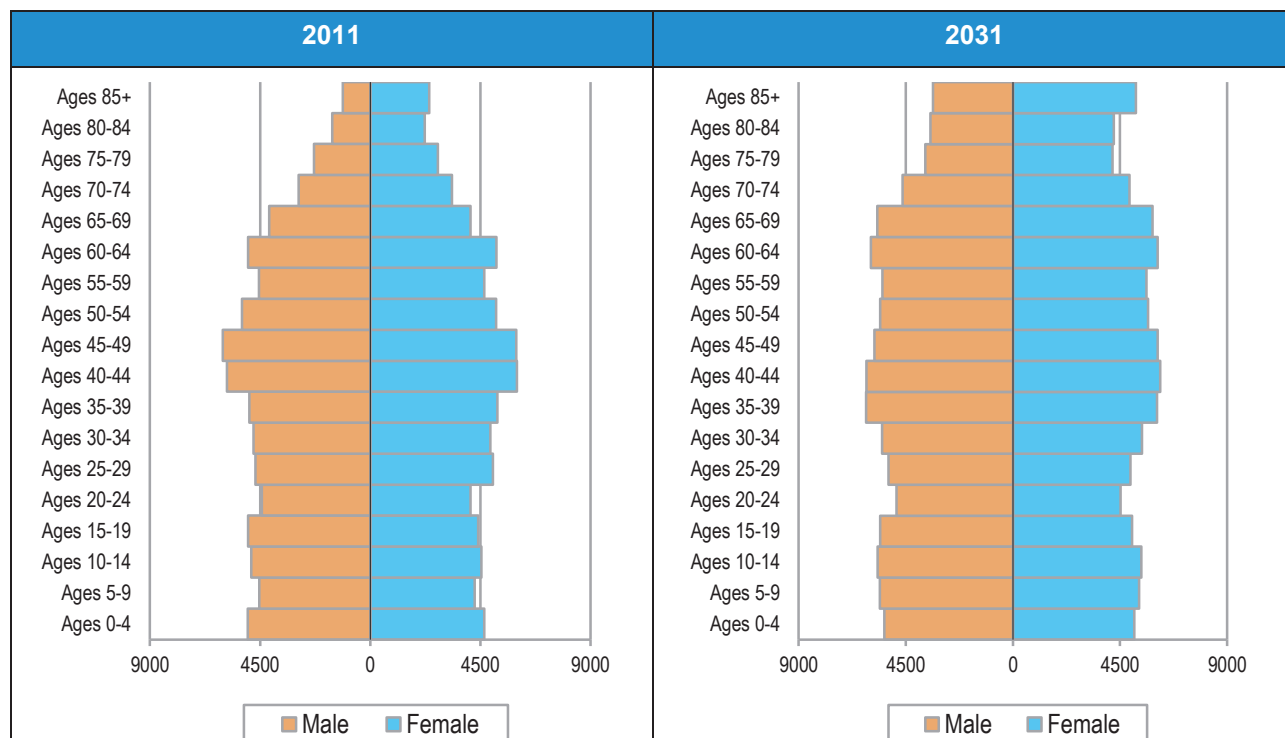
Source: ONS

Table 4: Population Change 2011 to 2031 by Five Year Age Bands – Ashford

Age group	Population 2011	Population 2031	Change in population	% change from 2011
Under 5	7,746	8,373	627	8.1%
5-9	7,418	8,971	1,553	20.9%
10-14	7,849	9,109	1,260	16.1%
15-19	7,715	8,440	725	9.4%
20-24	6,239	6,718	479	7.7%
25-29	6,507	7,094	587	9.0%
30-34	6,574	7,730	1,156	17.6%
35-39	7,473	8,712	1,239	16.6%
40-44	9,474	9,048	-426	-4.5%
45-49	9,224	8,681	-543	-5.9%
50-54	7,592	8,207	615	8.1%
55-59	6,753	8,276	1,523	22.5%
60-64	7,648	9,564	1,916	25.1%
65-69	6,353	9,264	2,911	45.8%
70-74	4,600	7,414	2,814	61.2%
75-79	3,715	6,033	2,318	62.4%
80-84	2,760	5,912	3,152	114.2%
85+	2,765	6,347	3,582	129.5%
Total	118,405	143,892	25,487	21.5%

Source: ONS

Figure 3: Distribution of Population 2011 and 2031 – Maidstone



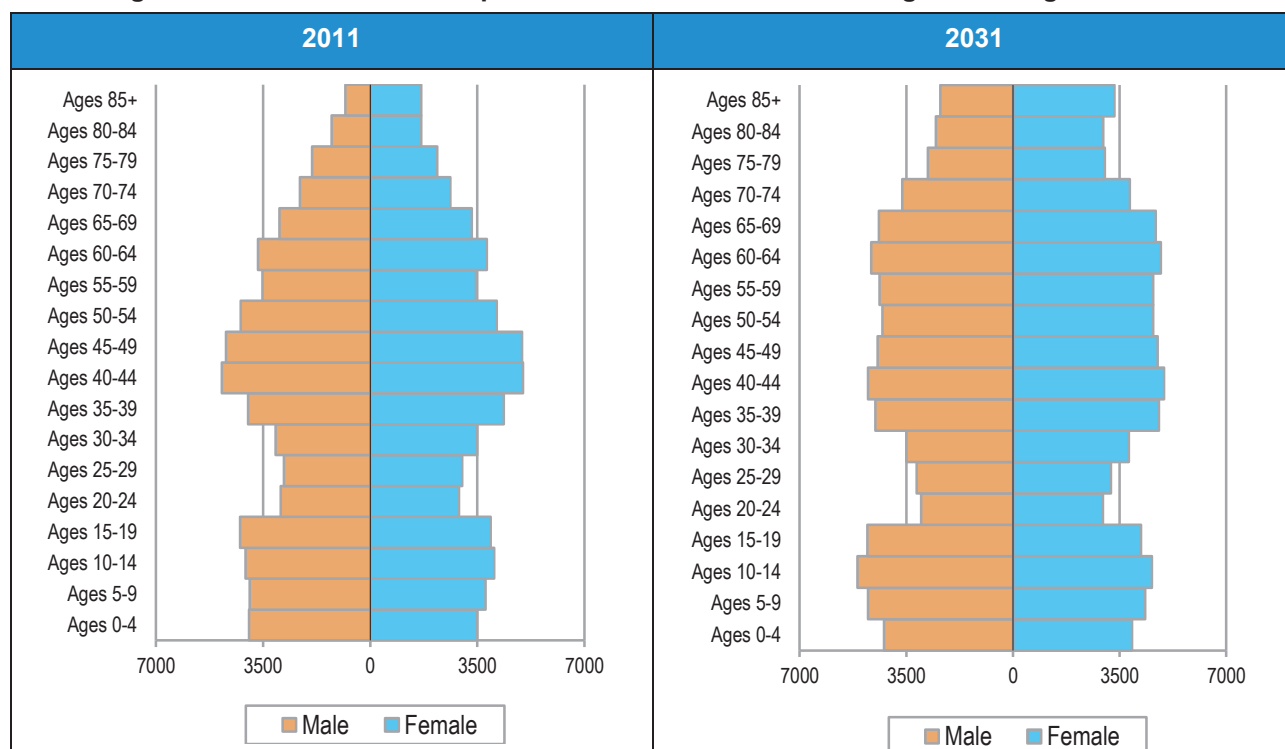
Source: ONS

Table 5: Population Change 2011 to 2031 by Five Year Age Bands – Maidstone

Age group	Population 2011	Population 2031	Change	% change from 2011
Under 5	9,664	10,497	833	8.6%
5-9	8,796	10,887	2,091	23.8%
10-14	9,403	11,072	1,669	17.8%
15-19	9,405	10,582	1,177	12.5%
20-24	8,537	9,411	874	10.2%
25-29	9,710	10,162	452	4.6%
30-34	9,687	10,920	1,233	12.7%
35-39	10,134	12,222	2,088	20.6%
40-44	11,851	12,341	490	4.1%
45-49	11,986	11,891	-95	-0.8%
50-54	10,388	11,258	870	8.4%
55-59	9,210	11,090	1,880	20.4%
60-64	10,145	12,049	1,904	18.8%
65-69	8,224	11,560	3,336	40.6%
70-74	6,269	9,532	3,263	52.1%
75-79	5,058	7,870	2,812	55.6%
80-84	3,774	7,702	3,928	104.1%
85+	3,523	8,530	5,007	142.1%
Total	155,764	189,575	33,811	21.7%

Source: ONS

Figure 4: Distribution of Population 2011 and 2031 – Tonbridge & Malling



Source: ONS

Table 6: Population Change 2011 to 2031 by Five Year Age Bands – Tonbridge & Malling

Age group	Population 2011	Population 2031	Change	% change from 2011
Under 5	7,453	8,136	683	9.2%
5-9	7,712	9,090	1,378	17.9%
10-14	8,124	9,657	1,533	18.9%
15-19	8,187	8,977	790	9.7%
20-24	5,824	5,968	144	2.5%
25-29	5,824	6,378	554	9.5%
30-34	6,587	7,300	713	10.8%
35-39	8,356	9,312	956	11.4%
40-44	9,849	9,725	-124	-1.3%
45-49	9,671	9,202	-469	-4.9%
50-54	8,361	8,898	537	6.4%
55-59	6,975	8,984	2,009	28.8%
60-64	7,482	9,508	2,026	27.1%
65-69	6,286	9,091	2,805	44.6%
70-74	4,908	7,473	2,565	52.3%
75-79	4,085	5,818	1,733	42.4%
80-84	2,921	5,494	2,573	88.1%
85+	2,482	5,711	3,229	130.1%
Total	121,087	144,722	23,635	19.5%

Source: ONS

Changes to the Employed Population

- 2.28. The analysis above has suggested that there will be an ageing of the population moving forward with a greater proportion of the population being in age groups 65 and over. This may have an impact on the available labour force supply.
- 2.29. How the labour supply changes (influenced by changes in the population age structure) could influence economic performance. The SHMA Reports estimated the number of people in employment and this analysis has been updated for the new 2012-based SNPP.
- 2.30. By applying assumptions about employment rate changes to the population change data it is possible to calculate the working (employed) population. The assumptions used for improvements in employment rates are consistent with those used in the SHMA Reports and set out therein.
- 2.31. Table 7 below shows that the number of people in employment is expected to increase by about 12,700 in Ashford, 17,300 in Maidstone and 12,500 in Tonbridge & Malling.

Table 7: **Employed Population (2011-31)**

Year	Ashford	Maidstone	Tonbridge & Malling
2011	57,956	78,090	60,326
2012	58,623	78,439	60,515
2013	59,311	79,333	61,002
2014	59,948	80,209	61,694
2015	60,661	81,151	62,362
2016	61,357	82,153	63,156
2017	62,057	83,152	63,823
2018	62,717	84,039	64,513
2019	63,355	84,934	65,271
2020	63,960	85,843	66,003
2021	64,578	86,698	66,699
2022	65,087	87,458	67,270
2023	65,689	88,289	67,874
2024	66,340	89,191	68,541
2025	67,004	90,077	69,175
2026	67,639	90,998	69,829
2027	68,237	91,964	70,392
2028	68,869	92,892	70,997
2029	69,479	93,772	71,610
2030	70,058	94,564	72,168
2031	70,652	95,386	72,785
Change 2011-31	12,696	17,296	12,459

Source: Derived from ONS data

- 2.32. Table 8 below shows projected changes to the number of people in employment in the 2011-31 period from both the core demographic projection in the SHMA (on which the conclusions are

based) and as developed in this report linked to the 2012-based SNPP. The analysis again shows relatively little difference between figures for Ashford; whilst employment growth in Maidstone is now shown to be lower and in Tonbridge & Malling slightly higher. These findings will be strongly linked to the overall level of population change expected in each area although age structure differences will also have an impact.

Table 8: **Change in Working Population (2011-31) in SHMA and based on 2012-based SNPP**

Area	Growth in working population (SHMA)	Growth in working population (2012-based)	Difference
Ashford	12,360	12,696	+336
Maidstone	20,016	17,296	-2,720
Tonbridge & Malling	11,272	12,459	+1,187

- 2.33. We can compare this against the various economic forecasts considered in the SHMA Reports. In Maidstone job growth of 14,400 is forecast between 2011-31. In Tonbridge and Malling job growth of between 7,700 – 9,100 is forecast over this period. In Ashford the economic scenarios developed over the last few years include baseline forecasts for between 6,900 – 12,600 jobs. The Enhanced Performance/Productivity Scenarios set out in the Strategic Employment Options Report for 15,200 – 16,600 jobs might however require higher levels of housing provision. As set out in the SHMA Report this is principally a policy choice for the Council.
- 2.34. Whilst accepting that there are commuting interactions with other adjoining areas and London which may influence the relationship between homes and jobs; the economic evidence available does not indicate a particular need to adjust the assessment of OAN (consistent with the findings of the SHMA Reports).

Household Growth Projections

- 2.35. Having studied the population size and the age/sex profile of the population the next step in the process is to convert this information into estimates of the number of households in the area. To do this the concept of headship rates is used. Headship rates can be described in their most simple terms as the number of people who are counted as heads of households (or in this case the more widely used Household Reference Person (HRP)).
- 2.36. The method in developing the household projections (both in the SHMA Reports and herein) is to separate out projections of the households population and institutional population. Housing need (for C3 dwellings) is assessed in this section by applying household formation rates to the household population. There is no double counting between the assessment of OAN for housing and the report's conclusions regarding the need for care homes which are treated as part of an institutional population within the demographic projections.

- 2.37. The methodology for looking at headship rates is based on a midpoint between the rates in the 2011-based CLG projections and those in the earlier 2008-based projections. This method is justified on the basis of CCHPR research (as discussed in the SHMA reports) which shows nationally that roughly half of constraints are due to market factors and half due to higher levels of international migration. In Ashford, headship rates were based on the 2011-based CLG household projections; as noted in the SHMA report there is very little difference between the 2008- and 2011-based trends for Ashford and so using the 2011-based figures is considered to be a sound approach. In this report the figures for Ashford are therefore based on 2011-based rates. The approach to modelling household formation rates in this report is consistent with that in the SHMA Reports.
- 2.38. Table 9 below shows estimated household growth linked to the 2012-based SNPP for each of the local authorities. Data has been provided for five-year tranches along with overall household growth and annual figures. In Ashford, the analysis shows an increase in households of 713 per annum, with figures of 905 and 607 households per annum shown for Maidstone and Tonbridge & Malling respectively.

Table 9: **Projected Household Growth based on 2012 SNPP, 2011-31**

	Year	Ashford	Maidstone	Tonbridge & Malling
Households	2011	47,960	63,697	48,250
	2016	51,753	68,260	51,155
	2021	55,424	73,086	54,527
	2026	58,981	77,574	57,633
	2031	62,213	81,788	60,398
Annual household growth	2011-16	759	913	581
	2016-21	734	965	674
	2021-26	711	898	621
	2026-31	646	843	553
Total growth		14,253	18,091	12,148
Per annum		713	905	607

Housing Need

- 2.39. As well as providing estimates of household growth, it is also possible to make estimates of the number of additional homes this might equate to. To do this a vacancy allowance is included in the data. Consistent with the approach used in the SHMA Reports, the household figures have been uplifted by 3% to take account of vacant properties. It is assumed that such a level of vacant homes will allow for movement within the housing stock and includes an allowance for second homes.

- 2.40. Table 10 below therefore shows estimates of the likely dwelling requirements in each area. On a per annum basis the figures vary from 626 in Tonbridge & Malling up to 932 in Maidstone. In Ashford a need for 734 homes per annum is identified.

Table 10: **Projected Housing Need based on 2012-SNPP**

		Ashford	Maidstone	Tonbridge & Malling
Dwelling growth	2011-16	3,907	4,700	2,992
	2016-21	3,781	4,971	3,473
	2021-26	3,663	4,623	3,199
	2026-31	3,329	4,340	2,847
Annual dwelling growth	2011-16	781	940	598
	2016-21	756	994	695
	2021-26	733	925	640
	2026-31	666	868	569
Total growth		14,680	18,634	12,513
Per annum		734	932	626

- 2.41. Table 11 compares estimates of housing need on a per annum basis identified in the SNPP with that from the main projections in the SHMA Reports. The differences identified reflect the different projections for population growth.
- 2.42. In Ashford, the level of housing need is shown to be 8 homes per annum higher than shown in the SHMA Projections, in Maidstone, the housing need is shown to be 48 per annum lower, whilst in Tonbridge & Malling it is 53 higher.

Table 11: **Housing Need Per Annum (2011-31) in SHMA and based on 2012-based SNPP**

Area	Annual housing need (SHMA)	Annual housing need (2012-based)	Difference
Ashford	726	734	+8
Maidstone	980	932	-48
Tonbridge & Malling	573	626	+53

Housing Needs across Housing Market Areas

- 2.43. Whilst the bulk of analysis has been based on outputs for each of the three local authority areas there are cross-boundary implications that also need to be considered. In particular, a larger part of Tonbridge & Malling is considered to be within a Maidstone Housing Market Area (HMA) whilst much of the Borough is part of a wider Sevenoaks, Tonbridge, Tunbridge Wells HMA. Additionally a small part of Maidstone Borough is considered to be part of an Ashford HMA.

- 2.44. The definition of HMAs has generally followed those developed as part of the 2010 CLG research by¹ CURDS 'The Geography of Housing Market Areas in England'. In this research document a series of local level HMAs were developed on the basis of ward boundaries. These local HMAs have generally been followed in this analysis although there are some small differences; these include one ward (Frant/Withyham) in Wealden which is considered to be part of the Sevenoaks, Tonbridge, Tunbridge Wells HMA but has not been included in our analysis and one ward in Tonbridge & Malling (Blue Bell Hill & Walderslade) which according to the CLG research is in a Medway HMA but for the purposes of analysis here is considered as part of the Maidstone HMA (but within Tonbridge & Malling). Overall, these small differences on the borders of the HMAs will make little difference to the analysis that follows.
- 2.45. For clarity, the tables below show the wards included in each of the three HMAs which have an impact on the study area.

Table 12: **Wards within Ashford HMA**

Ashford	All wards
Maidstone	Harrietsham & Lenham, Headcorn

Table 13: **Wards within Maidstone HMA**

Maidstone	All wards other than Harrietsham & Lenham, Headcorn
Tonbridge & Malling	Aylesford, Blue Bell Hill & Walderslade, Burham, Eccles & Wouldham, Ditton, Downs, East Malling, Kings Hill, Larkfield North, Larkfield South, Snodland East, Snodland West, Watlington, West Malling & Leybourne

Table 14: **Wards within Sevenoaks, Tonbridge, Tunbridge Wells HMA**

Sevenoaks	Brasted, Chevening & Sundridge, Cowden & Hever, Dunton Green & Riverhead, Edenbridge North & East, Edenbridge South & West, Halstead, Knockholt & Badgers Mount, Kemsing, Leigh & Chiddingstone Causeway, Otford & Shoreham, Penshurst, Fordcombe & Chiddingstone, Seal & Weald, Sevenoaks Eastern, Sevenoaks Kippington, Sevenoaks Northern, Sevenoaks Town & St John's, Westerham & Crockham Hill
Tonbridge & Malling	Borough Green & Long Mill, Cage Green, Castle, East Peckham & Golden Green, Hadlow, Mereworth & West Peckham, Higham, Hildenborough, Ightham, Judd, Medway, Trench, Vauxhall, Wrotham
Tunbridge Wells	Brenchley & Horsmonden, Broadwater, Capel, Culverden, Paddock Wood East, Paddock Wood West, Pantiles & St Mark's, Park, Pembury, Rusthall, St James', St John's, Sherwood, Southborough & High Brooms, Southborough North, Speldhurst & Bidborough

- 2.46. To develop projections for the HMAs a two-staged approach has been taken. The first was to develop projections in exactly the same way and using the same sources/methodology for Sevenoaks and Tunbridge Wells. The second stage is to consider the proportion of the household and housing growth likely to arise in each of the local authorities within each HMA. To do this

¹ Centre for Urban and Regional Development Studies, Newcastle University

analysis has been undertaken on the basis of the proportion of households in each area shown in the 2011 Census. Table 15 below shows the proportion figures used in each area. This shows for example that 75.6% of Tunbridge Wells Borough is in the Sevenoaks, Tonbridge, Tunbridge Wells HMA whilst Tonbridge & Malling is split roughly 50:50 between two different HMAs. The approach used is consistent with that in the SHMA reports.

Table 15: **Proportion of Local Authorities in each Housing Market Area**

HMA Local authority	Ashford	Maidstone	Sevenoaks, Tonbridge, Tunbridge Wells
Ashford	100%	0%	0%
Maidstone	6.9%	93.1%	0%
Tonbridge & Malling	0%	51.0%	49.0%
Sevenoaks	0%	0%	58.5%
Tunbridge Wells	0%	0%	75.6%

Source: Derived from 2011 Census data

- 2.47. Table 16 below shows the estimated level of housing need in each of the three HMAs (figures being based on midpoint headship assumptions for all areas other than Ashford). The data shows an annual need for 798 homes in Ashford HMA, 1,187 in Maidstone (of which about 27% fall within Tonbridge & Malling) and 1,047 in the Sevenoaks, Tonbridge, Tunbridge Wells HMA (with 29% falling within Tunbridge Wells Borough).

Table 16: **Estimated Housing Need in each Housing Market Area**

HMA Local authority	Ashford	Maidstone	Sevenoaks, Tonbridge, Tunbridge Wells
Ashford	734	0	0
Maidstone	64	868	0
Tonbridge & Malling	0	319	307
Sevenoaks	0	0	294
Tunbridge Wells	0	0	446
TOTAL	798	1,187	1,047

Source: Derived from 2011 Census data

Implications

- 2.48. Taking the three authorities as a whole, the new demographic projections are very similar to those in the SHMA Reports. The implications are thus principally an issue of one of distribution of housing across the three authorities.
- 2.49. For Ashford Borough, the modelling undertaken on the basis of the 2012 SNPP shows a need for 734 homes per annum to 2031 compared with an equivalent figure of 726 homes per annum in the

SHMA Projections. The difference is minimal and we consider that there are no substantive implications for the Ashford SHMA Report conclusions regarding Objectively Assessed Need for Housing.

- 2.50. For Maidstone Borough, the 2012 SNPP projects a lower level of population growth than the core population projections in the SHMA. Modelling this through to growth in households, the demographic projections result in a need for 932 homes per annum compared to 980 homes per annum (2011-31) identified in the SHMA Projections. This continues to support a level of growth in the workforce which is above projections for economic growth meaning there is no evidence of a need to adjust upwards the assessment of need to support economic growth. The SHMA identified a need for 322 affordable homes per annum. 35% affordable housing provision would be needed with housing provision of 933 homes per annum to support this level of housing delivery however it is reasonable to assume that the private rented sector will continue to support some households with an affordable housing need. Taking this into account there is no justification for adjusting the overall assessment of need to enhance affordable housing delivery. We therefore consider that the objectively assessed need for housing is for 930 homes per annum in Maidstone Borough (18,600 homes over the 2011-31 period).
- 2.51. For Tonbridge and Malling Borough, the 2012 SNPP projects a higher level of population growth than the core projections used in the SHMA. An annual housing need for 626 homes per annum is identified compared to 573 per annum (2011-31) in the SHMA Projections. The SHMA identified an affordable housing need for 277 homes per annum which represents 44% of the 2012 SNPP projection. The Borough has the lowest current proportion of private rented sector stock, but this can be expected to continue to make some contribution to meeting the identified need for affordable housing. The SHMA however additionally identified that significantly above median prices and rents and more acute affordability issues would justify an upwards adjustment to the level of need identified. This remains the case. We have modelled the implications of an improvement in affordability and the implications of this on household formation rates for those aged 25-34 (based on returning the headship rate for those aged 25-34 to 2001 levels by 2031). To improve affordability our modelling indicates a need for 665 homes per annum (2011-31). This level of housing provision will increase delivery of market and affordable housing relative to the demographic projections. We would consider this to represent the OAN for the Borough following the approach in the Guidance.
- 2.52. Our conclusions relate to Objectively Assessed Housing Need. In translating this into a housing target within development plans, the Councils will additionally need to consider any unmet housing needs from adjoining areas through the Duty to Cooperate as set out within the NPPF.

3. ASSESSING REGISTERED CARE NEEDS

- 3.1. The next part of this Addendum Report moves on to consider and seek to quantify the need for residential care accommodation, falling within the C2 Use Class (Residential Institutions). The analysis responds to the recently published Planning Practice Guidance that states:

Older people have a wide range of different housing needs, ranging from suitable and appropriately located market housing through to residential institutions (Use Class C2). Local planning authorities should count housing provided for older people, including residential institutions in Use Class C2, against their housing requirement. The approach taken, which may include site allocations, should be clearly set out in the Local Plan.

- 3.2. In order for C2 uses to count against the local authorities housing requirements, then they must also be factored into the local need. It is important that there is consistency in how C2 uses are treated in terms of both need and supply. This and subsequent sections of the Addendum Report quantify the need.
- 3.3. Our approach recognises that there are a range of ways in which older persons' housing needs can be met, including through adaptations to people's homes to meet their changing needs; through provision of sheltered housing; extra care housing; or through residential/ nursing care provision. A choice of options is important.
- 3.4. In interpreting the analysis it is important to recognise that public policy, public spending restraints and improvements in technology may influence the way in which older persons needs may be met in the future and the balance of support, specialist housing and residential/nursing care provision sought. Against this context our initial analysis considers current policy, existing and pipeline provision before looking in greater detail at future needs.

KCC Adult Accommodation Strategy

- 3.5. Kent County Council (KCC) recently published its "Adult Accommodation Strategy" (Health and Housing Partnership, July 2014), the purpose of which was to develop evidence to help shape the approach to the provision of housing and care homes within Kent.
- 3.6. The report provided estimates the need for accommodation for people with physical disabilities, sensory disabilities, learning difficulties, autism and people who use mental health services within Kent and estimates the availability of accommodation for these client groups. More importantly for this Addendum Report, the Adult Accommodation Strategy also demonstrates the need for accommodation for older people (aged 55/65 and over) in the County and the supply available.

Current Service Provision (Residential and Non-Residential) for Older Persons

- 3.7. According to the Kent County Council Adult Accommodation Strategy there are around 20,700 older people who have a service provided by Kent County Council. This is around 8% of the population aged 65 and over, however in practice the majority of these are in older age groups (75-84 and

85+). The proportion of people in these older age groups receiving a service is likely to be much higher, approaching 50% for those aged 85 and over. This figure includes people who receive residential services, respite care, community services (e.g. domiciliary care). It also includes 'direct payment' customers – i.e. those who arrange their own care.

- 3.8. There are approximately 4,350 people in residential and nursing care in Kent who are funded by the County Council. This includes approximately 2,850 bed spaces in residential care homes and 1,500 bed spaces in nursing care homes. Table 17 profiles those receiving support in the three local authorities.

Table 17: **Kent County Council-Funded Residential and Nursing Care Bedspaces (2013)**

District	Residential	Nursing	Total	Per 1,000 aged 65 and over
Ashford	134	166	300	15.0
Maidstone	219	259	478	18.0
Tonbridge & Malling	84	38	122	4.3
Kent	2,850	1,500	4,350	16.6

Source: Kent County Council

- 3.9. There are approximately 300 people in Ashford, 480 in Maidstone, and 120 in Tonbridge and Malling within residential or nursing care units who are supported by KCC. Per head of population Tonbridge and Malling only has 4.3 people per 1,000 people aged 65+ receiving support; whereas Maidstone has 18 persons per 1,000 population aged 65 and over. The reason why Tonbridge and Malling has a lower number of beds per 1,000 head of population aged over 65 is, according to KCC, related to the supply and cost of land in the Borough. This is likely to continue for the foreseeable future.
- 3.10. Approximately 6,900 people receive some form of community service – primarily domiciliary care – which enables them to live independently in their own home. Some of these clients may receive more than one service and may be counted more than once in this category. Whilst this needs to be borne in mind when interpreting the data, it nevertheless reflects a true picture of the demand for different services – the fact that some individuals receive more than one service is part of the overall demand for the purposes of considering service provision.
- 3.11. There are 260 adults living in supported accommodation in the County who are supported by KCC. Typically these are people living in small clusters of flats or shared accommodation with a live in or visiting carer. These are not included in the C2 category but are counted as part of the wider housing stock and fall into a C3 Use Class.

Table 18: **Older People Receiving In-Situ Service from Kent County Council (2013)**

	Supported accommodation (1 adult placement)	Community Service	Direct Payment	Total
Ashford	30	460	40	530
Maidstone	30	590	60	680
Tonbridge and Malling		490	60	560
Total	260	6,870	760	7,890

Source: Kent County Council

- 3.12. At a district level there are approximately 680 people in Maidstone receiving in-situ (care) services to meet their needs. The majority of these are receiving 'Community Service' assistance. This is approximately 8% of the population. This is care provided to people in their own home. The number of people receiving care in their own home is slightly lower in Ashford (530) and Tonbridge and Malling (560). This reflects the slightly younger population and overall population size.
- 3.13. There are also approximately 9,000 further persons who do not live in Council specialist accommodation, but receive social work support, help with equipment and adaptations or receive direct payments to part-fund or arrange their own care. This figure will include some of the 7,580 residents who live in specialist private accommodation. It has not been possible to break these figures down by District.
- 3.14. The evidence in KCC's Adult Accommodation Strategy clearly demonstrates that:
- Whilst supply of specialist accommodation can target persons aged over 55/ 65, the majority of need arises from persons in older age groups: those 75-84 and particularly over 85;
 - The needs of these groups include support needs which range from support in adapting properties to meet changing needs, provision of care in the home through to specialist accommodation and care/nursing home provision.
- 3.15. In projecting future need for specialist accommodation (including sheltered, extra care and residential care provision) it should be borne in mind that future changes in funding and technology (such as telecare) may influence future needs.

Current Stock of Specialist Accommodation for Older Persons

- 3.16. There are approximately 31,200 bed spaces in Kent dedicated to the older population. In addition there are approximately 16,600 adopted properties for the same group and 1,400 homes built to the life time homes standard.

Table 19: **Older Persons Bed Spaces in Kent (2013)**

2013	Older People
Residential care home	8,200
Nursing care home	3,700
Extra care	400
Intermediate Care	770
Sheltered housing	17,900
Supported housing	260

Source: Kent County Council

Sheltered Housing Stock

- 3.17. There are over 17,900 sheltered units for older people in Kent in private and public accommodation. This housing is specialist accommodation for older people and not part of the mainstream housing stock in the respect that occupancy is restricted to older people. However, sheltered housing does not usually include any onsite care provision, beyond a visiting or live in warden, and so in many respects it is no different to mainstream housing. It falls within a C3 Use Class.
- 3.18. Of the total sheltered housing in Kent in 2013, approximately 10% is in Maidstone Borough (1,780 properties), 8.5% in Ashford Borough (1,530 properties); and 7% in Tonbridge and Malling (1,240 properties).

Table 20: **Private and Public Sheltered Accommodation for Older People, 2013**

District	Total	Per 1,000 population 75+
Ashford	1,530	167
Maidstone	1,780	145
Tonbridge & Malling	1,240	133
Kent Total	17,900	144

Source: Kent County Council

- 3.19. Relative to the population aged over 75, the strongest levels of provision of sheltered accommodation are found in Ashford with 167 spaces per 1,000 population aged over 75. This compares to 133 spaces per 1,000 people over 75 in Tonbridge and Malling. Maidstone is broadly in line with the rest of Kent with 144 spaces per 1,000 persons over 75.

Residential Care and Nursing Homes

- 3.20. There are approximately 260 care homes across Kent, 21 of which are in Maidstone, 16 in Ashford and 12 in Tonbridge and Malling.

- 3.21. These care homes accommodate around 8,200 bedspaces across the County. Table 21 shows the level in each authority. There are 590 bedspaces across 16 care homes in Ashford; 670 bedspaces in 21 care homes in Maidstone; and 450 bedspaces in 12 care homes in Tonbridge & Malling. Ashford (590 beds) has the highest service levels at 64.7 beds per 1000 head of population aged 75 and over. This compares to 54.5 spaces per 1000 in Maidstone.

Table 21: **Private and Public Residential Care Homes for Older People**

District	Care Homes	Beds	Per 1,000 65+	Per 1,000 75+
Ashford	16	590	29.7	64.7
Maidstone	21	670	25.2	54.5
Tonbridge & Malling	12	450	23.5	47.5
Kent Total	260	8,200	31.3	65.7

Source: Kent County Council.

- 3.22. The lowest provision levels are found in Tonbridge and Malling with 47.5 per 1,000 head of population over 75. However provision levels in all three Boroughs' are below the county level of 65.7 beds per 1,000 persons over 75.
- 3.23. Nursing Care homes comprise the third largest number of specialist older person accommodation. There are 74 Nursing Care homes in the County which accommodate approximately 3,700 bed spaces.

Table 22: **Private and Public Nursing Care Homes for Older People**

District	Care Homes	Beds	Per 1,000 65+	Per 1,000 75+
Ashford	4	220	11	24
Maidstone	8	480	18	39
Tonbridge & Malling	5	290	15	31
Kent Total	74	3,730	14	30

Source: Kent County Council.

- 3.24. The highest service levels for this type of accommodation are within Maidstone (39 bed spaces per 1,000 head of population aged over 75). Ashford has the lowest provision levels at 24 bed spaces per 1,000 head of population aged over 75. This is significantly lower than the 30 bed spaces per 1,000 head of population aged over 75 across the county. In Tonbridge and Malling there are 31 bedspaces per 1,000 population aged over 75 – just above the Kent average.

Other Specialist Housing

- 3.25. In addition to the above categories, the KCC data indicates that there are 770 units providing intermediate care; 400 extra care units; and 260 units of supported housing across Kent.

Current Occupancy Levels

- 3.26. Occupancy rates across the County are at around 97% in private accommodation which is accessible to KCC to place people. This falls to around 90% in private homes. Vacancy rates in private residential care homes which KCC can access are as follows in 2013:
- Ashford - 2% which would equate to 12 bedspaces out of 590 beds in residential care units;
 - Maidstone - 1% which would equate to 7 bedspaces out of 670 beds in residential care units;
 - Tonbridge and Malling - 1% which would equate to 5 bedspaces out of 450 beds in residential care units.
- 3.27. Across the three authorities we calculate a current capacity for 24 bedspaces in residential care units.

Pipeline Supply

- 3.28. Across the three authorities there is an unimplemented permitted supply of 140 bedspaces of C2 accommodation for older persons in net terms. This excludes provision of hospital bedspaces.² This comprises a net pipeline (taking off expected losses of existing C2 accommodation through redevelopment or change of use) of 37 units in Ashford, 37 units in Tonbridge and Malling and 165 units in Maidstone Borough. Table 23 provides details.

Table 23: **Pipeline of Residential Care (C2) Bedspaces, March 2013**

Mar-13	Ashford	Maidstone	Tonbridge & Malling
New - Under Construction	0	0	0
New - Not Started	37	203	203
Losses - Not Started	0	38	137
Net Pipeline C2 Residential Care	37	165	66

Source: KCC Commercial Information Audit Reports 2012/13

Analysis of Need in the SHMA Reports

- 3.29. The main SHMA reports estimates the need for specialist housing, overall and by tenure. This takes data from the Housing Learning and Improvement Networks (Housing LIN) Strategic Housing for Older People (SHOP@) toolkit.
- 3.30. Of the three categories of specialist housing identified, residential care falls within a C2 Use Class. Sheltered accommodation falls within a C3 use class and is treated as dwellings. Extra care housing can fall within either C2 or C3 uses, depending on the level of care provided.

² In pipeline in Tonbridge and Malling BC

Table 24: **Estimated Need for Specialist Housing in Ashford Borough – 2014 SHMA**

Ashford	Current Need	Additional Need to 2030	Total Need
Sheltered	635	1160	1795
Extra Care	211	199	410
Residential Care	345	880	1225
Total	1191	2239	3430

Table 25: **Estimated Need for Specialist Housing in Tonbridge & Malling – 2014 SHMA**

Tonbridge & Malling	Current Need	Additional Need to 2030	Total Need
Sheltered	520	1029	1549
Extra Care	193	177	370
Residential Care	701	781	1482
Total	1414	1987	3401

Table 26: **Estimated Need for Specialist Housing in Maidstone Borough – 2014 SHMA**

Maidstone	Current Need	Additional Need to 2030	Total Need
Sheltered	348	1508	1856
Extra Care	223	260	483
Residential Care	137	1144	1281
Total	708	2912	3620

- 3.31. The Housing LIN work is based on the now outdated 2010-based population projections. It also uses prevalence rates from the More Choice Greater Voice report and toolkit produced by the CLG. This uses national prevalence rates and amends them to reflect local conditions such as the age structure of the population, current provision and local commissioning strategies. This addendum updates the figures using the latest 2012-based Sub-National Population Projections.

Current Need and Hidden Demand

- 3.32. The 'current need' identified in the above tables (Tables 24-26) is based on the Housing LIN Toolkit which considers what level of provision might be expected using national prevalence ratios; and compares this to current supply. In regard in particular to residential care provision, it is however appropriate to consider how this relates to the situation 'on the ground.'
- 3.33. Consultation with Kent County Council's (KCC) housing team has confirmed that there is no hidden or unmet demand in the County. The County Council reported that there is no waiting list for residential care home properties in the County.
- 3.34. This is further demonstrated by poor occupancy rates within existing care and nursing homes, particularly those in public sector management. Overall occupancy rates are at around 60% in council run care homes. If demand is higher then they would be in a position to meet this demand.

- 3.35. Occupancy rates rise to 90% in all private care homes and 97% in those private care homes which are accessible to Kent County Council. Some private care homes are not accessible to KCC to place people in due to their poor quality and not meeting the standards required for public funding.
- 3.36. Anecdotally there are unlikely to be high vacancy rates in commercial care homes. In order to gain funding/loans, KCC advised that banks required a business plan which saw the care home operating at a minimum of 85% occupancy rates.

4. REVIEWING FUTURE RESIDENTIAL CARE HOME NEED

4.1. Our calculations of future need use the updated population projections set out in Section 2, which are based on the ONS 2012-based Sub-National Population projections. To these we apply prevalence rates as set out in the Projecting Older People Population Information System (POPPI). This is a web-based resource developed to help understand demographics and model the needs for older persons housing and support. The POPPI data itself uses the 2011-based Interim Population Projections for the period 2012 to 2020 to calculate prevalence rates.

4.2. We have focussed on the growth of those aged 65-74, 75-84 and those aged 85 and over. We have also reviewed the institutional population aged 75 and over, as calculated in the Sub-National Population Projections for comparison purposes.

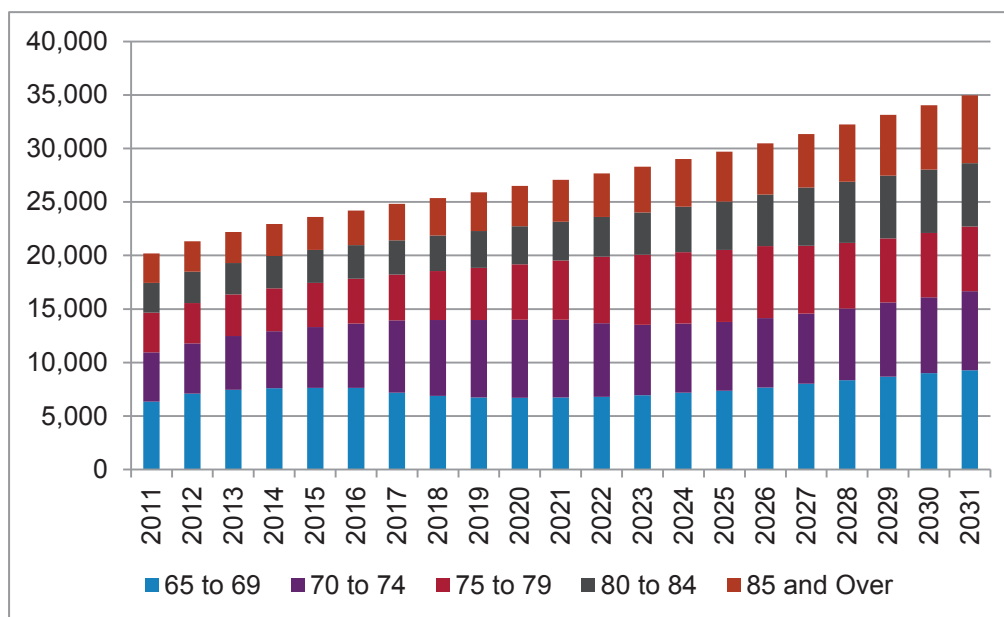
Older Population Growth

4.3. A key driver of increased need for specialist accommodation for older persons, including nursing/ care home provision is the ageing of the population, particularly of those in their 70s and 80s. This is particularly driven by improvements in longevity (people living longer).

4.4. We have used the demographic projections developed to consider what growth in the population of older persons is expected.

4.5. The population in the older age groups (over 65) is expected to increase by 73% in Ashford. In both absolute (3,500) and percentage terms (130%), the largest growth is within the 85 and over age group (linked to improving life expectancy). By 2031 the elderly population in the Borough is expected to be almost 35,000.

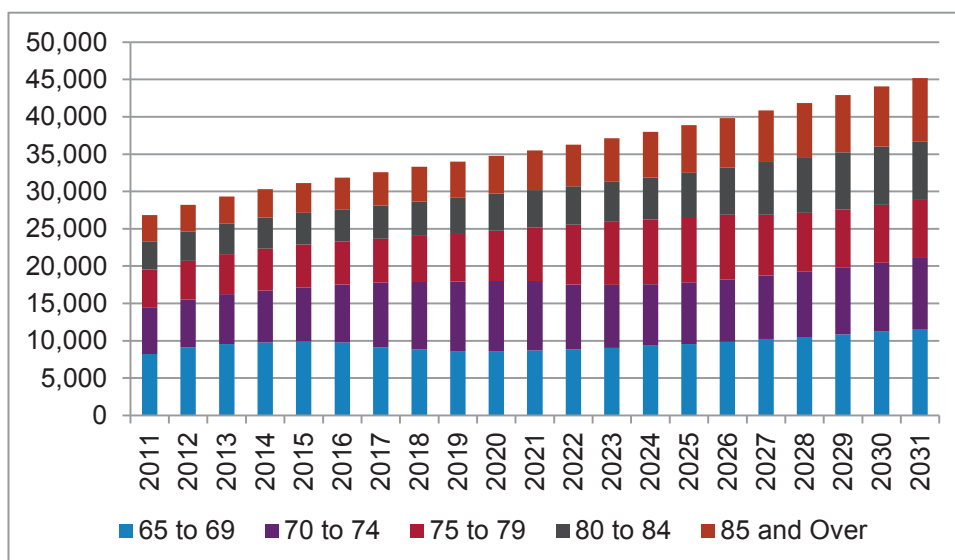
Figure 5: Ashford Population Change in Elderly Age Groups (2011-2031)



Source: Demographic Projections (based 2012-SNPP)

- 4.6. The population in the older age groups (over 65) is expected to increase by 68% in Maidstone. As with Ashford, in both absolute (5,000) and percentage terms (142%), the largest growth is within the 85 and over age group. By 2031 the elderly population in the Borough is expected to be just over 45,000.

Figure 6: Maidstone Population Change in Elderly Age Groups (2011-2031)

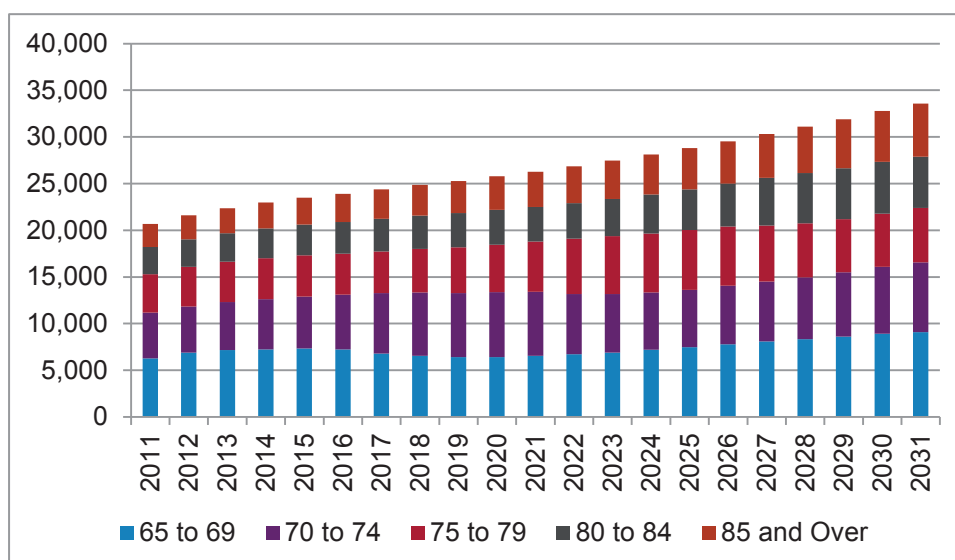


Source: Demographic Projections (based 2012-SNPP)

- 4.7. Overall population growth in the older age groups (over 65) is expected to increase by 62% in Tonbridge and Malling. Again in both absolute (3,200) and percentage terms (130%), the largest

growth is within the 85 and over age group (linked to life expectancy improvements). By 2031 the elderly population in the Borough is expected to be almost 34,000.

Figure 7: Tonbridge and Malling Population Change in Elderly Age Groups (2011-2031)



Source: Demographic Projections (based 2012-SNPP)

- 4.8. Between 2011 and 2031 overall growth across the three local authorities within the over 65 age group is expected to grow by around 46,000 people, with the over 85s contributing almost 12,000 of that growth.

Table 27: Change in Elderly Population (2011-2031)

	Ashford		Maidstone		T&M	
	Change	% Change	Change	% Change	Change	% Change
65 to 69	2,911	45.8%	3,336	40.6%	2,805	44.6%
70 to 74	2,814	61.2%	3,263	52.1%	2,565	52.3%
75 to 79	2,318	62.4%	2,812	55.6%	1,733	42.4%
80 to 84	3,152	114.2%	3,928	104.1%	2,573	88.1%
85 and Over	3,582	129.5%	5,007	142.1%	3,229	130.1%
Over 65	14,777	73.2%	18,345	68.3%	12,905	62.4%
Total (all ages)	25,487	21.5%	33,811	21.7%	23,635	19.5%

Source: Demographic Projections (based 2012-SNPP)

Projections based on Current Prevalence Rates

- 4.9. Using POPPI data we have looked at the prevalence rates of people living in care homes. The prevalence rate is the percentage of population in a specific age group in each authority that are living in a care home. This includes all local authority and private care homes with or without nursing. It does not include sheltered accommodation, which comprises the largest percentage of elderly population accommodation.

- 4.10. We can use the POPPI data to consider the current care home population, as a percentage of the total population in key age groups. The data indicates that a higher proportion of the population in Maidstone lives within a care home than in the other two authorities.

Table 28: **Current Prevalence Rates by Local Authority, 2012**

2012	Ashford	Maidstone	Tonbridge & Malling
All Aged 65-74	11,800	15,500	11,900
Aged 65-74 Living in Care Home	37	90	63
Prevalence Rates Aged 65-74	0.3%	0.6%	0.5%
All Aged 75-84	6,700	9,100	7,200
Aged 75-84 Living in Care Home	137	275	164
Prevalence Rates Aged 75-84	2.0%	3.0%	2.3%
All Aged Over 85	2,900	3,600	2,600
Aged Over 85 Living in Care Home	367	615	357
Prevalence Rates Aged Over 85	12.7%	17.1%	13.7%

Source: POPPI

- 4.11. We can compare these current prevalence rates with those for Kent and England, which are shown in Table 29 below. The analysis suggests that the proportion of people aged 65-74 and 75-84 living in care homes in all three authorities is below the Kent and England average. In Maidstone the proportion aged over 85 living in a care home is however above the national average, but below that for Kent.

Table 29: **Current Prevalence Rates in Kent and England, 2012**

2012	Kent	England
People 65-74 living in Care Home	0.8%	0.7%
People 75-84 living in Care Home	3.7%	3.3%
People 85+ living in Care Home	18.2%	16.2%

Source: POPPI

- 4.12. These differences in prevalence rates could reflect either better health locally; or a shortage in care home provision. However the County Council has not indicated any current shortfall. Care home provision across Kent is above the national average, but we would expect this to reflect greater provision in the coastal authorities within the County.
- 4.13. We consider that the most appropriate approach to projecting future care home provision would be on the basis of the national prevalence rates, these being:
- 3.3% of persons aged 75-84
 - 16.2% of persons aged 85+
- 4.14. The analysis indicates that whilst there may be some persons aged 65-74 who live in care homes, the growth in numbers is expected to be minimal. On this basis, our future projections has focused on those aged 75 and over.

- 4.15. As the above analysis demonstrates, we consider that local prevalence rates are unduly affected by current levels of supply which differ between areas.
- 4.16. If we apply these rates to the population projections (as shown in Figures 5-7) we derive the following assessment of future need for care home provision.

Table 30: **Projected Future Need for Care Home Provision (Bedspaces) based on National Prevalence Rates, 2011-31**

2011-31 Change/ Age	Ashford	Maidstone	Tonbridge & Malling	Total
75-84	181	223	143	547
85+	580	811	523	1914
Total	761	1034	666	2461

Source: GL Hearn based on POPPI and Demographic Projections

- 4.17. The prevalence rates analysis indicates a net need for 761 care home bedspaces in Ashford, 1034 in Maidstone and 666 in Tonbridge and Malling between 2011-31. This is a reflection of the expected growth in the population in the age groups considered over this period.

Table 31: **Projected Future Care Home Bedspace Need compared to Current Stock**

	Care Home Spaces, 2012	Growth in Spaces 2011-31	% Growth
Ashford	541	761	141%
Maidstone	980	1034	106%
Tonbridge & Malling	584	666	114%

Source: GL Hearn

- 4.18. The above analysis is based on applying current national prevalence ratios for care home provision to expected growth in the population. However there are factors which may influence levels of need, including improved health of older residents, technological improvements which reduce reliance on care, as well as policy and funding issues which for instance might promote provision of extra care accommodation rather than care homes. It is not possible to full predict what impact these factors will have, but the level of need will be sensitive to them.
- 4.19. Based on improvement in health and telecare and provision of extra care housing we consider that it is most likely that over time the prevalence rates for care home provision will fall.
- 4.20. To investigate this further we have sought to consider the assumptions regarding growth in the institutional population from the 2011-based CLG Household Projections, which can then be compared against the above analysis.

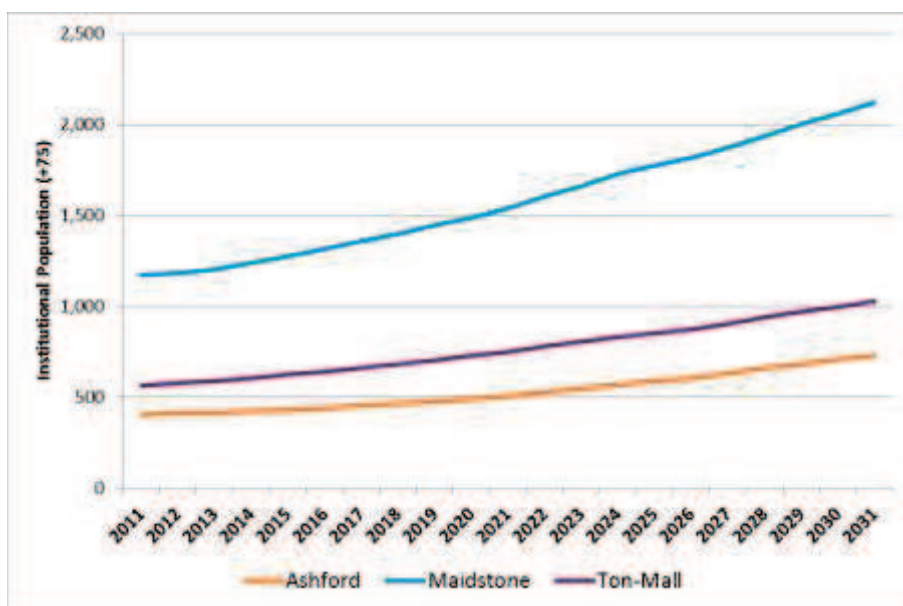
Projected Growth in Institutional Population

- 4.21. A further measure of potential residential care home need is the growth in the institutional population within those aged 75+. While there will be some cases of younger aged population within residential

care homes, the institutional population in these groups is not expected to grow over the next twenty years.

- 4.22. Whilst it is possible that some of the institutional population in the 75+ age group will not just be in registered care homes, e.g. the elderly prison population or those in religious institutions, it is expected that the numbers in these other groups will be relatively minor. Indeed interrogation of 2011 Census data shows that looking at those aged over 75 within the institutional population that 100% are in care homes in Ashford, 98% in Maidstone and 95% in TM; with the remainder in a 'medical and care other' category,
- 4.23. The ONS definition of institutional population suggests there are three types of people were recorded as living in communal establishments: (a) 'staff or owners', (b) 'relatives of staff or owners' and (c) 'other' which comprises different groups of people depending on the type of establishment: for example, in educational establishments such as halls of residence they would be students, whereas in general or psychiatric hospitals they would be patients.
- 4.24. Communal establishments are split into two broad categories: Medical and Care and Other. The other category includes prisons, boarding schools, defence bases and hostels. The medical and care facilities include hospitals, children's homes and (more relevant to this study) nursing and residential care homes both in the private and public sector.
- 4.25. We have set out below projections for growth in the institutional population aged 75 and over. These are based on applying projections for the proportion of people by age and sex from the 2011-based Household Projections to the population projections set out in this report (and based on the ONS 2012-based SNPP). The trend in the proportion of people by age and sex who are expected to fall within an institutional population beyond 2021 has been modelled based on extending the projected trends over the 2011-21 period.
- 4.26. As Figure 8 illustrates the growth in the elderly institutional population is higher in gross terms in Maidstone in comparison to the other two local authorities. However as a percentage, growth in all three local authorities was around 82%.

Figure 8: Projected Institutional Population Aged 75 and Over (2001-2031)



Source: ONS/ JGC

- 4.27. Table 32 sets out the projected growth in the institutional population within the demographic projections modelling.

Table 32: Growth in Institutional Population in Demographic Projections, 2011-31

	75+	% Change (75+)
Ashford	326	81%
Maidstone	950	81%
Tonbridge & Malling	462	82%
Total	1,737	81%

Source: ONS, CLG, JGC

- 4.28. Overall, the institutional population in the elderly age groups (75+) is expected to grow by 950 people in Maidstone Borough. In comparison the projected growth in Ashford and Tonbridge and Malling is only 326 and 462 respectively.
- 4.29. The rates of growth as outlined above are slightly lower than those in the POPPI based projections for Maidstone (1,034 people). However the level of growth in Ashford and Tonbridge and Malling respectively are notably lower than that shown by projecting need using the current national prevalence ratios.

Comparing the Two Projection Approaches

4.30. Table 33 compares the data the results of projecting care home need using the two respective methodologies:

- Growth in institutional population based on past demographic trends; and
- Using current national prevalence ratios.

Table 33: **Comparing the Two Projection Approaches – Care Home Need 2011-31**

2011-31 Change/ Age	Ashford	Maidstone	Tonbridge & Malling	Total
Care Home Bedspace Need Based on POPPI Prevalence Ratios	761	1034	666	2461
Care Home Bedspace Need Institutional Population in Demographic Projections	326	952	462	1740
Difference	435	82	204	721
% Difference	133%	9%	44%	41%

Source: GLH

4.31. The modelling approach using national prevalence ratios results in a need which is around 40% higher across the three authorities than modelled using the institutional population in the demographic projections. The differences are most significant for Ashford, followed by Tonbridge and Malling.

4.32. In interpreting the findings, we would consider that:

- The modelling approach using POPPI prevalence ratios is more likely to over-estimate need, as we would expect that improvements in health, technology and cost/funding issues are likely to reduce the proportion of persons living in care home accommodation. We would expect to over time more people living at home for longer (supported by care in the community and telecare) and an increase proportion living in extra care housing rather than residential care provision.
- On the other hand for Ashford and Tonbridge and Malling, the projections for institutional population could arguably be influenced by current levels of provision; which as our analysis has shown is lower within these two authorities than in other comparators. On this basis the projections based on the institutional population for these authorities could under-estimate need.
- As a result of the range of factors which may influence the relationship between care home need and accommodation of older persons (C2 Use Class) within general or specialist housing (C3 Use Class), it is not possible to be precise regarding future needs.

4.33. As a policy approach for planning we would recommend that the projections based on growth in the institutional population are used to provide minimum figures for care home needs as follows:

- Ashford: 320 care home bedspaces 2011-31 (16 per annum);
- Maidstone: 960 care home bedspaces 2011-31 (48 per annum);
- Tonbridge & Malling: 460 care home bedspaces 2011-31 (23 per annum).

4.34. Where these minimum figures for future provision are exceeded, this could be expected to release housing within the respective local authority for other groups within the population and thus provision would contribute to housing numbers (and meeting the objectively assessed housing need identified).

- 4.35. In effect, provision of care home bedspaces above these levels would imply stronger growth in the institutional population than modelled, and would contribute to meeting housing need by releasing existing homes. figures set out are for minimum net additional provision of care home bedspaces over the 2011-31 period. To calculate the net additional need, delivery to date; planning permissions; and recent/ expected losses will need to be considered in line with the normal plan, monitor and manage approach.
- 4.36. The POPPI-based Projections should be considered as providing a sensitivity test to the projections of growth in the institutional population and a top-level estimate of the need for care home provision.

5. SUMMARY

- 5.1. The analysis in this report has been based on studying the implications of the 2012-based subnational population projections (SNPP).
- 5.2. Taking the three authorities as a whole, the new demographic projections are very similar to those in the SHMA Reports. The implications are thus principally an issue of one of distribution of housing across the three authorities.
- 5.3. Table 34 provides a comparison of the demographic projections set out herein against the core projections in the SHMA Reports.

Table 34: **Comparison of Demographic Projections – Housing Need per Year, 2011-31**

Area	SHMA Core Projections	SNPP 2012-based Projections	Difference
Ashford	726	734	+8
Maidstone	980	932	-48
Tonbridge & Malling	573	626	+53

Source: ONS, JGC, 2014

- 5.4. The report has then considered the implications of this for determining the Objectively-Assessed Need (OAN) for Housing to inform work on plan-making.

Objectively-Assessed Housing Needs

- 5.5. For Ashford Borough, the modelling undertaken on the basis of the 2012 SNPP shows a need for 734 homes per annum to 2031 compared with an equivalent figure of 726 homes per annum in the SHMA Projections. The difference is minimal and we consider that there are no substantive implications for the Ashford SHMA Report conclusions regarding Objectively-Assessed Need for Housing.
- 5.6. For Ashford Borough, the modelling undertaken on the basis of the 2012 SNPP shows a need for 734 homes per annum to 2031 compared with an equivalent figure of 726 homes per annum in the SHMA Projections. The difference is minimal and we consider that there are no substantive implications for the Ashford SHMA Report conclusions regarding Objectively-Assessed Need for Housing.
- 5.7. For Maidstone Borough, the 2012 SNPP projects a lower level of population growth than the core population projections in the SHMA. Modelling this through to growth in households, the demographic projections result in a need for 932 homes per annum compared to 980 homes per annum (2011-31) identified in the SHMA Projections. This continues to support a level of growth in the workforce which is above projections for economic growth meaning there is limited evidence of a need to adjust upwards the assessment of need. The SHMA identified a need for 322 affordable homes per annum. 35% affordable housing provision would be needed with housing provision of 933 homes per annum to support this level of housing delivery however it is reasonable to assume

that the private rented sector will continue to support some households with an affordable housing need. Taking this into account there is no justification for adjusting the overall assessment of need. We therefore consider that the objectively assessed need for housing is for 930 homes per annum in Maidstone Borough (18,600 homes over the 2011-31 period).

- 5.8. For Tonbridge and Malling Borough, the 2012 SNPP projects a higher level of population growth than the core projections used in the SHMA. An annual housing need for 626 homes per annum is identified compared to 573 per annum (2011-31) in the SHMA Projections. The SHMA identified an affordable housing need for 277 homes per annum which represents 44% of the 2012 SNPP projection. The Borough has the lowest current proportion of private rented sector stock, but this can be expected to continue to make some contribution to meeting the identified need for affordable housing. The SHMA however additionally identified that significantly above median prices and rents and more acute affordability issues would justify an upwards adjustment to the level of need identified. This remains the case. We have modelled the implications of an improvement in affordability and the implications of this on household formation rates for those aged 25-34 (based on returning the headship rate for those aged 25-34 to 2001 levels by 2031). To improve affordability our modelling indicates a need for 665 homes per annum (2011-31). This level of housing provision will increase delivery of market and affordable housing relative to the demographic projections. We would consider this to represent the OAN for the Borough following the approach in the Guidance.
- 5.9. Our conclusions relate to Objectively Assessed Housing Need. In translating this into a housing target within development plans, the Councils will additionally need to consider any unmet housing needs from adjoining areas through the Duty to Cooperate as set out within the NPPF.

Residential Care Home Needs

- 5.10. The report has included projections for care home needs using two methodologies – growth in the institutional population based on the demographic projections; and modelling future need based on national prevalence ratios. The results of this are shown below.

Table 35: **Comparing the Two Projection Approaches – Care Home Need 2011-31**

2011-31 Change/ Age	Ashford	Maidstone	Tonbridge & Malling	Total
Care Home Bedspace Need Based on POPPI Prevalence Ratios	761	1034	666	2461
Care Home Bedspace Need Institutional Population in Demographic Projections	326	952	462	1740

- 5.11. The modelling approach using national prevalence ratios results in a need which is around 40% higher across the three authorities than modelled using the institutional population in the demographic projections. The differences are most significant for Ashford, followed by Tonbridge and Malling.

5.12. In interpreting the findings, we conclude that:

- The modelling approach using POPPI prevalence ratios is more likely to over-estimate need, as we would expect that improvements in health, technology and cost/funding issues are likely to reduce the proportion of persons living in care home accommodation. We would expect to over time more people living at home for longer (supported by care in the community and telecare) and an increase proportion living in extra care housing rather than residential care provision.
- On the other hand for Ashford and Tonbridge and Malling, the projections for institutional population could arguably be influenced by current levels of provision; which as our analysis has shown is lower within these two authorities than in other comparators. On this basis the projections based on the institutional population for these authorities are more likely to under-estimate need.
- As a result of the range of factors which may influence the relationship between care home need and accommodation of older persons (C2 Use Class) within general or specialist housing (C3 Use Class), it is not possible to be precise regarding future needs.

5.13. As a policy approach for planning we would recommend that the projections based on growth in the institutional population are used to provide minimum figures for care home needs as follows:

- Ashford: 320 care home bedspaces 2011-31 (16 per annum);
- Maidstone: 960 care home bedspaces 2011-31 (48 per annum);
- Tonbridge & Malling: 460 care home bedspaces 2011-31 (23 per annum).

5.14. Provision at these levels would be “additional” to the figures identified above for Objectively Assessed Housing Need. There is no double counting in respect of these figures for care home need and the figures for Objectively-Assessed Need for housing (either in this report or the SHMA Reports).

5.15. The figures set out are for minimum net additional provision of care home bedspaces over the 2011-31 period. To calculate the net additional need, delivery to date; planning permissions; and recent/expected losses will need to be considered in line with the normal plan, monitor and manage approach.

5.16. Where these minimum figures for future provision are exceeded, this could be expected to release some housing within the respective local authority for other groups within the population and thus provision would contribute to housing numbers (and meeting the objectively assessed housing need identified). In effect, provision of care home bedspaces above these levels would imply stronger growth in the institutional population than modelled, and would contribute to meet housing need by releasing existing homes.

Maidstone Borough Council

Planning, Transport and Development Overview & Scrutiny Committee

Tuesday 19 August 2014

Maidstone Borough Local Plan - key issues arising from consultation (Regulation 18)

In preparation for the meeting, while reading the following report you may want to think about:

- What you want to know from the report;
- What questions you would like answered.

Make a note of your questions in the box below.

As you read the report you may think of other questions .

Questions I would like to ask regarding this report:

-
-
-
-
-

MAIDSTONE BOROUGH COUNCIL

**PLANNING, TRANSPORT AND DEVELOPMENT OVERVIEW &
SCRUTINY COMMITTEE**

TUESDAY 19 AUGUST 2014

REPORT OF HEAD OF PLANNING AND DEVELOPMENT

Report prepared by Sue Whiteside

**1. MAIDSTONE BOROUGH LOCAL PLAN - KEY ISSUES ARISING
FROM PUBLIC CONSULTATION (REGULATION 18)**

1.1 Issue for Consideration

- 1.1.1 To note the key issues arising from representations on the draft Maidstone Borough Local Plan, submitted during public consultation (Regulation 18¹) which ran from 21 March to 7 May 2014. The report focuses on comments made by the public on the overarching framework of the local plan, i.e. the spatial strategy, spatial policies, development management policies, and the delivery framework (summarised at Appendix A). Representations made in respect of land allocations will be the subject of a later report to this Committee.

1.2 Recommendation of Head of Planning and Development

- 1.2.1 That the Planning, Transport and Development Overview and Scrutiny Committee notes the key issues arising from representations submitted during the Maidstone Borough Local Plan Regulation 18 public consultation, attached at Appendix A to this report.

1.3 Reasons for Recommendation

- 1.3.1 Public consultation (Regulation 18) on the draft Maidstone Borough Local Plan ran from 21 March to 7 May 2014. The council received approximately 1,700 representations from individuals and organisations, who submitted comments across a wide range of issues. Additionally, six petitions were presented that contained a total of 10,700 signatures, bringing the total number of respondents to the local plan consultation to 12,400. All representations can be viewed in full through the council's comments handling portal at <http://maidstone-consult.limehouse.co.uk/portal>.

¹ Town and Country Planning (Local Planning) (England) Regulations 2012

- 1.3.2 At the Committee's meeting on 9 June 2014, Members gave consideration to the feedback from the consultation events on the draft local plan. This report focuses on the key issues arising from the representations formally submitted during the consultation period. In particular, the report highlights comments made on the spatial strategy (SS1), spatial policies (SP1 to SP5), development management policies (DM1 to DM41) and the delivery framework (ID1 to ID2). A summary of the key issues is attached at Appendix A.
- 1.3.3 Representations on land allocations will form part of the assessment of new draft allocations and the review of existing draft allocations, and the results of this exercise will be presented to the Committee at its meeting on 20 January 2015. A report on the representations received during the consultation on the Preliminary Draft Charging Schedule for the Community Infrastructure Levy, which ran alongside the local plan consultation, will be presented to the Committee at its meeting on 16 September 2014.
- 1.3.4 **Neighbourhood Plans** - A key theme running through the representations is the need to highlight the importance of neighbourhood plans², and how they can shape the local plan. Respondents point out that the local plan gives only brief reference to their status. Respondents are also asking that the local plan has greater regard to emerging neighbourhood plans.
- 1.3.5 **SS1 Spatial strategy** – Respondents have challenged the methodology behind the objectively assessed need of 19,600 homes for the borough set out in the Strategic Housing Market Assessment (SHMA), and objectors suggest various figures ranging from 11,000 to 15,500 homes³. Respondents are also challenging the scale of proposed housing development in the draft local plan and the spatial distribution of development. There are concerns over the provision of adequate infrastructure to support development and the impact of development on the countryside. Further questions have been raised over the balance of housing and employment and the need for more employment sites at rural service centres and motorway junctions but, conversely, there are objections to development at junction 7.
- 1.3.6 **SP3 Rural service centres** – There is a call for **Harrietsham** to be designated a larger village due to the lack of services and employment opportunities. There are concerns over the scale of proposed development, poor public transport links, a lack of infrastructure, and highway safety. At **Headcorn** some respondents feel the village should not be classified as a rural service centre, and the proposed dwelling numbers are too high. It is stated that there is a lack of

² Once adopted, neighbourhood plans become part of the council's development plan

³ Following further data releases for sub national population projections, a report on the SHMA review is attached to this agenda

infrastructure, insufficient employment to support growth, increased flood risk from development, loss of agricultural land; and an adverse impact of development on congestion, village character, the local landscape and ecology.

- 1.3.7 There is some support for **Lenham** as a rural service centre but also objections to Lenham taking additional development. Concerns include a lack of infrastructure, impact of development on highway capacity and safety, loss of open space, and impact on village character and built heritage. There are objections to **Marden** being classified a rural service centre where it is considered the dwelling numbers are too high. Respondents feel Marden has a lack of infrastructure, and that development will have an adverse impact on village character, flood risk, the countryside, traffic and pollution. Again, respondents at **Staplehurst** feel the village should not be classified a rural service centre. The dwelling numbers are considered too high, there is a lack of infrastructure, and poor public transport. Development will have an adverse impact on congestion, highway and pedestrian safety, pollution and village character. Of concern is the impact on the Low Weald landscape character area and the countryside in general.
- 1.3.8 **SP4 Larger villages** – In general, there is some support for this tier in the settlement hierarchy. Respondents call for the deletion of **Boughton Monchelsea** as a larger village or a reduction in the number of dwellings proposed, but there is some support for its status. There are concerns around the impact of development on congestion, and highway and pedestrian safety. Respondents considered that there are poor transport links to the town centre and a lack of infrastructure generally. Respondents are concerned about the loss of landscape, the impact of development on the countryside, and the coalescence of Boughton Monchelsea with surrounding villages. Some respondents call for the deletion of **Coxheath** as a larger village, whilst others believe the village should be reinstated as a rural service centre. It is contested that the amount of development proposed cannot be considered "limited" which is the criteria for a larger village. Concerns include impact on congestion, highway and pedestrian safety, and air quality. There is a view that there is a lack of infrastructure in the village, and that development will have an adverse impact on greenfield land, Grade 2 agricultural land, wildlife and habitats. Concerns additionally include the impact on quality of life, village character, and coalescence with surrounding villages.
- 1.3.9 There is support for **Eyborne Street** as a larger village. Respondents call for the deletion of **Sutton Valence** as a larger village but there is also some support for its status. Concerns include a lack of infrastructure, highway limitations, and pedestrian safety. The village is adjacent to the Greensand Ridge where protective policies apply. Again, there is a call for the deletion of **Yalding** as a larger village, but

also some support for its status. Concerns include a lack of infrastructure, increased traffic congestion, and impact on highway safety, noise and air pollution. It is argued that rail services are remote and bridges are inadequate for growth. Other views include the need for a new cycle route that would benefit commuting to Maidstone and Tonbridge. Respondents consider that development would have an adverse impact on increased flood risk, the countryside and village character.

1.3.10 Under policy SP4, there is also a call to create a further tier of smaller villages in the settlement hierarchy, in order to address the under provision of housing land, to address rural decline, and to support local facilities. Villages named include Hunton, East Farleigh, Langley, Chart Sutton and Laddingford. There are also suggestions that more development should be redirected towards villages closer to the motorway.

1.3.11 **DM2 Sustainable design standards** – Some respondents are questioning whether this policy will continue to have any purpose in future iterations of the plan⁴.

1.3.12 **DM3 Renewable and low carbon energy schemes**⁵ – Respondents object to the policy on the basis that the use of alternative land to best and most versatile agricultural land was not explored sufficiently. In essence, respondents want the policy to more closely follow government guidelines.

1.3.13 **DM13 Sustainable transport** – There was a cross section of comments submitted on the transport policy. A variety of respondents suggest alternative congestion solutions: the need for a Leeds-Langley bypass, or a monorail service, or a High Speed railway station, or the need for improved rural bus services or cycle routes. There are challenges to the evidence behind the Integrated Transport Strategy and objection to Linton Crossroads as a new park and ride site (although limited support under policy DM15). There is opposition to bus lanes and bus priority measures and a call for additional parking in the town centre. There is support for the production of a Parking Standards Supplementary Planning Document. Comments include references to the impact of HGVs, and air quality remains a concern (policy DM16).

1.3.14 **DM17 Economic development** – There is general support for the policy, but a call for the inclusion of Detling Aerodrome Industrial Estate and land at Junction 8 of the M20 motorway. Respondents feel

⁴ The government has indicated that standards will be incorporated into Building Regulations in due course.

⁵ Further guidance has been issued regarding these types of schemes, and a recent refusal was upheld in Swale APP/V2255/A/14/2212592

the policy should allow for the use of sites at motorway junctions as this meets known demand and makes best use of road infrastructure.

- 1.3.15 **DM18 Retention of employment sites** – There is general support for the policy and the inclusion of Eclipse Park. Respondents would like to see a number of other sites included in the policy, namely Detling Aerodrome Industrial Estate, Bredhurst Business Park (Westfield Sole Road), Springfield Mill, the Maidstone East Station/Sorting Office, and Brooklyn Park. There is a call to retain Invicta Barracks for employment use.
- 1.3.16 **DM19 Town centre uses** – There is general support for the policy but some respondents feel there is a lack of evidence to support the assertion that the Maidstone East/Sorting office site can deliver retail development. It is stated that there is a failure to carry out an NPPF/NPPG compliant assessment of whether retail needs exceed available sites.
- 1.3.17 **DM23 Housing Mix** – The importance of older persons needs was raised, which the policy should seek to address with specific mention of the provision of bungalows. Respondents thought that the policy did not provide enough guidance for developers, and there were concerns over the housing mix becoming unbalanced.
- 1.3.18 **DM24 Affordable housing** – A number of respondents proposed amendments to the delivery of affordable housing and there were calls to assess requirements on a site specific basis. There is a feeling that the percentage figures are too complex and should be amended, and the policy should adopt a more flexible approach. Respondents suggested that the tenure breakdown should be more even in order to address local needs.
- 1.3.19 **DM25 Local needs housing** – The majority of respondents were supportive of this policy, but general comments sought an extension of the policy to encourage self-build, highlighted the need to recognise the local needs of each age group with consideration for the provision of housing for an ageing population, and sought due regard to the recommendations of the Integrated Transport Strategy. There was concern that the policy criteria are contradictory to meeting local needs. Respondents felt that it was important for housing mix and tenure to be progressed on a site specific basis, responding to local need and aspirations.
- 1.3.20 **DM26 Gypsy, Traveller and Travelling Showpeople accommodation** – Respondents feel there are enough sites to accommodate the need for pitches and plots at present, and that future proposals should consider existing residents. Concerns include the loss of greenfield sites, and the impact of development on the

countryside and the AONB. Respondents considered that the policy needs to be stronger in encouraging sites to be spread more evenly across the borough to avoid a concentration of sites. Respondents also felt the policy should ensure that wastewater infrastructure is provided in parallel with development, and that development is adequately separated from such treatment works and pumping stations. There were concerns as to whether the policy criteria, which will guide the determination of applications, would stand up to scrutiny at appeal.

- 1.3.21 **ID1 Infrastructure delivery** – There is disagreement that parishes have been adequately consulted on infrastructure delivery needs in their areas. Concerns include insufficient developer contributions to fund the broad range of infrastructure necessary to support development. Respondents would like to see adequate drainage for surface and foul water in place prior to development commencing. Some respondents feel the list of priorities is inappropriate as one size cannot fit all. Others consider transport or flood defences should be the first priority, above affordable housing. There is also a call to give education, libraries and social services higher priority. Others felt pump priming for new bus services to serve new development should be addressed.
- 1.3.22 The Maidstone Borough Local Plan evidence base is being supplemented to respond to some of the issues raised by respondents and to ensure that it is up-to-date and robust enough to support the plan at examination. This includes work on transport modelling, the Strategic Housing Market Assessment, Employment Land Study, landscape capacity, and agricultural land classification. The Green and Blue Infrastructure Strategy is being prepared alongside the local plan, and the Infrastructure Delivery Plan will be updated as the local plan progresses.
- 1.3.23 Officer responses to the representations, together with recommendations to amend policies, will be presented in a series of reports in accordance with the Committee's work programme, in advance of Cabinet approval. The first batch of responses for all of the development management policies will be presented to the Committee at its meeting on 16 December 2014.
- 1.3.24 Around 100 new sites have been submitted through the second call for sites for the Strategic Housing Land Availability Assessment (SHLAA). The sites are being assessed to the same standard as current SHLAA sites, including consultation with the infrastructure providers. On 20 January 2015 the Committee will consider recommendations for new allocations, and potentially the deletion or amendment of allocations proposed in the draft local plan in the light of the consultation responses and/or updated evidence. The impact on the spatial

strategy will be considered in parallel. Amended and/or new allocations will be subject to a further focused round of consultation (Regulation 18) in February/March 2015. As a result, the next stage of public consultation on the entire local plan (Regulation 19) would likely commence in July 2015.

- 1.3.25 Following the January decision, a new Local Development Scheme will be prepared but, in the interim, the council's website will be updated to ensure that Members, parish councils, the neighbourhood forum, the public and the development industry are aware of the current position for the local plan programme. It is important that plan makers and communities understand when there will be additional consultation offering further opportunity to comment on and shape the local plan.

Plan making stage	Interim draft dates
Focused public consultation (Regulation 18) for new and amended site allocations	February/March 2015
Maidstone Borough Local Plan - Publication consultation (Regulation 19)	July/August 2015
Submission of the Maidstone Borough Local Plan to the Secretary of State for Communities and Local Government	November 2015
Examination into the Maidstone Borough Local Plan	February 2016
Adoption of the Maidstone Borough local Plan	July 2016

1.4 Alternative Action and why not Recommended

- 1.4.1 This is an information report for the Committee so there is no alternative action.

1.5 Impact on Corporate Objectives

- 1.5.1 The Maidstone Borough Local Plan consultation impacted on all three corporate objectives as set out in the Strategic Plan 2011-15.
- 1.5.2 **For Maidstone to have a growing economy** – residents, businesses and stakeholders have had an opportunity to comment on how best to achieve a growing economy in the borough.
- 1.5.3 **For Maidstone to be a decent place to live** – residents, businesses and stakeholders have had an opportunity to comment on the policies that will shape how the borough will grow between now and 2031.
- 1.5.4 **Corporate and customer excellence** – The Maidstone Borough Local Plan consultation focused on reaching residents, businesses and stakeholders in a cost effective manner, and consultation was

undertaken in accordance with the adopted Statement of Community Involvement.

1.6 Risk Management

1.6.1 There are no specific risks arising from this information report, but it is important to highlight the fact that the council still has a local planning policy framework. The framework comprises adopted development plan documents and supplementary planning documents, endorsed guidance, and saved policies from the Maidstone Borough Wide Local Plan 2000. These policies are still relevant and carry weight in the decision making processes provided there is no conflict with the National Planning Policy Framework (NPPF).

1.6.2 Nonetheless, the council has a duty to maintain an up-to-date policy framework, and current policies are increasingly becoming outdated or are in conflict with the NPPF. It is important to maintain the momentum for the production of the Maidstone Borough Local Plan, based on sound evidence, whilst ensuring that the public are given every opportunity to comment at appropriate stages of plan preparation and for their comments to help to shape the plan.

1.7 Other Implications

1.7.1

1. Financial
2. Staffing
3. Legal
4. Equality Impact Needs Assessment
5. Environmental/Sustainable Development
6. Community Safety
7. Human Rights Act
8. Procurement
9. Asset Management

X

1.7.2 **Staffing** – The Spatial Policy team has dedicated its time to uploading consultation representations to its comments handling portal, and to validating and summarising the comments with the assistance of

officers across other departments. This has been a time consuming exercise due to the number of representations received and the volume of supporting information. The Spatial Policy team has experienced some staff turnover, and one officer is on long term sick leave. Officers have been appointed to all vacant positions, including a secondment from Development Management for 18 months, so the team will be at full strength by late September. Resources will need to be kept under review to ensure that the representations are considered and recommendations made in accordance with the Committee's work programme.

1.8 Relevant Documents

All representations can be viewed and downloaded from the comments handling portal at <http://maidstone-consult.limehouse.co.uk/portal>

1.8.1 Appendices

Appendix A: Maidstone Borough Local Plan Key Issues arising from Public Consultation (Regulation 18)

1.8.2 Background Documents

None

<u>IS THIS A KEY DECISION REPORT?</u>		<u>THIS BOX MUST BE COMPLETED</u>	
Yes	<input style="width: 50px; height: 30px;" type="checkbox"/>	No	<input checked="" style="width: 50px; height: 30px;" type="checkbox"/>
If yes, this is a Key Decision because:			
Wards/Parishes affected:			

APPENDIX A: Maidstone Borough Local Plan - Key Issues arising from Public Consultation (Regulation 18)

Policy No.	Policy title	No. in support	No. of objections	No. of observations	Key issues arising
SS1	Spatial Strategy	14	239	23	<p>1. The objectively assessed need figure of 19,600 dwellings:</p> <p>The figure is too high. Objectors suggest various figures generally ranging from 11,000 to 15,500.</p> <p>The methodology behind the figure is flawed</p> <p>The figure results from atypical recent trends</p> <p>Population growth cannot be projected accurately</p> <p>This number of homes is not needed</p> <p>This number of homes is not deliverable</p> <p>The figure should take account of the unmet requirement resulting from the Plan for London.</p> <p>2. Scale of housing proposed in the draft Local Plan:</p> <p>Is too high. It will adversely impact on the character of the borough, on the quality of life of existing residents, on air pollution and on wildlife habitats. It will result in the loss of greenfield land and agricultural land. Traffic impacts have not been fully assessed.</p> <p>Is too low. It does not meet the objectively assessed need. Overriding infrastructure and/or environmental constraints have not been sufficiently demonstrated.</p> <p>Windfall developments have not been given sufficient allowance in the housing figures</p> <p>Has been based on the availability of land rather than following a 'place-led' assessment of capacity.</p> <p>Gypsy and Traveller pitch requirement is too high</p> <p>3. Spatial distribution of housing:</p> <p>Dispersed strategy will result in urban sprawl</p> <p>Too much growth has been allocated to the rural areas. There should be more growth in Maidstone where the jobs are.</p> <p>Development should be more evenly spread to include a wider range of smaller rural settlements</p> <p>Development to the NW and SE of Maidstone will adversely impact on transport and local character.</p>

					More brownfield sites should be found in the town centre and in Maidstone urban area. Brownfield sites should be used before greenfield sites.
					A new town should be proposed along A20 corridor.
					Support for the dispersed pattern of development
					A systematic evaluation of alternative options is lacking
					Better protection for villages adjacent to the AONB and to areas of Local Landscape Value
					4. Infrastructure:
					Infrastructure provision is insufficient to match the scale of development. There will be adverse impacts on schools, health facilities, water supply and sewerage. Infrastructure should be provided before the new homes. There is a lack of clarity about infrastructure requirements.
					There is no Integrated Transport Strategy in support of the Local Plan
					5. Employment/Retail
					There is insufficient employment land identified to match the scale of proposed housing
					More employment land is needed in the Rural Service Centres
					More employment land is needed at motorway junctions
					The characteristics of the identified employment sites do not meet the full range of needs
					The economic forecasting approach is flawed and results in a higher employment land requirement than is needed.
					Junction 7 is not an appropriate location for any development and/or for retail
					Convenience and comparison retail needs should be met in full
					6. Countryside
					The countryside should be protected for its own sake
					7. Joint working:
					KCC and MBC need to have meaningful agreement on housing numbers and infrastructure requirements
					There should be better co-operation with adjoining authorities to achieve a joined up approach to planning
					Better account should be taken of neighbourhood plans
SP1	Maidstone Town Centre	11	8	7	Retail offer needs strengthening to compete with out of town developments.

					Representations propose specific inclusions and exclusions from the town centre boundary.
					Offices: conversion of offices to residential use should be streamlined; provision of additional good quality office stock should be encouraged, not just the retention of existing good quality stock;
					Generalised support for the proposed redevelopment of The Mall and for leisure and cultural development in the town centre
					Additional housing in and at the edge of the town centre should be identified
					Sufficient, affordable car parking needed.
					The policy should be more explicit about how many additional houses and how much additional office and retail floorspace the town centre will deliver
					High Street/Gabriels Hill should be part of the primary shopping area
					Specific allocations at Baltic Wharf and Lockmeadow sought and amendments to the Maidstone East allocation
					Concerns that congestion and pollution will be worsened by development proposals. Pedestrian access is constrained.
					Better utilisation of the rivers, including their protection for wildlife.
SP2	Maidstone urban area	7	12	4	Some unconditional support.
					Object to developments in NW/Barming area on infrastructure grounds i.e. transport grounds and water supply/sewerage; cumulative impacts in NW area – also TMBC developments.
					Effect of development on North ward – traffic concerns.
					Coalescence of developments with Leeds, Langley and Langley Heath – environmental damage not considered here – pollution. Bus lane no improvement – Wheatsheaf is a bottle neck.
					Suggests implementation of a green belt style defensible edge to the urban area.
					Support for preference of sites at edge of urban area.
					Land at Orchard Spot should be included as a suitable urban extension site.
					Object to loss of parking spaces in town centre.
					Question if enough is being done to regenerate urban area – there are more areas of deprivation that are not addressed in this policy.
SP3	Rural service centres	12	447	9	1. General Comments:

	Plus petition (Harrietsham)		20		Unsustainable expansion of villages causing coalescence
	Plus petition (Coxheath)		869		Dwellings numbers are not balanced between the rural service centres, in fact ALL villages should take a proportion of housing
					Impact on other villages as a result of growth should be given greater consideration
					Community concerns have not been considered; more engagement should have taken place with parish councils
					Lack of an agreed transport strategy; increased journey times as a result of additional traffic generated
					40% affordable housing is unsustainable because of travel requirements to employment locations
					2. Harrietsham:
					Harrietsham has less services/employment than the other villages therefore should be re-classified as a larger village
					Highway safety and capacity concerns; poor public transport links
					Scale of proposed development is too large
					Lack of infrastructure; Infrastructure should be improved prior to development commencing
					A criterion for “appropriate contributions towards a highway improvement scheme for the section of the A20 Ashford Road that passes through Harrietsham” should apply to all site allocations in Harrietsham
					3.Headcorn:
					Proposed dwelling numbers are too high
					Headcorn should not be classified as a rural service centre
					Lack of infrastructure esp. sewerage; school places; Priorities conflict with those of PC
					Sites are too large - development driven, not place driven; At odds with emerging Neighbourhood Plan;
					Flooding issues; a strategic approach is required; no reference made to Water Cycle Study;
					Loss of village character; impact on local landscapes and ecology; loss of agricultural land;
					Increased traffic; poor public transport provision;
					Lack of local employment opportunities to support growth;
					Proposed percentage of affordable housing unsustainable
					4.Lenham:

					Support for Lenham as RSC
					Objection to Lenham taking any additional development;
					Impact on highway capacity and safety;
					Lack of infrastructure and services;
					Loss of character of village; loss of green space, open space; lack of protection for built heritage;
					5.Marden:
					Proposed dwelling numbers are too high; phasing required- too much development too quickly; should not be classed as an RSC
					Lack of infrastructure and facilities; need to manage increasing demand for parking at station and local shops / businesses.
					Impact of traffic on neighbouring villages; increased pollution;
					Loss of village character; loss of green fields; impact on countryside;
					Flooding concerns - a strategic approach required
					More consideration to be given to emerging Neighbourhood Plan
					6.Staplehurst:
					Proposed dwelling numbers are too high and disproportionate with other villages; should not be classed as an RSC
					Development is allocated outside the village boundary;
					Lack of infrastructure; increased traffic; highway capacity and safety concerns; poor public transport; increased pollution;
					loss of character of village;
					Impact on Low Weald landscape character area and countryside generally;
					Flooding issues; no reference to Water Cycle Study
SP4	Larger Villages	12	381	8	1. Boughton Monchelsea
	Plus petition (Boughton Monchelsea)		197		
					Delete Boughton Monchelsea as a larger village or housing numbers are too high
					Impact on local roads, increased traffic congestion, and impact on highway and pedestrian safety
					Inadequate bus service and poor transport links to the town centre
					Lack of infrastructure and facilities , including parking, dentist, doctors, shops, school and post office

					Loss of landscape, impact on the countryside, and coalescence with surrounding villages
					Some support for Boughton Monchelsea as a larger village
					2. Coxheath
					Delete Coxheath as a larger village or housing numbers are too high
					Proposed development does not constitute "limited" development - needs to be quantified
					Reclassify Coxheath as a rural service centre
					Impact on the highway network, increased traffic congestion, impact on air quality, and impact on highway and pedestrian safety
					Lack of infrastructure, including sewerage and water supply, and drainage/flooding problems
					Lack of village facilities, including medical facilities, and impact on school
					Loss of greenfield land and Grade 2 agricultural land, impact on wildlife and habitats
					Impact on quality of life, village character and coalescence with surrounding villages
					Some support for some growth in Coxheath with supporting infrastructure
					3. Eyhorne Street
					Support for Eyhorne Street as a larger village
					4. Sutton Valence
					Delete Sutton Valence as a larger village
					Lack of infrastructure and impact on highways
					Lack of shops and the imminent relocation of the post office, impact on school
					Impact on pedestrian safety
					Village adjacent to Greensand Ridge where protective policies apply
					Some support for Sutton Valence as a larger village
					5. Yalding
					Delete Yalding as a larger village
					Lack of facilities and impact on local school which has no room for expansion
					Increased traffic congestion and insufficient road structure, impact on highway safety, increased noise and air pollution, rail service is rural and remote, and bridges inadequate for growth
					A new cycle route would benefit commuting to Maidstone and Tonbridge
					Increased flood risk

					Impact on heritage, loss of countryside, and impact on village character
					Some support for Yalding as a larger village
					6. General
					Some support for this tier in the settlement hierarchy
					Major housing expansion at the villages is out of scale and character with existing villages and represents unsympathetic excursion into the countryside
					Include Hunton and other villages, or create a new tier of smaller settlements to address underprovision of housing land and rural decline, and to support local facilities.
					East Farleigh should be identified as a larger village
					Langley should be identified as a larger village
					Chart Sutton should be identified as a larger village
					Laddingford should be identified as a larger village or smaller settlement
					Re-direct development to villages closer to the motorway
					A reduction of allocations by around 20% should be made in each of the larger villages.
					The larger villages concept is ill considered and based on out-of-date information
					Lack of discussion and consent with villages involved prior to publication of draft plan
SP5	Countryside	8	29	15	1. Landscape
					Specific additional areas proposed as Landscapes of Local Value, and the enhanced protection them is sought, including areas currently identified as ALLI/SLAs in the adopted Local Plan
					Detailed landscape assessment is needed to underpin the Plan
					Concern that Landscape character guidelines will not be completed until after the Local Plan is adopted.
					2. Development in the countryside
					Smaller villages and the rural areas have capacity for some residential development, including 'green' homes
					Redevelopment of previously developed land in the countryside should be allowed for
					Re 'small scale economic development'; it is argued that 'small scale' should be defined and conversely that 'small scale' is an unnecessary caveat
					Clearer definition of local housing needs and criteria for Gypsy and Traveller development sought
					Question consistency with 'Planning for Traveller Sites' guidance

					3. Countryside protection
					The policy should be more prescriptive about how the countryside will be protected, akin to adopted Policy ENV28, and limit the loss of greenfield land
					Countryside should be protected for its intrinsic value; protection of public rights of way, land and soil and the greater protection of agricultural land is sought
					Criteria for Green Wedges should seek to reduce cumulative impacts
					There should be objective criteria for assessing development on land adjacent to the AONB.
DM1	Development on brownfield land	11	11	2	Some unconditional support.
					Policy should actively encourage brownfield, this would then comply with NPPF.
					Supports preference – should be stronger.
					Proportion of brownfield should be specified.
					Query text, define 'high environmental value'.
					Brownfield first should be applicable to all development types, not just housing.
					Policy should specify that brownfield resource is available at Detling.
					Clarification as to where the brownfield sites are located, in existing settlements only?
					Brownfield sites in non-identified settlements should be allowed to be developed.
DM2	Sustainable design standards	7	9	6	Some unconditional support.
					Criterion 4 is too weak/there are too many get out clauses.
					Flexibility of policy welcomed.
					Code level 5 should be required.
					Green wall technology should be included.
					CSH being superseded, elements being incorporated into Building Regulations.
					SPD should be produced to be able to react more quickly to newer design standards.
					Require PassivHaus standard.
					10% RE requirement does not add to policy and is difficult to assess.
					Policy should reflect move to zero carbon homes.
					Needs to incorporate flexibility for viability issues regarding Code level 4.

					Policy should allow for higher standards to be imposed at the end of the period, when technology improves.
DM3	Renewable and low carbon energy schemes	6	7	8	Should require that land is returned to agricultural use.
					Policy should be amended to reflect emerging government guidance from DCLG and DECC.
					Policy should be more balanced, currently considered too negative, should promote these uses more.
					Policy should promote solar panels on the roofs of industrial and agricultural buildings.
					Should include monitoring measures.
					Should have specific landscape criteria listed in policy.
					Object to loss of greenfield sites/BMV agricultural land.
					Cumulative impacts should be considered.
					Reference to AONB is welcomed.
					Ability to mitigate impacts through site selection and design is not emphasised enough.
DM4	Principles of good design	10	5	6	Should mention Part P of Building Regulations.
					Character area assessments should be produced in advance of applications for large scale development.
					Policy needs to be enforced.
					Incorporate biodiversity.
					Development should avoid flood zones 2 and 3.
					Relevant parts of Neighbourhood Plans should be incorporated/referenced.
					Reference to 'natural character' should be clarified.
					Policy should ensure that housing development and other sensitive development is separated from wastewater treatment facilities.
					SuDS should be incorporated as an element of good design.
					There should be a focus on landscape character as a key element of site choice.
					Quality of design is often more important than the size of a building.
DM5	Residential garden land	20	4	1	More precise criteria required.
					Policy should reference granny annexes.

					Safeguards needed to protect the character of an area.
					Construction of dwellings in residential gardens can be achieved without undue detriment to neighbouring properties.
					Leave gardens alone.
					Importance of urban biodiversity.
					Need for adequate on site car parking.
					Where is the evidence of a settlement's character? This policy will not be effective without this information.
					New development/redevelopment should always be sympathetic to the existing housing density and design in a given area.
DM6	External lighting	3	3	4	Lighting strategy should be included in the local plan.
					Account should be taken of other advisory documents.
					Needs monitoring measures to be included.
					Policy should address uplighting.
					Light pollution causes loss of wildlife.
					Intrusive lighting is always inappropriate for developments in the AONB.
DM7	Signage and shop fronts	2	0	4	Some unconditional support.
					Policy long overdue.
					To let/for sale signs should require planning permission.
					There should be an emphasis on traditional shop fronts.
					Illuminated shops signs should be avoided in conservation areas.
DM8	Residential extensions, conversions and redevelopment	5	0	3	Some unconditional support.
					Policy should reference need for granny annexes.
					Long overdue.
					Sufficient parking should be provided.
					Take account of any relevant adopted neighbourhood plan.

DM9	Non-conforming uses	3	0	3	Some unconditional support.
					Need to cross reference SP5.
					Long overdue.
					Need to consider removal of non-conforming uses where there is a material harm to local communities.
					Policy not needed as these topics are covered elsewhere in the plan – duplication.
DM10	Historic and natural environment	9	12	8	Supports protection of ancient woodland.
					Landscaping should make use of indigenous plants.
					Landscapes of highest value need to be referenced in glossary.
					Policy needs to be separated for built, natural and historic environments, green and blue areas – policy is not clear in current form.
					Questions validity of wildlife evidence used in applications.
					Requirements are not adequate for habitat compensation and new habitat creation.
					Hypogean fauna should be referenced.
					Account should be taken of any relevant adopted neighbourhood plan.
					Need to improve historic core along river and improve public access.
					Policy needs to make allowances for essential utility development.
					Policy should reference Kent Downs AONB management plan.
					Policy needs to be strengthened.
					Concern that landscape character guidelines will not be completed until after the plan is adopted.
DM11	Publicly accessible open space and recreation	9	4	4	Concern that MBC will not take responsibility to maintain new open spaces.
					Community should be able to decide if an alternative provision is of equivalent benefit.
					Some unconditional support.
					Plan does not take proper account of Green and Blue Infrastructure Strategy.
					More detail relating to green and blue corridor in Otham.

					There should be a specific mention of RSCs.
					Amendments suggested to open space types.
					Where areas are used for open space provision the housing density should be lower than 30 dwellings per hectare.
					Where appropriate, policy should allow for contributions to maintaining footpaths, boundaries and provision of GBI in Kent Downs AONB.
					New green space should also seek to reinforce landscape character.
DM13	Sustainable transport	8	27	15	Maidstone needs High Speed railway station.
					Roads at capacity, Leeds/Langley bypass needed.
					General disagreement with approach.
					Better bus service in rural areas/to and from Weald required.
					Policy is too aspirational.
					Travel through Maidstone town centre if travelling north-south and vice-versa is a big problem.
					Targets for modal split and journey times should be included.
					Integrated Transport Strategy not supported by KCC.
					Impact of development on A26 should be referenced.
					Policy is unclear.
					Rapid transit system required e.g. monorail.
					Bus lanes/bus priority measures take road space from other modes.
					Support SPD on parking standards, particularly for RSCs. Currently provision standards too low – need to be realistic.
					Use of Willington Street needs to be reduced, where are the measures for this?
					Plan is not yet based on the transport evidence.
					B2163 should be upgraded into a southern bypass.
					More cycle routes required.
					Linton Crossroads inappropriate location for park and ride – traffic, junction issues, landscape character, effect on Coxheath, Linton communities.
					Bus frequency should be referenced in policy.
					More car parking required in town centre.
					Infrastructure should be provided before development.

					Policy contrary to NPPF – with reference to residual development impacts being severe. Currently not worded this way. Air quality impacts need to be addressed proportionately, not as de facto requirement of all developments.
					Transport infrastructure improvements required on A249 at Detling Aerodrome.
					Policy parts 1 and 2 need to be reworded as these do not provide appropriate guidance for developers.
					Employment strategy is at odds with transport strategy because it will require HGV movements through town centre – should make use of motorway junctions, specifically junction 8.
DM14	Public transport	3	5	5	Object to bus priority measures.
					Need reference to timing of public transport provision in new development – it needs to be delivered early enough to be considered mode of first choice.
					Policy is too aspirational.
					No reference made to rural areas, needs commitment to increase public transport in these areas.
					Some unconditional support.
					Part 1 does not provide sufficient guidance to developers – policy should be reviewed.
					Wording of policy is too weak.
DM15	Park and ride	3	15	4	Need park and ride site on A274.
					Park and ride is unsustainable.
					Support in principle but Linton Crossroads is the wrong place – junction issues, effect on local communities at Coxheath and Linton, traffic issues, landscape issues, light pollution.
					Air quality impacts.
					Disagrees that there is evidence to support Linton Crossroads.
					Support for Linton Crossroads subject to careful landscaping. Should be used two way and transport commuters south to Marden – taking traffic off roads.
					Not enough road space for bus priority measures from south of Maidstone.
					Old Sittingbourne Road should not be included for park and ride, this is subject to a short term lease. Site has more value for economic development uses.
DM16	Air quality	1	2	6	Investment in low emission buses will continue where it supports a scheme being implemented by MBC (Arriva).
					All development has a negative impact on air quality – question how air quality can be improved.

					Policy needs to make reference to areas outside of Maidstone AQMA, in particular Watlingbury crossroads.
					Developments should address existing air quality issues (where there is an issue) before being permitted.
					Policy should define circumstances where development will not be acceptable.
DM17	Economic development	5	4	3	There is general support for the policy.
					Lack of green technologies being included.
					Detling Aerodrome Estate should be included.
					No evidence to support statements made in policy.
					J8 should be included.
					Policy should allow for use of sites at motorway junctions as this meets known demand and makes best use of road infrastructure.
					Wording should be amended as does not currently offer strong enough guidance to developers.
					Difficult to prioritise re-use of commercial buildings because of PD rights to convert to residential use.
DM18	Retention of employment sites	5	5	4	General support for the policy.
					Support for Eclipse Business Park inclusion.
					B1, B2, B8 is too restrictive and contrary to NPPF.
					Greater flexibility needed at RSCs.
					Greater regard to be given to Neighbourhood Plans.
					Significance of Detling Aerodrome not recognised; should be designated.
					Bredhurst Business Park (Westfield Sole Road) should be included.
					Springfield Mill should be included.
					Maidstone East / Sorting Office should be included.
					Invicta Barracks should be retained for employment.
					Brooklyn Park should be included.
					Policy should allow for use of sites at motorway junctions as this meets known demand and makes best use of road infrastructure.
					Recognition of Detling Aerodrome Estate being in the AONB should be given.
					Difficult to prioritise re-use of commercial buildings because of PD rights to convert to residential use.

DM19	Town centre uses	3	5	1	General support for the policy.
					No evidence to support assertion that Maidstone East / sorting office site can deliver retail development.
					Failure to carry out an NPPF/NPPG compliant assessment of whether retail needs exceed available sites.
					Existing former commercial sites should be emphasised for conversion to residential use.
DM20	District centres, local centres and local shops and facilities	3	8	3	Some unconditional support.
					Policy should reject developments outside the High Street, which is a significant asset.
					Doctors' surgeries should be included in centres.
					Reference should be made to local views and adopted neighbourhood plans.
					Insufficient parking in Coxheath.
					Include Church Green, West End, Maidstone Road and Albion Road (Marden).
					Policy does not address retail units not on the High Street.
					Part 4 should refer to community uses.
DM21	Residential premises above shops and businesses	3	0	3	Some unconditional support.
					Does not include/reference RSCs.
					Point 2 should be expanded.
DM22	Mooring facilities and boat yards	3	2	1	Some unconditional support.
					Provided adequate scale and short term.

					Policy encourages boats to moor along the River Medway which restricts river management, forcing flood water back to Yalding.
					Need to balance the increase in mooring facilities with sufficient stations to supply fuel and water needs.
DM23	Housing mix	5	3	12	References to SHMA should be omitted as it is an unreliable tool and is flawed.
					Consideration for older person needs to be addressed with specific mention of provision of bungalows.
					Reference to be made of the importance of 'local needs' housing.
					Policy should mention neighbourhood plans.
					Paragraph 11.124 is not carried forward into policy.
					Policy does not provide guidance for developers.
					Housing mix becoming unbalanced due to smaller properties being enlarged.
DM24	Affordable housing	7	34	9	The percentages proposed for the delivery of affordable housing should be amended.
					Affordable housing should be decided on a site specific basis.
					The new affordable housing provision percentage figures are too complicated.
					Policy should highlight reasonable and flexible approach.
					Ensure bungalows are part of any affordable scheme.
					Local needs housing should be on all developments.
					Adopted relevant neighbourhood plans should be taken into account.
					65% Affordable / Social Rented Housing – 35% Intermediate Affordable Housing split should be more even to address local needs.
DM25	Local needs housing	6	2	9	Criteria 1 is contradictory to meeting local needs.
					Important that housing mix and tenure is able to be progressed on a site specific basis responding to local need and aspirations.
					Local communities must initiate such rural exception sites.
					More consultation with Parish Councils needed.
					Majority of housing should be reserved for local people.
					A small supply of bungalows should be included in requirements for affordable and local needs housing.
					Policy should be extended to encourage self-build schemes.
					Provision of housing for ageing population needs to be considered.

					Need to recognise the local needs of each age group; regard should be paid to the provisions of any relevant adopted neighbourhood plan and the recommendations of the Integrated Transport Strategy.
					Consistency is needed – 4 “The scale of development must be sympathetic to the character of the settlement where it is located.” 5. Amend to reflect paragraph 116 NPPF – where it relates to major developments.
					Policy could be further improved using the model applied to DM26.
DM26	Gypsy, Traveller and Travelling Showpeople accommodation	4	11	5	Criteria are questionable.
					Proposals need to fit in with existing residents.
					There are enough sites at present.
					Loss of greenfield sites, and increased risk of anti-social behaviour.
					Support for point 4 of the policy.
					Policy should be stronger in encouraging sites to be spread across the borough.
					Need to recognise the significance of the connections to the local area.
					Sites should be spread across the borough, limit pitches per site, and harm to the countryside outside the AONB and greenbelt should be avoided – change policy wording to indicate the sensitivity of the AONB and necessity to ensure developments conserve and enhance the AONB.
					Propose additional development criteria in Policy DM26 that will guide planning decisions and ensure that (a) necessary wastewater infrastructure is provided in parallel with development, and (b) development is adequately separated from existing wastewater facilities such as wastewater treatment works and major pumping stations.
DM27	Primary shopping frontages	2	0	0	Some unconditional support.
					Add good design to criteria.
DM28	Secondary shopping frontages	2	0	0	Add good design to criteria.

					Could also allow residential development at these locations.
DM30	Design principles in the countryside	8	3	5	Some unconditional support.
					Criterion 2 is questionable/unenforceable.
					Criteria must be met before development is permitted.
					Policy should refer to all landscape in the countryside, delete reference to 'highest value' landscapes.
					Neighbourhood plans should be referenced as an aid to determining development proposals.
					Concern that the Landscape Character Guidelines will not be completed until after the local plan is adopted.
					Add criterion referencing impact on local roads.
DM31	New agricultural buildings and structures	4	1	2	Some unconditional support.
					Needs time limitation.
					More detail needed on polytunnels, can criteria be adjusted for seasonal use?
					Account should be taken of Kent Farmsteads Design Guidance.
DM32	Conversion of rural buildings	2	9	5	Some unconditional support.
					Permission should only be granted where the schemes form an integral part of the rural scene.
					Policy does not accurately reflect NPPF.
					Regard should be given to any relevant adopted neighbourhood plan.
					This is too restrictive where there is a need for housing.
					Buildings in need of reconstruction should be included.
					Policy should consider the need for protected species surveys.
					Policy should reference Kent Downs AONB landscape design hand book, KCC farmstead guidance and AONB farmstead guidance.
					Language needs to be more consistent.
					Policy should allow conversion to residential.

DM33	Rebuilding and extending dwellings in the countryside	4	1	4	Some unconditional support.
					Local views important, pay regard to relevant adopted neighbourhood plans.
					More consultation with parish councils.
					Consider the need for protected species surveys.
DM34	Change of use agricultural land to domestic garden land	17	4	1	Some unconditional support.
					Needs to set out sequence of changes.
					Some consider this a reasonable change of use.
					Policy should provide guidance on the scale of change.
					Too permissive and open ended.
					Should consult with parish councils.
DM35	Accommodation for agricultural and forestry workers	2	0	1	Some unconditional support.
					Dwelling should reflect landscape character.
					Suggest Kent farmsteads guidance is referenced.
DM36	Live-work units	2	0	3	Some unconditional support.
					Should consult with parish councils.
					May be too restrictive, there may be exceptional circumstances for permitting these developments outside of village boundaries.
DM38	Holiday caravan and camp sites	3	2	4	Some unconditional support.
					Sites should not be permanent, enforcement measures should be used to maintain this.

					Welcome the use of indigenous species and encourage plan to specify use of these.
					Each case should be considered on its own merits.
					Regard should be given to adopted neighbourhood plans.
					Policy should reference and be sensitive to the AONB.
DM39	Caravan storage in the countryside	2	2	2	Some unconditional support.
					Some unsupported objection.
					Specify planting of indigenous species.
					Lighting only if there is a demonstrable need and be restricted to an absolute minimum.
					Policy should be deleted, can be dealt with through NPPF.
DM40	Retail units in the countryside	4	0	2	Some unconditional support.
					These sites are needed.
					Question if this type of development is already covered as permitted development.
					These should be restricted to buildings already existing on farm holding.
DM41	Equestrian development	4	2	2	Some unconditional support.
					Concern that temporary buildings will be poor quality.
					Stable developments should be small.
					Policy should make clear distinction between domestic and commercial use.
					Reference should be made to AONB guidance where appropriate.
					Should also reference cumulative impact of equestrian development.
ID1	Infrastructure delivery	6	27	12	Disagreement that parishes have been adequately consulted, policy needs to reference neighbourhood plans and individual parish priorities.
					Developer contributions will not be able to fund all infrastructure.
					Broad range of infrastructure is required to support development.
					Adequate drainage should be in place for surface water and foul water, ahead of development.
					Considers list of priorities inappropriate, this is not one size fits all.

					Transport infrastructure should be first priority.
					Education, libraries, social services should be higher on the priority list.
					Pump priming for new bus services serving new developments should be addressed.
					Question if policy is consistent with NPPF promoting sustainable development.
					Flood defence should be primary infrastructure.
ID2	Electronic communications	5	2	2	Some unconditional support.
					Mobile network and wifi facilities need to be improved.
					Criterion 5 is overly restrictive i.e. accommodating future sharing of networks on all base stations.

Agenda Item 10

Maidstone Borough Council

Planning, Transport and Development Overview & Scrutiny Committee

Tuesday 19 August 2014

Overview and Scrutiny Committee Terms of Reference - review update

In preparation for the meeting, while reading the following report you may want to think about:

- What you want to know from the report;
- What questions you would like answered.

Make a note of your questions in the box below.

As you read the report you may think of other questions .

Questions I would like to ask regarding this report:

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Maidstone Borough Council

Planning, Transport and Development Overview and Scrutiny Committee

Tuesday 19 August 2014

Overview and Scrutiny Terms of Reference – Review

Report of: Tessa Mallett, Overview and Scrutiny Officer

1. Introduction

- 1.1 Following feedback from officers and Members, as part of the planning for the June/July round of Overview and Scrutiny Committee (OSC) meetings / future work programme workshops, the Scrutiny Coordinating Committee were asked to review the terms of reference for the Council's Overview and Scrutiny Committees.
- 1.2 The proposed revisions, set out in **Appendix A**, were put forward as a recommendation to full Council for approval and inclusion as part of the Council's Constitution at their meeting of 23 July 2014.
- 1.3 At their meeting of 23 July 2014, Full Council approved the proposed revisions to Article 6 of the Council's Constitution, as set out in Appendix A.

2. Recommendation

- 2.1 That the Committee note the revisions to Article 6 of the Council's Constitution set out in **Appendix A**.
- 2.2 That the Committee note the inclusion of the Local Plan in relation to Planning Transport and Development OSC Terms of Reference.

3. Background to Recommendations

- 3.1 Terms of reference describe the purpose and structure of a committee.
- 3.2 Following feedback from officers and Members, as part of the planning for the June/July round of OSC meetings / future work programme workshops, the Scrutiny Coordinating Committee were asked to review the terms of reference for the Council's Overview and Scrutiny Committees.
- 3.3 The proposed revisions were put forward as a result of recent changes, including portfolio changes, in relation to housing responsibilities and various restructures across the organisation.

- 3.4 At their meeting of 10 July 2014 the Scrutiny Coordinating Committee resolved that, subject to the inclusion of the Local Plan in relation to Planning Transport and Development OSC and review by the Monitoring Officer, the Committee recommended the revisions to Article 6 of the Council's Constitution, as set out in **Appendix A** be agreed by full Council.
- 3.5 An officer structure chart is attached at **Appendix B** for information (correct as of April 2014).

4. Relevant Documents

- 4.1 Appendix A – Article 6 – Overview and Scrutiny Committees – revised Terms of Reference.
- 4.2 Appendix B – MBC Organisation Structure

5. Background Documents

- 5.1 None

APPENDIX A – Revisions agreed at Full Council 23 July 2014

ARTICLE 6 – OVERVIEW AND SCRUTINY COMMITTEES

6.01 Terms of Reference

The Council will appoint the Overview and Scrutiny Committees set out in the ~~left hand column of the~~ table below to discharge the functions conferred by section 21 of the Local Government Act 2000, the Police and Justice Act 2006, or regulations under section 32 of the Local Government Act 2000 in relation to the matters set out in the second column of the same table. Each overview and scrutiny committee will be responsible for scrutinising policy framework documents that fall within their respective terms of reference.

Strategic Leadership and Corporate Service Overview and Scrutiny Committee	Planning, Transport and Development Overview and Scrutiny Committee
Leader; and Cabinet Member for Corporate Services	Cabinet Member for Planning, Transport and Development
<ul style="list-style-type: none"> • Reviewing performance and ensuring appropriate action is identified and executed to remedy performance issues • Asset Management • Communications • Human Resources • Business Transformation and the Corporate Improvement Programme • Equalities • Scrutinising standards of governance and conduct are achieved throughout the business of the Council • Customer service • Corporate finance including regular budget monitoring • The Capital Programme • Information Technology including scrutiny of the shared service • Council Tax and Housing Benefit including the Revenues and Benefits Shared Service • Mid Kent Improvement Partnership • Democratic Services including electoral services and member services • Electoral services • Procurement, Property Services and Facilities Management 	<ul style="list-style-type: none"> • The Council's contribution to securing sustainable construction with respect to development in the borough. • Spatial planning including the Local Plan and other spatial planning documents including Development Plan Documents, Development Management policies and development briefs • Transport and Infrastructure (including Highways, Parking, Park and Ride and Public Transport) • Development Management including planning enforcement and land charges • Landscape and Conservation • Building Control

<p>Community, Environment and Housing Overview and Scrutiny Committee</p> <p>Cabinet Member for Community and Leisure Services; & Cabinet Member for Environment and Housing</p>	<p>Economic and Commercial Development Overview and Scrutiny Committee</p> <p>Cabinet Member for Economic and Commercial Development</p>
<ul style="list-style-type: none"> • Housing • Community Development • Community Safety (To act as the Crime and Disorder Reduction Partnership OSC twice a year) • Safety In Action • Voluntary and Community Sectors • Health • Parks, open spaces and allotments including grounds maintenance • Leisure activities including sporting and recreational based activities and including services provided via the Maidstone Leisure Centre • Community engagement • Allocation and monitoring of grants • Air Quality • Contaminated Land • Water • Climate change • Licensing • Carbon Management • Local Biodiversity • Waste minimisation, recycling and collection • Cleansing services • Environmental Health services • Bereavement i.e. services provided from the cemetery and crematorium • Capital projects and programmes relevant to the portfolio • Cobtree Golf Course • Climate Change 	<ul style="list-style-type: none"> • Economic Development and Regeneration • Commercial Services Development • The Visitor Economy including the Hazlitt Arts Centre, Maidstone museums, tourism, the Kent Conference Bureau and Maidstone market. • Capital projects and programmes relevant to the portfolio including regeneration and public realm improvement schemes • Festivals and Events and venues (including activities in parks and other council owned facilities) • Cobtree Golf Course • Leisure activities including sporting and recreational based activities and including services provided via the Maidstone Leisure Centre • Maidstone Culture and Leisure (MCL) including cultural services such as the Hazlitt Arts Centre and Maidstone museums

Scrutiny Coordinating Committee

A Committee consisting of the Chairmen and Vice Chairmen of the four Overview and Scrutiny Committees, to be called the Scrutiny Coordinating Committee shall meet from time to time to consider matters relating to the conduct, performance and procedures of the Committees; to develop mechanisms for addressing cross cutting issues; and to prevent duplication in the work of the individual committees.

6.02 General role

Within their terms of reference Overview and Scrutiny Committees will:

- (a) Review and/or scrutinise decisions made or actions taken in connection with the discharge of any of the Council's functions. This would include looking at decisions after they have been implemented;
- (b) Make reports and/or recommendations to the full Council and/or the Executive and/or any other Committee in connection with the discharge of any functions (the decision making power remains with the original decision taker);
- (c) Consider any matter affecting the area or its inhabitants; and
- (d) Exercise the right to call in, for reconsideration, executive decisions not yet implemented by the Executive and/or any other Committees or officers.

6.03 Specific functions

- (a) **Policy development and review.** Overview and Scrutiny Committees may:
 - (i) Assist the Council and the Executive in the development of its budget and policy framework by in depth analysis of policy issues;
 - (ii) Conduct research with the community and other consultation in the analysis of policy issues and possible options;
 - (iii) Consider and implement mechanisms to encourage and enhance community participation in the development of policy options;
 - (iv) Question Members of the Executive, Members of Committees and chief officers about their views on issues and proposals affecting the area; and
 - (v) Liaise with other external organisations operating in the area, whether national, regional or local to ensure that the interests of local people are enhanced by collaborative working.
- (b) **Scrutiny.** Overview and Scrutiny Committees may:
 - (i) Review and scrutinise the decisions made by and performance of the Executive, other Committees and Council Officers both in relation to

individual decisions and over time. This would include looking at decisions after they have been implemented;

- (ii) Review and scrutinise the performance of the Council in relation to its policy objectives, performance targets and/or particular service areas;
 - (iii) Question Members of the Executive, Members of other appropriate Committees and chief officers about their decisions and performance, whether generally in comparison with service plans and targets over a period of time, or in relation to particular decisions, initiatives or projects;
 - (iv) Make recommendations to the Executive, other appropriate Committees and/or the Council arising from the outcome of the Overview and Scrutiny process;
 - (v) Review and scrutinise the performance of other public bodies in the area and invite reports from them by requesting them to address the Overview and Scrutiny Committee and local people about their activities and performance; and
 - (vi) Question and gather evidence from any person (with their consent).
- (c) **Finance.** Overview and Scrutiny Committees may exercise overall responsibility for the finances made available to them within the budget set by Council. This budget to be used to support the policy review work of the Committees.
- (d) **Annual report.** Overview and Scrutiny Committees may report annually to the full Council on their workings and make recommendations for future work programmes and amended working methods if appropriate.
- (e) **Officers.** Overview and Scrutiny Committees may exercise overall responsibility for the work programme of any officers employed to support their work.

6.04 Proceedings of Overview and Scrutiny Committees

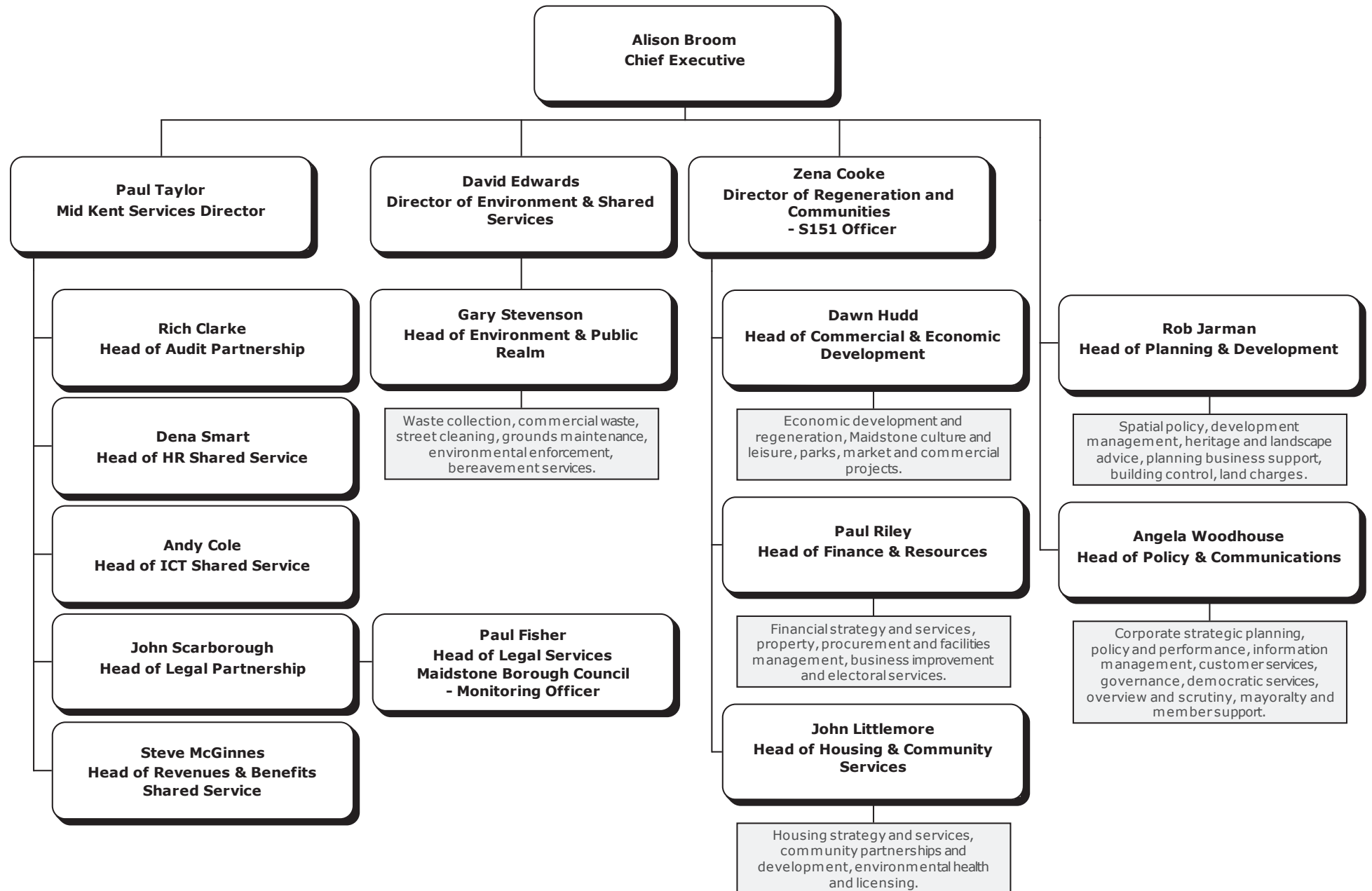
Overview and Scrutiny Committees will conduct their proceedings in accordance with the Overview and Scrutiny Procedure Rules set out in Part 4 of this Constitution.

6.05 Chairmanship

An Overview and Scrutiny Committee shall not be chaired by the Chairman of the Audit Committee.

Maidstone Borough Council - Organisation Structure

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Maidstone Borough Council

Planning, Transport and Development Overview & Scrutiny Committee

Tuesday 19 August 2014

Future Work Programme and SCRAIP update

In preparation for the meeting, while reading the following report you may want to think about:

- What you want to know from the report;
- What questions you would like answered.

Make a note of your questions in the box below.

As you read the report you may think of other questions.

Questions I would like to ask regarding this report:

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Maidstone Borough Council

Planning, Transport and Development Overview and Scrutiny Committee

Tuesday 19 August 2014

Future Work Programme and SCRAIP update

Report of: Tessa Mallett, Overview and Scrutiny Officer

1. Introduction

- 1.1 The Committee are asked to consider the Committee's draft future work programme (FWP) attached as **Appendix A**.
- 1.2 At their meeting of 9 June 2014 the Committee asked for the Design South East Report on the Local Plan Consultation Events to be presented at their meeting of 19 August 2014, prior to the multi-stakeholder event planned for 17 September 2014. This report is not available for 19 August 2014, but will be made available to the Committee for review at their meeting of 16 September 2014.
- 1.3 The Committee are asked by Planning Officers if they would like to review the Community Infrastructure Levy - Preliminary Draft Charging Schedule at their meeting of 16 September 2014.
- 1.4 The Committee are asked to consider the SCRAIP update for the Committee's recommendations at their meeting of 24 June 2014 attached as **Appendix B**.
- 1.5 The Committee are asked to consider the List of Forthcoming Decisions attached as **Appendix C**.
- 1.6 The Committee are asked to consider and agree if any members of the Committee are to attend the Local Government Association's (LAG) event; Avoiding gridlock 2040: How councils can save our roads, on 7 October 2014 in London, details attached in **Appendix D**. This event is free to LGA members.
- 1.7 The Committee are asked to consider and agree if any members of the Committee are to attend the Government Knowledge event; Encouraging Cycling in the UK, on 10th September 2014 in London at a cost of £395+VAT per delegate. The agenda for the day is attached as **Appendix E**.
- 1.8 The Committee are asked to consider the information update given by the Chairman.

2. Recommendation

- 2.1 That the Committee agree the draft future work programme.

- 2.2 That the Committee agree to receive the Design South East Report on the Local Plan Consultation Events at their meeting of 16 September 2014 (originally planned in for 19 August 2014).
- 2.3 That the Committee agree if they would like to see the Community Infrastructure Levy - Preliminary Draft Charging Schedule at their meeting of 16 September 2014.
- 2.4 That the Committee note the SCRAIP update for the Committee's recommendations at their meeting of 24 June 2014.
- 2.5 That the Committee considers the sections of the List of Forthcoming Decisions relevant to the Committee and whether these are items requiring further investigation or monitoring.
- 2.6 That the Committee agree if they wish to send a representative of the Committee to the Local Government Association's event; Avoiding gridlock 2040: How councils can save our roads, on 7th October 2014 in London.
- 2.7 That the Committee agree if they wish to send a representative of the Committee to the Government Knowledge event; Encouraging Cycling in the UK, on 10th September 2014 in London.
- 2.8 That the Committee considers its continuous professional development needs and recommends possible training or development sessions it would like to undertake.

3 Future Work Programme

- 3.1 Throughout the course of the municipal year the Committee is asked to put forward work programme suggestions. These suggestions are planned into its annual work programme. Members are asked to consider the work programme at each meeting to ensure that it remains appropriate and covers all issues Members currently wish to consider within the Committee's remit.
- 3.2 The Committee is reminded that the Constitution states under Overview and Scrutiny Procedure Rules number 9: Agenda items that 'Any Member shall be entitled to give notice to the proper officer that he wishes an item relevant to the functions of the Committee or Sub-Committee to be included on the agenda for the next available meeting of the Committee or Sub-Committee. On receipt of such a request the proper officer will ensure that it is included on the next available agenda, the Member must attend the meeting and speak on the item put forward.'

4 List of Forthcoming Decisions

- 4.1 The List of Forthcoming Decisions is a live document containing all key and non-key decisions.

- 4.2 Due to the nature of the List of Forthcoming Decisions, and to ensure the information provided to the Committee is up to date, a verbal update will be given at the meeting by the Chairman. The Committee can view the live document online at:
<http://meetings.maidstone.gov.uk/mgListPlans.aspx?RPId=443&RD=0>

5 SCRAIP update

- 5.1 An update on the recommendations from the meeting of 24 June 2014 is attached as **Appendix B**.

6. Impact on Corporate Objectives

- 6.1 The Committee will consider reports that deliver against the following Council priorities:
- 'For Maidstone to have a growing economy' and 'For Maidstone to be a decent place to live'.
- 6.2 The Strategic Plan sets the Council's key objectives for the medium term and has a range of objectives which support the delivery of the Council's priorities.

7 Relevant Documents

Appendix A – Draft Future Work Programme

Appendix B – SCRAIP update report

Appendix C – List of Forthcoming Decisions

Appendix D – Details of the Local Government Association's (LAG) event; Avoiding gridlock 2040: How councils can save our roads, on 7 October 2014 in London

Appendix E – Details of Government Knowledge event; Encouraging Cycling in the UK, on 10th September 2014 in London

Appendix A

Planning, Transport and Development Overview and Scrutiny Committee Work Programme 2014-15

2014

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Meeting Date	Report Deadline	Agenda Items	Details and desired outcome	Report Author and Witnesses
9 June		Election of Chair and Vice Chair Forward Work Planning Draft results of Local Plan public consultation		
24 June		<ul style="list-style-type: none"> Update on the state of play with the ITS 		Peter Rosevear and Tim Read from KCC possibly attending
22 July		<ul style="list-style-type: none"> Transport review – Cycling witnesses to be invited 		
29 July		<ul style="list-style-type: none"> Workshop with ECD OSC @5:15pm to feed in ideas for the Economic Development Strategy in relation to the Local Plan 		
19 August	6 August	<ul style="list-style-type: none"> Design South East report on the Local Plan consultation events (before the multi-stakeholder workshop) Validation and summary of representations from the consultation on local plan Review of strategic housing market assessment 		Rob Jarman Emma Boshell Sarah Anderton
16 September	3 September	<ul style="list-style-type: none"> <i>Design South East report on the Local Plan consultation events (before the multi-stakeholder workshop)</i> <i>Community Infrastructure Levy – preliminary draft charging schedule</i> Cabinet Member priorities for 2014-15 Green and Blue Infrastructure Strategy Open Space Standards – incl action plan SCRAIP response to 22/7 – 31b to f Verbal update on Infrastructure Delivery Plan 		Cllr Burton Darren Bridget Rob Jarman
30 September	17 September	<ul style="list-style-type: none"> Transport in Maidstone – alternatives to using a car – BUS SERVICES 		
September		Multi-stakeholder meeting	Date/time to be arranged	Rob Jarman
21 October	8 October	<ul style="list-style-type: none"> Implications arising from a review of the Economic Development Strategy, Qualitative Study on Employment Sites and key employment issues arising from local plan representations Joint meeting with ECD OSC 		Sarah Anderton

Meeting Date	Report deadline	Agenda Items	Details and desired outcome	Report Author and Witnesses
18 November	5 November	Transport in Maidstone – alternatives to using a car – RAIL SERVICES		
16 December	3 December	<ul style="list-style-type: none"> Maidstone Borough Local Plan representations - Development Management Policies Results of Qualitative Landscape Study Results of Qualitative Agricultural Land Classification 		Rob Jarman Emma Boshell
2015				
20 January	7 January 2015	<ul style="list-style-type: none"> Local plan site allocations (new and deleted) for further public consultation (regulation 18) including Gypsy and Traveller site allocation Revisit inclusion of Invicta Barracks in Local Plan Verbal update on Infrastructure Delivery Plan 		Rob Jarman Emma Boshell
17 February	4 February			
17 March	4 March			
21 April	8 April	Infrastructure Delivery Plan for Local Plan ¹		Rob Jarman

Review Topic – Transport in the Borough	Keep open for discussion re adding to FWP
<ul style="list-style-type: none"> Arriva Bus services (Staplehurst PC and Editor of Downs Mail) Traffic and Road Infrastructure (@rapoffice via Twitter) Promoting cycling, walking and public transport to ease congestion in the town (James Gower via Twitter) Using the SMART model across the borough (Cllr Grigg) 	<ul style="list-style-type: none"> Update on the paperless pilot with parishes for planning support (see minutes of 15/4/14) Office space – ensuring prime office space doesn't get converted to residential developments Mobile phone services – eradicate dead zones in the town. Motorways and main trunk roads Improving the Borough's sewerage provision and infrastructure (relations with Southern Water) Planning permissions – recommending Planning Committee review the impact of contentious developments Revisit the discussion on the removal of the Invicta Barracks from the Local Plan

¹ Probably not needed if verbal updates given at Aug and Jan meetings

Planning, Transport and Development Overview and Scrutiny Committee

PTD.140624



Code	Recommendation	Cabinet Member	Response	Lead Officer
PTD.14 0624.2 1a	Air quality modelling be undertaken and recommendations included in the Maidstone transport modelling process. Information on the effect of the transport model on air quality be brought to the Committee after the transport modelling is completed.		Data derived from the Maidstone transport modelling exercise will feed into the air quality modelling that will be undertaken by MBC environmental health. The results of the air quality modelling will be reported to the committee once received from environmental health.	Sue Whiteside
PTD.14 0624.2 1b	With regard to a parking standards policy for Maidstone officers ensure: i Any planned parking standards policy is cross referenced in the Integrated Transport Strategy, and; ii The Local Plan and the Integrated Transport Strategy appropriately facilitate a Spatial Policy on parking standards in Maidstone.		A Supplementary Planning Document (SPD) will be produced for parking standards in the borough. The Integrated Transport Strategy will include reference to the SPD to ensure the policies are linked. The draft Maidstone Borough Local Plan 2014 includes a reference to the need for a Parking Standards SPD to provide greater detail in support of policy DM13 which seeks to facilitate the delivery of sustainable transport.	Sue Whiteside
PTD.14 0624.2 1c	Mechanisms be put in place for Councillors to be included in discussion with transport providers. This will also be included as an objective for the 'Transport in Maidstone Borough – Alternatives to using a car' review for 2014–15.		Cabinet Member currently attend the quarterly Quality Bus Partnership (QBP) meetings, which are attended by bus operators. It is recommended that members seek to re-establish the Passenger Transport User Group in order to engage with transport providers across all modes in the borough and beyond.	Sue Whiteside

Code	Recommendation	Cabinet Member	Response	Lead Officer
PTD.14 0624.2 2a	The proposal to hold a joint meeting with the Economic and Commercial Development OSC to look at the Qualitative date be referred to the Scrutiny Coordinating Committee at their meeting on 10 July 2014.		Joint meeting arranged for 21 October 2014	Christian Scade
PTD.14 0624.2 2b	Planning policy officer to meet with Ward Members, Parish Councils and Neighbourhood Forums to go through the proposed site allocations in the draft Local Plan in addition to the multi-agency event.		Noted	Sue Whiteside
PTD.14 0624.2 21 4	The Cabinet Member for PTD promotes appropriate progress going forward with neighbourhood plans by including PTD OSC to appropriately scrutinise and comment on the Borough's response to the consultation stage of neighbourhood plans.		The council's response when formally consulted on a draft neighbourhood plan should in particular focus on the plan's consistency with the existing and emerging strategic policies of the local plan, the sufficiency of the evidence which supports the proposals in the neighbourhood plan, and conformity with neighbourhood plan making regulations. Local ward members are involved in the development of neighbourhood plans so, given the timing of neighbourhood plan consultations which may not coincide with regular Committee meetings, the Committee could consider only scrutinising plans where conflict arises. The Committee will be made aware of Cabinet Member reports on neighbourhood plans, so will be able to call a meeting within the consultation period if required.	Sue Whiteside
PTD.14 0624.2 2d	PTD OSC as part of the review of the Parish Charter scrutinise the planning policy processes to be included in the Parish Charter.		Noted	Sue Whiteside



LIST OF FORTHCOMING DECISIONS

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Democratic Services Team

E: democraticservices@maidstone.gov.uk

Publication Date: 4 August 2014

List of Forthcoming Decisions

INTRODUCTION

This document sets out the decisions to be taken by the Executive and various Committees of Maidstone Borough Council on a rolling basis. This document will be published as updated with new decisions required to be made.

KEY DECISIONS

A key decision is an executive decision which is likely to:

- Result in the Maidstone Borough Council incurring expenditure or making savings which is equal to the value of £250,000 or more; or
- Have significant effect on communities living or working in an area comprising one or more wards in Maidstone.

At Maidstone Borough Council, decisions which we regard as “Key Decisions” because they are likely to have a “significant” effect either in financial terms or on the community include:

- (1) Decisions about expenditure or savings which equal or are more than £250,000.
- (2) Budget reports.
- (3) Policy framework reports.
- (4) Adoption of new policies plans, strategies or changes to established policies, plans or strategies.
- (5) Approval of portfolio plans.
- (6) Decisions that involve significant service developments, significant service reductions, or significant changes in the way that services are delivered, whether Borough-wide or in a particular locality.
- (7) Changes in fees and charges.
- (8) Proposals relating to changes in staff structure affecting more than one section.

Each entry identifies, for that “key decision” –

- the decision maker
- the date on which the decision is due to be taken
- the subject matter of the decision and a brief summary
- the reason it is a key decision
- to whom representations (about the decision) can be made

List of Forthcoming Decisions

- whether the decision will be taken in public or private
- what reports/papers are, or will be, available for public inspection

EXECUTIVE DECISIONS

The Cabinet collectively makes its decisions at a meeting and individual portfolio holders make decisions independently. In addition, Officers can make key decisions and an entry for each of these will be included in this list.

DECISIONS WHICH THE CABINET INTENDS TO MAKE IN PRIVATE

The Cabinet hereby gives notice that it intends to meet in private after its public meeting to consider reports and/or appendices which contain exempt information under Part 1 of Schedule 12A to the Local Government Act 1972 (as amended). The private meeting of the Cabinet is open only to Members of the Cabinet, other Councillors and Council officers.

117 Reports and/or appendices to decisions which the Cabinet will take at its private meeting are indicated in the list below, with the reasons for the decision being made in private. Any person is able to make representations to the Cabinet if he/she believes the decision should instead be made in the public Cabinet meeting. If you want to make such representations, please email committeeservices@maidstone.gov.uk. You will then be sent a response in reply to your representations. Both your representations and the Executive's response will be published on the Council's website at least 5 working days before the Cabinet meeting.

ACCESS TO CABINET REPORTS

Reports to be considered at the Cabinet's public meeting will be available on the Council's website (www.maidstone.gov.uk) a minimum of 5 working days before the meeting.

HOW CAN I CONTRIBUTE TO THE DECISION-MAKING PROCESS?

The Council actively encourages people to express their views on decisions it plans to make. This can be done by writing directly to the appropriate Officer or Cabinet Member (details of whom are shown in the list below).

Alternatively, the Cabinet are contactable via our website (www.maidstone.gov.uk) where you can submit a question to the Leader of the Council. There is also the opportunity to invite the Leader of the Council to speak at a function you may be organising.

List of Forthcoming Decisions

Decision Maker and Date of When Decision is Due to be Made:	Title of Report and Brief Summary:	Key Decision and reason (if applicable):	Contact Officer:	Public or Private (if Private the reason why)	Documents to be submitted (other relevant documents may be submitted)
Cabinet Member for Planning, Transport and Development Due Date: Friday 22 Aug 2014 118	Coxheath Neighbourhood Plan Coxheath Parish Council's neighbourhood plan has been published by MBC for formal public consultation in accordance with Reg.16 of the Neighbourhood Planning Regulations 2012.	KEY Reason: Affects more than 1 ward	Rob Jarman, Head of Planning and Development Robjarman@maidstone.gov.uk	Public	Coxheath Neighbourhood Plan
Cabinet Due Date: Wednesday 10 Sep 2014	Strategic Housing Market Assessment Update report seeking agreement to the key findings of the SHMA update	KEY Reason: Policies, Plans, Strategies	Sarah Anderton, Principal Planning Officer (Spatial Policy) sarahanderton@maidstone.gov.uk	public	Strategic Housing Market Assessment Update

Avoiding gridlock 2040: How councils can save our roads (London)



London - 7 October 2014

The Government predicts that traffic on our local roads will increase by 42 per cent by 2040. If this happens it will be disastrous – our towns, cities and villages will grind to a halt. This conference will demonstrate the benefits from a better decision-making and funding system for local transport to replace the current broken one.

Councils need to be able to

- Consider transport in the context of policies on economic development, housing, health and education
- Take a holistic view of transport
- Manage traffic effectively and provide alternatives to the car to keep essential traffic moving
- Invest effectively

This would enable us to

- Deliver more quickly
- Save the process costs involved in bidding for Government funding – meaning more money for supporting local buses and fixing more roads
- Make the most of long term funding certainty. Allowing councils to plan effectively, deliver efficiently and innovate – instead of fixing potholes, we have much more resilient roads.
- Take decisions on transport and roads at the best geographic level – closest to the people, businesses and places served. Local people will get the best connectivity at lowest cost to the taxpayer.

Speakers

Confirmed speakers include:

- **Mary Creagh MP**, Shadow Secretary of State for Transport
- **Ginny Clarke**, Network Services Director, Highways Agency
- **Cllr David Hodge**, Leader, Surrey County Council
- **Carmel McKeogh**, Deputy Chief Executive, Blackpool Council

Times

Registration time: 9.00 am

Start time: 10:00 am

End time: 4:00 pm

Why you should attend

The conference will showcase what councils are already doing to tackle local congestion, how they are able to work with business to find the best solutions and how the current system imposes barriers that frustrate local ambition.

Programme

The programme will be available on this webpage as soon as possible.

Who should attend?

This event is for Leaders, Cabinet members for economic growth/ transport, elected members with interest in economy/Transport, LEP Chairs, Directors and senior officers of Economy and Transport

How to book

Please refer to our terms and conditions of booking situated on the left hand side of the screen. Please complete the online booking form on this page or complete the downloadable booking form.

Further information

For further information or any other queries please contact:

The Events team

Telephone: 020 7664 3131

Email: events@local.gov.uk

Special requirements

Due to the pressures on the provision of special requirements, such as BSL interpreters, the LGA will need six weeks' notice to provide this service.

- See more at: http://www.local.gov.uk/events/-/journal_content/56/10180/6264356/EVENT#sthash.lclo86us.dpuf

**Government Knowledge event:
Encouraging Cycling in the UK 10th September 2014**

**Cost £395+VAT per Local Authority delegate
10 Rochester Row, Victoria, London, SW1P 1JP**

Overview

According to statistics from CTC, the national cycling charity over 43% of the population say they own or have access to a bicycle, however only 8% cycle 3 or more times a week. The government are keen to promote cycling as a mainstream form of travel for all, and we have seen significant advances in places such as London to change infrastructure to make cycling more appealing and safer. However, more must be done to keep the cycle revolution moving in the right direction. With this key issue in mind Policy Knowledge are delighted to present our briefing on Cycling in Britain, a forum for discussion and debate on the key issues affecting cyclists in the UK and what more must be done to persuade people to cycle as their main mode of transportation.

This event will discuss key issues including:

- Increasing the number of people who cycle regularly in Britain
- Making it safer and easier for people to travel by bike
- The environmental and health benefits of cycling
- Changing attitudes to cycling
- Changing our infrastructure to make cycling a more mainstream activity
- Encouraging children to cycle from an early age to create a habit for life
- The benefits of the government's Cycle City Ambition Grant

Agenda

9:45 Coffee and registration

10:15 Chair's Opening Remarks

10:20 Creating a Cycling Revolution in Britain

Speaker confirmed: Roger Geffen, Policy and Campaigns Director, CTC
Building on the increasing number of people cycling in Britain

- Building on the increasing number of people cycling in Britain
- Making cycling in large cities safer and more appealing
- The environmental and health benefits of cycling to the UK economy
- Matching European and International partners on the number of people cycling

10:50 Question and Answer

11:00 The Health Benefits of Cycling

Nick Cavil, Public Health Consultant (CONFIRMED)

- Understanding the health benefits of cycling for all ages
- The positive impact cycling has on mental and emotional health
- How can cycling help you recover after serious health issues?

11:30 Question and Answer

11:40 Coffee and Networking

12:10 Case Study: Royal Alexandra and Albert School – Award Winning Cycling to School programme

- Increasing the number of children regularly cycling to school from 9% to 31%
- How was it achieved?
- The educational attainment benefits of cycling to school

Speaker invitation extended to: Eric Albrecht, & Mary Kelland, Bike It Officers - North West, Sustrans

12:40 Question and Answer

12:50 Lunch and Networking

13:50 Case Study: Velocity 2025 – Transforming Cycling in Manchester

- Investing £20m to deliver cycle programmes in Manchester to ensure 10% of journey by 2025 are taken by bicycle
- Creating a new network of integrated cycle networks to major centres such as employment centres, schools and leisure facilities
- Making cycling mainstream for young and old
- The impact of cycling on the local economy

Speaker invitation extended to: Cllr Andrew Fender, Chair, Transport for Greater Manchester Committee

14:20 Ensuring Safety on the Roads for Cyclists

Speaker invitation extended to: Michael Hampson, Chair, Royal Society for the Prevention of Accidents

14:50 Building on the Success of the National Cycle Network

- Making it easier for commuters, families and children to make the most of the cycle network
- Cycling with kids – Starting early to create a habit for life
- What more do the government and local government need to do to promote cycling as a mainstream form of travel?

Speaker invitation extended to: Jason Torrance, Policy Director, Sustrans

15:20 Close

Please note the above speakers and topics are subject to change at any time and without notice.